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## Omega Villas HOA Crisis – \$10M+ Exposure, Public Safety Concerns, and Years of State Inaction

47 messages

Shawn Martin &lt;sem2000s@gmail.com&gt;

Thu, May 8, 2025 at 1:05 PM

To: "Melanie.Griffin@myfloridalicense.com" <Melanie.Griffin@myfloridalicense.com>, "DBPR.GeneralCounsel@myfloridalicense.com" <DBPR.GeneralCounsel@myfloridalicense.com>, "Matthew.Collier@myfloridalicense.com" <Matthew.Collier@myfloridalicense.com>, "oig@myfloridalicense.com" <oig@myfloridalicense.com>, Richard Otway <Richard.Otway@myfloridalicense.com>, usafls.citizens@usdoj.gov, crt@usdoj.gov, oig.doj@usdoj.gov, "citizenservices@myfloridalegal.com" <citizenservices@myfloridalegal.com>, "Press@MyFloridaLegal.com" <press@myfloridalegal.com>, StateAttorney@sao17.state.fl.us, media@sao17.state.fl.us, PublicCorruption@sao17.state.fl.us, "ashley.moody@gmail.com" <ashley.moody@gmail.com>, Tina Polsky <POLSKY.TINA@flsenate.gov>, Office of Senator Sharief <SHARIEF.BARBARA.WEB@flsenate.gov>, "marie.woodson@myfloridahouse.gov" <marie.woodson@myfloridahouse.gov>, "pizzo.jason@flsenate.gov" <pizzo.jason@flsenate.gov>, "christine.hunschofsky@myfloridahouse.gov" <christine.hunschofsky@myfloridahouse.gov>, "lisa.dunkley@myfloridahouse.gov" <lisa.dunkley@myfloridahouse.gov>, "daryl.campbell@myfloridahouse.gov" <daryl.campbell@myfloridahouse.gov>, "boyd.jim.web@flsenate.gov" <boyd.jim.web@flsenate.gov>, "osgood.rosalind.web@flsenate.gov" <osgood.rosalind.web@flsenate.gov>, "jones.shevrin.web@flsenate.gov" <jones.shevrin.web@flsenate.gov>, "calatayud.alexis.web@flsenate.gov" <calatayud.alexis.web@flsenate.gov>, "daniel.perez@myfloridahouse.gov" <daniel.perez@myfloridahouse.gov>, "wyman.duggan@myfloridahouse.gov" <wyman.duggan@myfloridahouse.gov>, "patricia.williams@myfloridahouse.gov" <patricia.williams@myfloridahouse.gov>, "chip.lamarca@myfloridahouse.gov" <chip.lamarca@myfloridahouse.gov>, "askcityhall@plantation.org" <askcityhall@plantation.org>, "IA@psd.plantation.org" <ia@psd.plantation.org>, "WDorr@psd.plantation.org" <wdorr@psd.plantation.org>, "TCollins@browardsao.com" <tcollins@browardsao.com>, Connie Fossi <connie.fossi@nbcuni.com>, "tips@cnn.com" <tips@cnn.com>, "viewermail@newshour.org" <viewermail@newshour.org>, "press.office@theguardian.com" <press.office@theguardian.com>, "tips@miamiherald.com" <tips@miamiherald.com>, "msnbctvinfo@nbcuni.com" <msnbctvinfo@nbcuni.com>, "investigates@cbsnews.com" <investigates@cbsnews.com>, "news.tips@abc.com" <news.tips@abc.com>, "newstips@cbsnews.com" <newstips@cbsnews.com>, "cnn.tips@cnn.com" <cnn.tips@cnn.com>, "newstips@miamiherald.com" <newstips@miamiherald.com>, "newstips@sunsentinel.com" <newstips@sunsentinel.com>  
Cc: info@pogo.org, action@aclu.org, support@whistleblowers.org, intake@whistlebloweraid.org, ccjf@ccjf.net, floridaHOAreform@gmail.com, info@flcga.org, tips@levernews.com, info@floridabulldog.org, tips@theappeal.org, info@whistleblower.org, grassroots@commoncause.org, tips@publicintegrity.org, info@openthegovernment.org  
Bcc: Shawn Martin <sem2000s@gmail.com>

### Subject: Omega Villas HOA Crisis – \$10M+ Exposure, Public Safety Concerns, and Years of State Inaction

Dear Federal and State Officials, Investigative Journalists, and Public Accountability Organizations:

Thank you in advance for your time and attention. I recognize that many of you are being looped into this matter for the first time, and I sincerely appreciate your willingness to review the material.

This communication is intended to provide a comprehensive but structured overview of the ongoing concerns at **Omega Villas Condominium Association** located in the City of Plantation Florida

— concerns which span alleged financial irregularities, construction mismanagement, and retaliatory practices that have persisted for over a decade. For your convenience, the key sections below

are broken into issue areas, each supported by documentation, complaints, and submitted evidence.

### **National Significance – A Case Study in HOA Abuse**

The issues at Omega Villas are not isolated — they reflect a deeper, national pattern of HOA abuse, regulatory failure, and financial exploitation facing millions of Americans. From election manipulation and vendor collusion to whistleblower retaliation and government inaction, this case embodies the same systemic vulnerabilities seen in recent high-profile HOA scandals across the country. As such, Omega Villas now stands as a critical case study for HOA reform advocates, investigative media, and federal oversight agencies seeking to understand how unchecked HOA power can result in financial harm, civil rights violations, and erosion of public trust. It is my hope that national organizations committed to property rights, governance reform, and homeowner protections will treat this case as a priority in the broader effort to bring accountability and transparency to the HOA sector.

