



Shawn Martin <sem2000s@gmail.com>

Subject: Preliminary Notice – Structural Alterations, Selective Enforcement, and Broader Concerns

Shawn Martin <sem2000s@gmail.com>

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Dear Board Members,

This message is to formally document that I have collected detailed photo and video evidence indicating the following construction actions were taken on my unit:

- **Furring strips have been installed along exterior walls for frame/masonry type construction of buildings in parts of Phase 3, and of of Phases 1 & 2, and**
- **Original roof insulation appears to have been removed and not replaced.**

At this time, I am requesting confirmation from the Board and/or its contractor as to whether these actions were included in the **approved permit scope and construction plans**. **If such documentation exists, please provide the applicable permit numbers, change orders, or engineer-stamped scope validation.**

These actions have been recorded in **Exhibit Q2** and are being preserved for submission to the appropriate authorities. This matter is now under review by **federal and state regulators**, municipal building inspectors, investigative journalists, and **national watchdog groups** specializing in public corruption, real estate abuse, and HOA/COA accountability.

Let me be crystal clear:

You are now fully on the national legal record. I have made sure of this.

I would also like to raise a broader governance concern:

Why were the fines associated with 2009 code citations applied almost exclusively to Phase 2 homes, when public records from the City of Plantation clearly show that similar violations existed in Phases 1 and 4? The apparent selective enforcement of financial penalties raises serious questions about equal treatment of owners, and whether this was influenced by internal decisions made during the legal oversight of that time.

Notably, the law firm **Frank Weinberg & Black**, which was involved with the Association during that period, appears to have participated in legal strategies that disproportionately burdened select phases—potentially shielding others from equal enforcement.

In combination with the removal of roof insulation, installation of furring strips, and a multi-million-dollar contract that appears to exceed its authorized scope, I must now ask the Board directly:

Is this part of a coordinated strategy to force out opposition and lay the groundwork for a broader land acquisition or redevelopment effort under financial duress?

Until written confirmation is received validating the scope and compliance of this work, I am advising that **no further window removal or wall alterations be conducted on my unit. Any additional action without proper documentation and consent may constitute trespass or unauthorized property damage.**

Sincerely,

Shawn Martin, MBA

Director, Omega Villas Condominium Association & Protected Whistle Blower