### **Pattern Ignored – Systemic Suppression Despite Years of Warnings**

Despite years of filings, city-imposed fines, documented financial harm, and direct outreach to media outlets, this case has received no meaningful coverage at the local or national level. **The continued silence raises serious concerns of systemic suppression and institutional failure to act on evidence that has been in plain view since at least 2008.**

As part of prior filings submitted to DBPR, the Florida Bar, and media outlets, I would like to summarize one key dimension of the financial pattern that appears to have driven a significant portion of the misconduct documented at Omega Villas Condominium Association: alleged construction padding tied to the Austro contract.

### **Public Safety Concerns**

This case has raised urgent public safety concerns for residents and contractors at Omega Villas. Off-duty police officers were allegedly deployed to intimidate dissenting owners. Contractors performing emergency work were harassed. Following a legal victory, the whistleblower's roof was deliberately cut, causing significant water damage. In another alarming instance, a live broken FPL powerline was buried and concealed beneath a newly constructed fence, endangering lives and violating basic safety standards (see [TikTok video evidence](#)). These events reflect a pattern of systemic neglect, retaliation, and disregard for human safety that demands immediate investigation.

### **Projected Financial Impact Summary**

Based on current data, the Omega Villas construction project reflects a cumulative financial exposure of over **\$7 million to possibly \$10 million**, with several categories of potentially misrepresented or improperly classified construction-related expenses, including:

- **\$4.85 million in base construction contract costs;**
- An estimated **\$2.1 million in City of Plantation fines**, stemming from historic unlicensed contractor activity between 2006 and 2009, tied to prior Board actions
  - ***Of this \$2.1 million in Fines, Phase 2 subdivision is about \$1.7 million of this total:***
  - **Notably, Phase 2 was the only subdivision financially penalized for the 2007–2009 code violations, despite similar citations being issued to buildings in Phase 1 and Phase 4. Public records show that the law firm Frank Weinberg Black was retained by the Association around this time to negotiate with the City of Plantation — raising questions as to whether legal intervention selectively shielded other phases from similar fines or accountability (refer to the Attachments below for more details);**
  - **Public records from 2009 show that properties across Phases 1, 2, and 4 of Omega Villas were cited by the City of Plantation for unpermitted roofing work. However, only Phase 2 was issued significant monetary fines. Records indicate the Association retained the law firm Frank Weinberg Black during this period, and it appears their intervention may have shielded other phases — particularly Phases 1 and 4 — from similar financial penalties. This raises troubling questions of selective enforcement, legal shielding, and possible favoritism, particularly as those earlier fines now factor heavily into Phase 2’s ballooning assessments and financial strain of possibly \$1.7 Million in 2026-27 Fines.**
  - **In 2011, Omega Villas paid over \$13,000 to Frank Weinberg Black, P.L. for legal services labeled “Reconstruction” and “General Condo,” reinforcing concerns of long-term legal suppression and selective enforcement following the failed 2009 recall;**
- **Unauthorized installation of furring strips and failure to insulate wall cavities have allegedly created \$1–2.5 million in downstream financial exposure — including window replacements, energy inefficiencies, and future water intrusion repairs. These changes were made without contract amendment, proper disclosure, or documented engineering redesign (see Exhibit W).**
- Additional, undisclosed expenses to **vendors such as Austro Construction and S&D Engineering — along with construction-related costs including removed trees, shrubs, and sod; broken sprinkler systems; foundation damage; and extensive landscaping repairs — may have been misclassified as routine annual budget expenses, improperly approved without unit owner consent, or concealed entirely from membership oversight.**
  - During the April 2025 Board Meeting (captured on video), the whistleblower submitted a formal **Board Motion requesting that Guy Strum, CPA, of the Association’s audit firm, include a line-item review of these specific costs in the annual audit. The motion questioned whether vendor payments and related landscaping and construction expenses were properly categorized. Board Member Blaire amended the motion, accepting the audit invoice related to Guy Strum and partially incorporating the whistleblower’s request, which was submitted by email to the Board President as per the Amended Motion (video evidence is available).**
  - This request also included a call for the audit to examine any Austro-related costs tied to emergency roof repairs, interior damages, or undocumented construction activities occurring between 2023 and 2025 that may fall outside the original contract scope or lack approved change orders.
- **Austro conducted over \$100k+ in emergency roof repairs from 2017 to 2022 before the 2023 Austro Construction Contract was signed. They then became the contractor for this \$4.85 Million Contract.**
- **No formal or detailed construction budget for this possibly \$10 million contract was ever presented to unit owners, raising serious concerns about transparency and accountability in contract management.**
- The whistleblower made repeated formal requests to review financials, contracts, and change orders, but faced persistent delays, incomplete disclosures, and vague or contradictory responses from the Board and property management (***these were submitted in Exhibits as part of the DBPR complaints and evidence was retained for copies of these requests via meeting recordings or emails***).
- A DBPR complaint against Juda Eskew & Associates for financial mismanagement and improper reporting remains under active review by the General Counsel’s Office, reinforcing concerns over deeper systemic irregularities.
- The Association underwent a financial system conversion in 2011 under Juda Eskew & Associates. As a result, there are no readily accessible online financial records available prior to this date. This gap in documentation further limits transparency into Association financial practices during the years directly following the 2007–2009 code enforcement crisis and the failed 2009 recall.

### **Estimated Financial Gains Related to Contract Deviations**

*(Based on 128-unit impact unless otherwise noted)*

Line Item / Scope Deviation	Est. Unit Impact	Est. Cost Impact
Unscoped Furring Strips (installed in affected frame-construction units only)	\$750 x approx. *70 units	\$52,500
Omission of Labor to reinstall existing windows	\$1,200 x 128 units	\$153,600
Missing Insulation (removed, not replaced)	\$1,200 x 128 units	\$153,600
Forced Window Replacements due to misleading blanket claim and furring strips	\$5,000–\$12,000 x up to 128 units	\$640,000–\$1,536,000
General Line Item Inflation (materials/labor)	Lump sum estimate	\$250,000
<b>Total Estimated Padding</b>		<b>\$705,700 – \$1,643,700</b>

*\*Note: Phase 4 has only concrete construction buildings and approximately one-quarter to one-half of Phase 3 are concrete-to-frame or concrete construction and did not receive furring strips. The above values reflect costs potentially extracted from affected wood-frame portions of the community, primarily located within Phases 1, 2, and 3, which are all mixed frame/concrete construction.*

### **Summary of Estimates and Source Basis:**

The financial estimates shown above are derived from a combination of contract analysis, firsthand construction meeting documentation, owner communications, and visual inspections conducted during and after construction. Figures were triangulated using contractor invoice ranges, market labor rates, documented owner expenses, and cost patterns reported across the affected 128 units.

The furring strip estimates are adjusted to exclude all of Phase 4 and approximately half of Phase 3, which consist of concrete construction not subject to these installations. Replacement window costs were benchmarked based on owner invoices ranging from \$5,000 to \$12,000 per unit, following project communications that inaccurately advised full replacements.

### **Misrepresentation of Scope: “All Windows and Doors Must Be Replaced”**

During the early stages of the project, owners were told in public construction meetings that “all windows and doors must be replaced.” This blanket claim was misleading:

- **The executed contract did not call for full window or door replacement but did offer a full list of window and sliding glass door pricing options.**

- **The original windows were functional and not leaking.**
- **Furring strips (which made window reinstallation impossible) were not disclosed or contractually approved. The whistleblower group believes this is the multi-million dollar omission!**
- **Over four to five construction meetings were needed before the Board and contractor finally admitted that only frame construction (not concrete units) was affected for requiring window replacements. The whistleblower group believes that they were trying to make all subdivisions including Phase 4 (concrete-only construction) as well!**

By then, many owners had already paid for or contracted replacements potentially based on misrepresented project scope. This potentially created widespread financial harm based on a false generalization. Pre-construction video footage of both Phase 1 and Phase 2 supports this, showing no visible window failure or major siding issues prior to the 2023 contract. These are publicly posted and linked below.

### Retaliation Against the Whistleblower – Pattern of Suppression

Following objections and whistleblower actions from 2008:

- **Foreclosures were allegedly processed in violation of Florida statutes**, without proper board votes, due process, or verified notice to affected owners — raising concerns of targeted retaliation against dissenting individuals.
- **The whistleblower's roof was cut by an unknown party shortly after prevailing in legal action, causing major interior water damage** — all caught on time/date-stamped photos and videos.
- **The whistleblower was publicly accused of violent statements and allegedly had access to private WhatsApp threads either through unauthorized entry or by planting an informant within the group.** (see [TikTok video](#))
- **Contractors performing whistleblower's emergency repairs were harassed, even though the Board refused to make emergency roof repairs to his unit.** (see [YouTube video](#))
- **The City of Plantation allowed off-duty officers to be deployed at meetings where no threats existed, contributing to a pattern of structured, escalated retaliation against dissenting voices.** (refer to library of YouTube & TikTok videos)
- **Officers were deployed selectively and without a formal vote, appearing to serve a suppressive function on behalf of the Board.** (request Meeting Minutes 2024-2025)
- **Official complaints and legal correspondence were ignored.**

These retaliatory actions have taken place across multiple forums — including the Association, the City of Plantation, and state regulatory agencies — with no intervention or corrective action to date.

A formal complaint and evidence summary was submitted directly to DBPR Investigator Matthew Collier regarding the alleged misuse of off-duty City of Plantation Police officers by the Omega Villas Board. The complaint detailed how officers were deployed without a formal vote, selectively enforced disruptions at meetings, and contributed to an escalating pattern of retaliation against dissenting unit owners. Despite submission of supporting video evidence and correspondence, no protective or investigatory response has been issued to date. (See [YouTube Video Evidence](#))

## Request for Accountability

Given the detailed documentation provided/shared to date from RICO Exhibits A through AA that are still being produced/finalized — and considering the continuity, coordination, and financial motives underlying these actions — we believe this matter may rise to the level of a civil or criminal RICO investigation. We respectfully ask whether the State, City, or appropriate enforcement authority intends to:

1. **Open a formal investigation into the padded contract elements and lack of disclosure;**
2. **Audit invoices/payments issued to Austro Construction, S&D Engineering, Hollander, Goode and Lopez, Juda Eskew & Associates, Sunrise Management to possibly others;**
3. **Review the pattern of retaliatory actions against whistleblowers and dissenting unit owners.**

All referenced materials, legal filings, and documentation are available upon request — with video evidence also publicly accessible on my [YouTube Channel](#) and [TikTok Channel](#).

## Summary of Formal Complaints and Investigations Filed:

- **DBPR Division of Condominiums (2008–2025):** Multiple complaints regarding unlicensed contractor activity, board misconduct, financial irregularities, and construction mismanagement.
- **Florida Bar:** Complaint filed against HOA attorney Rhonda Hollander alleging unethical conduct, obstruction, and harassment; closed without disciplinary action but preserved on record (see [YouTube Video](#)).
- **Arbitration Filings:** Claims submitted regarding voting rights, emergency repairs, a certified records request in 2023, and a failed Board Member Recall attempt in 2008 (see [Case No. 2008058941](#)).
- **Office of Inspector General (DBPR):** Submission related to systemic enforcement failure and oversight breakdown. This includes a formal request for investigation into the alleged misuse of off-duty City of Plantation police officers for retaliatory intimidation at community meetings (see [Video Evidence](#)).
- **City of Plantation (Code Enforcement and Building Division):** Ongoing reports regarding code violations, improper permitting, and contractor misconduct.
- **DBPR General Counsel's Office:** Three complaints remain under active review, tied to window removal, furring strip installation, and lack of insulation — each implicating broader contract violations and fiduciary breaches.

Newly engaged watchdog and advocacy organizations must be quickly brought up to speed on the depth of corruption, alleged fraud, and coordinated misconduct this case has entailed — with a documented pattern stretching as far back as 2008.

## Attachments (Selected Historical & Visual Evidence)

- **Exhibit: Historic Neglect Summary (2009–2025):** A timeline-based summary of 15+ years of enforcement failure, civil rights violations, whistleblower retaliation, and financial exploitation across multiple administrations and agencies.
- **Exhibit – Omega Villas vs Florida COA Fraud Cases:** A side-by-side breakdown of recent high-profile Florida condominium scandals versus the breadth of misconduct at Omega Villas, including financial mismanagement, board retaliation, city inaction, and alleged misuse of law enforcement.

- **State of Florida and City Correspondence (2007–2009 & 2023):** Screenshots and emails regarding code violations tied to Vincent Pagan and Gould Roofing, which resulted in over **\$1 million in fines** — disproportionately affecting Phase 2 buildings.
- **2009 City of Plantation Code Citations:** Issued for improper work performed by unlicensed or improperly licensed contractors hired by the Association.
- **Exhibit V – Fine Disparity & Legal Shielding (2006–2025)** has been created and is now ready for inclusion in your master document or as a standalone attachment. Let me know if you'd like to link this directly in the main email, generate a PDF version, or adjust it further based on strategic goals.
- **Exhibit BB – Legal Spend & Recall Suppression:** Financial records from 2011 documenting \$13,691 in payments to Frank Weinberg Black, P.L. for “Reconstruction” and “General Condo” legal services. These occurred after the failed 2009 recall and coincide with enforcement disparities and board entrenchment.
- **Exhibit W – Furring Strips & Insulation Impact (Updated):** A comprehensive technical and financial breakdown of unauthorized furring strip installation and missing insulation. Documents an estimated **\$890,000–\$2.55 million** in potential community losses due to window system failures, energy inefficiencies, future repairs, and vendor retaliation. Includes photographic evidence and a request for forensic engineering review.
- **Pre-Construction Video – Phase 1 Overview:** [Watch Video](#) – Drive-through footage showing intact window systems and siding prior to the 2023 renovation contract.
- **Pre-Construction Video – Phase 2 Overview:** [Watch Video](#) – Short video documenting similar structural stability and absence of widespread visible damage in Phase 2.

Respectfully,

/s/ Shawn Martin

**Shawn Martin, MBA**

Elected Board Member & Whistleblower | Omega Villas Condominium Association

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## Notices:

 **Channel Description for YouTube/TikTok (Public Evidence Archive)**

### Omega Villas Whistleblower Evidence Archive

This channel documents ongoing investigations into alleged financial misconduct, construction fraud, whistleblower retaliation, and regulatory inaction at the Omega Villas Condominium Association (Florida).

#### Includes:

- Video evidence from board meetings and construction walk-throughs
- Public safety hazards and code violations
- Off-duty police deployment and retaliation incidents
- Legal filings, public records, and firsthand commentary

**📁 These videos support 8 to 10 formal complaints submitted to:**

- Florida DBPR (8 complaints with 3 at DBPR GC's Office)
- The Florida Bar (1 Complaint)
- City of Plantation
- State legislators and watchdog organizations

📄 **Note:** The Association underwent a financial system conversion in 2011 under Juda Eskew & Associates. As a result, there are no readily accessible online financial records available prior to this date. This gap in documentation further limits transparency into Association financial practices during the years directly following the 2007–2009 code enforcement crisis and the failed 2009 recall.

📄 Full report and written summary available upon request or via linked exhibits. This channel is part of a whistleblower effort to ensure transparency, protect residents, and hold those in power accountable.

**🔒 Whistleblower Protection Notice**

***This communication contains statements and disclosures made pursuant to rights under Florida Statutes and Federal Whistleblower Protection laws. These disclosures relate to matters of public interest including alleged financial misconduct, misuse of public resources, and retaliatory actions taken against a whistleblower and sitting board member.***

***Distribution to regulatory agencies, media, and advocacy organizations is intended to ensure transparency, accountability, and the preservation of evidence.***

***Any attempt to suppress, intimidate, retaliate, or silence the whistleblower in connection with these reports may constitute a violation of state or federal protections.***

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**12 attachments**

- 📄 **Historic Neglect Summary Exhibit.docx**  
19K
- 📄 **Omega Villas Vs FL Fraud Stories Exhibit.docx**  
23K
- 📄 **2007 to 2009 State Correspondence Exhibit.pdf**  
6602K
- 📄 **2023 State Correspondence.pdf**  
394K
- 📄 **2009 City of Plantation Citations.pdf**  
1403K

-  **Exhibit V - Fine Disparity.docx**  
18K
-  **Omega Villas City Of Plantations Fines Exhibit 2025.pdf**  
431K
-  **Exhibit BB – Legal Spend & Recall Suppression (2011).docx**  
17K
-  **Exhibit - Frank, Weinberg, Black Expenses.xlsx**  
17K
-  **Exhibit W – Furring Strip Redesign.docx**  
25K
-  **Furring Strips & Missing Roof Insulation Exhibit.docx**  
19K
-  **Exhibit - Frank, Weinberg, Black Expenses.xlsx**  
17K

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Thu, May 8, 2025 at 1:05 PM

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Status: 5.1.1

Remote-MTA: dns; [s1031.use1.mysecurecloudhost.com](https://s1031.use1.mysecurecloudhost.com). (195.250.26.118, the server for the domain [ccfj.net](https://ccfj.net).)

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Final-Recipient: rfc822; PublicCorruption@sao17.state.fl.us

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Status: 5.4.1

Remote-MTA: dns; sao17-state-fl-us.mail.protection.outlook.com.

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Action: failed

Status: 5.4.1

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Diagnostic-Code: smtp; 550 5.4.1 Recipient address rejected: Access denied. For more information see <https://aka.ms/EXOSmtpErrors> [CY4PEPF0000EE3B.namprd03.prod.outlook.com 2025-05-08T17:05:41.428Z 08DD8C25A2DAC65A]

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Remote-MTA: dns; [d214658a.ess.barracudanetworks.com](mailto:d214658a.ess.barracudanetworks.com). (209.222.82.253, the server for the domain [psd.plantation.org](mailto:psd.plantation.org).)

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The response from the remote server was:

550 permanent failure for one or more recipients (wdorr@psd.plantation.org:blocked,ia@psd.plantation.org:blocked)

Final-Recipient: rfc822; [ia@psd.plantation.org](mailto:ia@psd.plantation.org)

Action: failed

Status: 5.7.0

Remote-MTA: dns; [d214658a.ess.barracudanetworks.com](https://d214658a.ess.barracudanetworks.com). (209.222.82.253, the server for the domain [psd.plantation.org](https://psd.plantation.org).)

Diagnostic-Code: smtp; 550 permanent failure for one or more recipients (wdorr@psd.plantation.org:blocked,ia@psd.plantation.org:blocked)

Last-Attempt-Date: Thu, 08 May 2025 10:05:43 -0700 (PDT)

 no name  
6K

**Mail Delivery Subsystem** <mailer-daemon@googlemail.com>  
To: sem2000s@gmail.com

Thu, May 8, 2025 at 1:05 PM

**Address not found**



Your message wasn't delivered to **newstips@miamiherald.com** because the address couldn't be found, or is unable to receive mail.

[LEARN MORE](#)

The response was:

550 5.1.1 The email account that you tried to reach does not exist. Please try double-checking the recipient's email address for typos or unnecessary spaces. For more information, go to <https://support.google.com/mail/?p=NoSuchUser> 98e67ed59e1d1-30c39e17678sor134903a91.2 - gsmt

Final-Recipient: rfc822; [newstips@miamiherald.com](mailto:newstips@miamiherald.com)

Action: failed

Status: 5.1.1

Diagnostic-Code: smtp; 550-5.1.1 The email account that you tried to reach does not exist. Please try

550-5.1.1 double-checking the recipient's email address for typos or

550-5.1.1 unnecessary spaces. For more information, go to

550 5.1.1 <https://support.google.com/mail/?p=NoSuchUser> 98e67ed59e1d1-30c39e17678sor134903a91.2 - gsmt

Last-Attempt-Date: Thu, 08 May 2025 10:05:45 -0700 (PDT)

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**no name**  
6K

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**Mail Delivery Subsystem** <mailer-daemon@googlemail.com>

Thu, May 8, 2025 at 1:05 PM

To: sem2000s@gmail.com



### Address not found

Your message wasn't delivered to **floridaHOAreform@gmail.com** because the address couldn't be found, or is unable to receive mail.

[LEARN MORE](#)

The response was:

5/10/25, 10:13 PM

Gmail - Omega Villas HOA Crisis – \$10M+ Exposure, Public Safety Concerns, and Years of State Inaction

550 5.1.1 The email account that you tried to reach does not exist. Please try double-checking the recipient's email address for typos or unnecessary spaces. For more information, go to <https://support.google.com/mail/?p=NoSuchUser> 98e67ed59e1d1-30c39e05690sor141805a91.1 - gsmt

Final-Recipient: rfc822; [floridaHOAreform@gmail.com](mailto:floridaHOAreform@gmail.com)

Action: failed

Status: 5.1.1

Diagnostic-Code: smtp; 550-5.1.1 The email account that you tried to reach does not exist. Please try

550-5.1.1 double-checking the recipient's email address for typos or

550-5.1.1 unnecessary spaces. For more information, go to

550 5.1.1 <https://support.google.com/mail/?p=NoSuchUser> 98e67ed59e1d1-30c39e05690sor141805a91.1 - gsmt

Last-Attempt-Date: Thu, 08 May 2025 10:05:48 -0700 (PDT)

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 no name  
6K

---

**Mail Delivery Subsystem** <mailer-daemon@googlemail.com>

Thu, May 8, 2025 at 1:05 PM

To: sem2000s@gmail.com



### Address not found

Your message wasn't delivered to **patricia.williams@myfloridahouse.gov** because the address couldn't be found, or is unable to receive mail.

The response from the remote server was:

550 #5.1.0 Address rejected.

Final-Recipient: rfc822; [patricia.williams@myfloridahouse.gov](mailto:patricia.williams@myfloridahouse.gov)

Action: failed

Status: 5.7.0

Remote-MTA: dns; [hitesa1.myfloridahouse.gov](https://hitesa1.myfloridahouse.gov). (206.201.185.87, the server for the domain [myfloridahouse.gov](https://myfloridahouse.gov).)

Diagnostic-Code: smtp; 550 #5.1.0 Address rejected.

Last-Attempt-Date: Thu, 08 May 2025 10:05:52 -0700 (PDT)

---

 **noname**  
7K

---

**Mail Delivery Subsystem** <mailer-daemon@googlemail.com>

Thu, May 8, 2025 at 1:05 PM

To: sem2000s@gmail.com



### Message blocked

Your message to [askcityhall@plantation.org](mailto:askcityhall@plantation.org) has been blocked. See technical details below for more information.

The response from the remote server was:

550 permanent failure for one or more recipients (askcityhall@plantation.org:blocked)

Final-Recipient: rfc822; [askcityhall@plantation.org](mailto:askcityhall@plantation.org)

Action: failed

Status: 5.7.0

Remote-MTA: dns; [d214554a.ess.barracudanetworks.com](https://d214554a.ess.barracudanetworks.com). (209.222.82.253, the server for the domain [plantation.org](https://plantation.org).)

Diagnostic-Code: smtp; 550 permanent failure for one or more recipients (askcityhall@plantation.org:blocked)

Last-Attempt-Date: Thu, 08 May 2025 10:05:44 -0700 (PDT)

---

 **noname**  
6K

---

**Mail Delivery Subsystem** <mailer-daemon@googlemail.com>

Thu, May 8, 2025 at 1:05 PM

To: sem2000s@gmail.com

**Address not found**



Your message wasn't delivered to **intake@whistlebloweraid.org** because the address couldn't be found, or is unable to receive mail.

[LEARN MORE](#)

The response was:

550 5.1.1 The email account that you tried to reach does not exist. Please try double-checking the recipient's email address for typos or unnecessary spaces. For more information, go to <https://support.google.com/mail/?p=NoSuchUser> 98e67ed59e1d1-30c394a4e61sor98510a91.0 - gsmt

Final-Recipient: rfc822; [intake@whistlebloweraid.org](mailto:intake@whistlebloweraid.org)

Action: failed

Status: 5.1.1

Diagnostic-Code: smtp; 550-5.1.1 The email account that you tried to reach does not exist. Please try

550-5.1.1 double-checking the recipient's email address for typos or

550-5.1.1 unnecessary spaces. For more information, go to

550 5.1.1 <https://support.google.com/mail/?p=NoSuchUser> 98e67ed59e1d1-30c394a4e61sor98510a91.0 - gsmt

Last-Attempt-Date: Thu, 08 May 2025 10:05:41 -0700 (PDT)

---

**noname**  
6K

---

**Mail Delivery Subsystem** <mailer-daemon@googlemail.com>

Thu, May 8, 2025 at 1:05 PM

To: sem2000s@gmail.com



### Address not found

Your message wasn't delivered to **support@whistleblowers.org** because the address couldn't be found, or is unable to receive mail.

[LEARN MORE](#)

▲ This link will take you to a third-party site

The response from the remote server was:

550 5.4.1 Recipient address rejected: Access denied. For more information see <https://aka.ms/EXOSmtpErrors> [DS1PEPF0001708F.namprd03.prod.outlook.com 2025-05-08T17:05:41.868Z 08DD8B37D004BB42]

Final-Recipient: rfc822; [support@whistleblowers.org](mailto:support@whistleblowers.org)

Action: failed

Status: 5.4.1

Remote-MTA: dns; [whistleblowers-org.mail.protection.outlook.com](mailto:whistleblowers-org.mail.protection.outlook.com).

(2a01:111:f403:c92c::1, the server for the domain [whistleblowers.org](https://whistleblowers.org).)

Diagnostic-Code: smtp; 550 5.4.1 Recipient address rejected: Access denied. For more information see <https://aka.ms/EXOSmtpErrors> [DS1PEPF0001708F.namprd03.prod.outlook.com 2025-05-08T17:05:41.868Z 08DD8B37D004BB42]

Last-Attempt-Date: Thu, 08 May 2025 10:05:41 -0700 (PDT)

 noname  
6K

**Shawn Martin** <[sem2000s@gmail.com](mailto:sem2000s@gmail.com)>

Thu, May 8, 2025 at 1:32 PM

To: [SAO17\\_publiccorruption@sa17.state.fl.us](mailto:SAO17_publiccorruption@sa17.state.fl.us), [AskUs@sao17.state.fl.us](mailto:AskUs@sao17.state.fl.us), [ccfj.foundation@gmail.com](mailto:ccfj.foundation@gmail.com), [citizenservices@myfloridalegal.com](mailto:citizenservices@myfloridalegal.com), [oag.civilrights@myfloridalegal.com](mailto:oag.civilrights@myfloridalegal.com)

Your email bounced back - refer to the forwarded email below! Thanks!

----- Forwarded message -----

From: **Shawn Martin** <[sem2000s@gmail.com](mailto:sem2000s@gmail.com)>

Date: Thu, May 8, 2025 at 1:05 PM

Subject: Omega Villas HOA Crisis – \$10M+ Exposure, Public Safety Concerns, and Years of State Inaction

To: [Melanie.Griffin@myfloridalicense.com](mailto:Melanie.Griffin@myfloridalicense.com) <[Melanie.Griffin@myfloridalicense.com](mailto:Melanie.Griffin@myfloridalicense.com)>, [DBPR.GeneralCounsel@myfloridalicense.com](mailto:DBPR.GeneralCounsel@myfloridalicense.com) <[DBPR.GeneralCounsel@myfloridalicense.com](mailto:DBPR.GeneralCounsel@myfloridalicense.com)>, [Matthew.Collier@myfloridalicense.com](mailto:Matthew.Collier@myfloridalicense.com) <[Matthew.Collier@myfloridalicense.com](mailto:Matthew.Collier@myfloridalicense.com)>, [oig@myfloridalicense.com](mailto:oig@myfloridalicense.com) <[oig@myfloridalicense.com](mailto:oig@myfloridalicense.com)>, [Richard.Otway@myfloridalicense.com](mailto:Richard.Otway@myfloridalicense.com) <[Richard.Otway@myfloridalicense.com](mailto:Richard.Otway@myfloridalicense.com)>, <[usafls.citizens@usdoj.gov](mailto:usafls.citizens@usdoj.gov)>, <[crt@usdoj.gov](mailto:crt@usdoj.gov)>, <[oig.doj@usdoj.gov](mailto:oig.doj@usdoj.gov)>, [citizenservices@myfloridalegal.com](mailto:citizenservices@myfloridalegal.com) <[citizenservices@myfloridalegal.com](mailto:citizenservices@myfloridalegal.com)>, [Press@MyFloridaLegal.com](mailto:Press@MyFloridaLegal.com) <[press@myfloridalegal.com](mailto:press@myfloridalegal.com)>, <[StateAttorney@sao17.state.fl.us](mailto:StateAttorney@sao17.state.fl.us)>, <[media@sao17.state.fl.us](mailto:media@sao17.state.fl.us)>, <[PublicCorruption@sao17.state.fl.us](mailto:PublicCorruption@sao17.state.fl.us)>, [ashley.moody@gmail.com](mailto:ashley.moody@gmail.com) <[ashley.moody@gmail.com](mailto:ashley.moody@gmail.com)>, [Tina.Polsky@POLSKY.TINA@flsenate.gov](mailto:Tina.Polsky@POLSKY.TINA@flsenate.gov) <[Tina.Polsky@POLSKY.TINA@flsenate.gov](mailto:Tina.Polsky@POLSKY.TINA@flsenate.gov)>, [Office.of.Senator.Sharief@SHARIEF.BARBARA.WEB@flsenate.gov](mailto:Office.of.Senator.Sharief@SHARIEF.BARBARA.WEB@flsenate.gov) <[Office.of.Senator.Sharief@SHARIEF.BARBARA.WEB@flsenate.gov](mailto:Office.of.Senator.Sharief@SHARIEF.BARBARA.WEB@flsenate.gov)>, [marie.woodson@myfloridahouse.gov](mailto:marie.woodson@myfloridahouse.gov) <[marie.woodson@myfloridahouse.gov](mailto:marie.woodson@myfloridahouse.gov)>, [pizzo.jason@flsenate.gov](mailto:pizzo.jason@flsenate.gov) <[pizzo.jason@flsenate.gov](mailto:pizzo.jason@flsenate.gov)>, [christine.hunschofsky@myfloridahouse.gov](mailto:christine.hunschofsky@myfloridahouse.gov) <[christine.hunschofsky@myfloridahouse.gov](mailto:christine.hunschofsky@myfloridahouse.gov)>, [lisa.dunkley@myfloridahouse.gov](mailto:lisa.dunkley@myfloridahouse.gov) <[lisa.dunkley@myfloridahouse.gov](mailto:lisa.dunkley@myfloridahouse.gov)>, [daryl.campbell@myfloridahouse.gov](mailto:daryl.campbell@myfloridahouse.gov) <[daryl.campbell@myfloridahouse.gov](mailto:daryl.campbell@myfloridahouse.gov)>, [boyd.jim.web@flsenate.gov](mailto:boyd.jim.web@flsenate.gov) <[boyd.jim.web@flsenate.gov](mailto:boyd.jim.web@flsenate.gov)>, [osgood.rosalind.web@flsenate.gov](mailto:osgood.rosalind.web@flsenate.gov) <[osgood.rosalind.web@flsenate.gov](mailto:osgood.rosalind.web@flsenate.gov)>, [jones.shevrin.web@flsenate.gov](mailto:jones.shevrin.web@flsenate.gov) <[jones.shevrin.web@flsenate.gov](mailto:jones.shevrin.web@flsenate.gov)>, [calatayud.alexis.web@flsenate.gov](mailto:calatayud.alexis.web@flsenate.gov) <[calatayud.alexis.web@flsenate.gov](mailto:calatayud.alexis.web@flsenate.gov)>, [daniel.perez@myfloridahouse.gov](mailto:daniel.perez@myfloridahouse.gov) <[daniel.perez@myfloridahouse.gov](mailto:daniel.perez@myfloridahouse.gov)>, [wyman.duggan@myfloridahouse.gov](mailto:wyman.duggan@myfloridahouse.gov) <[wyman.duggan@myfloridahouse.gov](mailto:wyman.duggan@myfloridahouse.gov)>, [patricia.williams@myfloridahouse.gov](mailto:patricia.williams@myfloridahouse.gov) <[patricia.williams@myfloridahouse.gov](mailto:patricia.williams@myfloridahouse.gov)>, [chip.lamarca@myfloridahouse.gov](mailto:chip.lamarca@myfloridahouse.gov) <[chip.lamarca@myfloridahouse.gov](mailto:chip.lamarca@myfloridahouse.gov)>, [askcityhall@plantation.org](mailto:askcityhall@plantation.org) <[askcityhall@plantation.org](mailto:askcityhall@plantation.org)>, [IA@psd.plantation.org](mailto:IA@psd.plantation.org) <[IA@psd.plantation.org](mailto:IA@psd.plantation.org)>, <[ia@psd.plantation.org](mailto:ia@psd.plantation.org)>, <[WDorr@psd.plantation.org](mailto:WDorr@psd.plantation.org)>, <[wDorr@psd.plantation.org](mailto:wDorr@psd.plantation.org)>, <[TCollins@browardsao.com](mailto:TCollins@browardsao.com)>, <[tcollins@browardsao.com](mailto:tcollins@browardsao.com)>, [Connie.Fossi@connie.fossi@nbcuni.com](mailto:Connie.Fossi@connie.fossi@nbcuni.com) <[Connie.Fossi@connie.fossi@nbcuni.com](mailto:Connie.Fossi@connie.fossi@nbcuni.com)>, [tips@cnn.com](mailto:tips@cnn.com) <[tips@cnn.com](mailto:tips@cnn.com)>, [viewermail@newshour.org](mailto:viewermail@newshour.org) <[viewermail@newshour.org](mailto:viewermail@newshour.org)>, [press.office@theguardian.com](mailto:press.office@theguardian.com)

<press.office@theguardian.com>, tips@miamiherald.com <tips@miamiherald.com>, msnbctvinfo@nbcuni.com <msnbctvinfo@nbcuni.com>, investigates@cbsnews.com <investigates@cbsnews.com>, news.tips@abc.com <news.tips@abc.com>, newstips@cbsnews.com <newstips@cbsnews.com>, cnn.tips@cnn.com <cnn.tips@cnn.com>, newstips@miamiherald.com <newstips@miamiherald.com>, newstips@sunsentinel.com <newstips@sunsentinel.com> Cc: <info@pogo.org>, <action@aclu.org>, <support@whistleblowers.org>, <intake@whistlebloweraid.org>, <ccfj@ccfj.net>, <floridaHOAreform@gmail.com>, <info@flcga.org>, <tips@levernews.com>, <info@floridabulldog.org>, <tips@theappeal.org>, <info@whistleblower.org>, <grassroots@commoncause.org>, <tips@publicintegrity.org>, <info@openthegovernment.org>

## Subject: Omega Villas HOA Crisis – \$10M+ Exposure, Public Safety Concerns, and Years of State Inaction

Dear Federal and State Officials, Investigative Journalists, and Public Accountability Organizations:

Thank you in advance for your time and attention. I recognize that many of you are being looped into this matter for the first time, and I sincerely appreciate your willingness to review the material.

This communication is intended to provide a comprehensive but structured overview of the ongoing concerns at **Omega Villas Condominium Association** located in the City of Plantation Florida — concerns which span alleged financial irregularities, construction mismanagement, and retaliatory practices that have persisted for over a decade. For your convenience, the key sections below are broken into issue areas, each supported by documentation, complaints, and submitted evidence.

### National Significance – A Case Study in HOA Abuse

The issues at Omega Villas are not isolated — they reflect a deeper, national pattern of HOA abuse, regulatory failure, and financial exploitation facing millions of Americans. From election manipulation and vendor collusion to whistleblower retaliation and government inaction, this case embodies the same systemic vulnerabilities seen in recent high-profile HOA scandals across the country. As such, Omega Villas now stands as a critical case study for HOA reform advocates, investigative media, and federal oversight agencies seeking to understand how unchecked HOA power can result in financial harm, civil rights violations, and erosion of public trust. It is my hope that national organizations committed to property rights, governance reform, and homeowner protections will treat this case as a priority in the broader effort to bring accountability and transparency to the HOA sector.

### Pattern Ignored – Systemic Suppression Despite Years of Warnings

Despite years of filings, city-imposed fines, documented financial harm, and direct outreach to media outlets, this case has received no meaningful coverage at the local or national level. **The continued silence raises serious concerns of systemic suppression and institutional failure to act on evidence that has been in plain view since at least 2008.**

As part of prior filings submitted to DBPR, the Florida Bar, and media outlets, I would like to summarize one key dimension of the financial pattern that appears to have driven a significant portion of the misconduct documented at Omega Villas Condominium Association: alleged construction padding tied to the Austro contract.

### ⚠️ Public Safety Concerns

This case has raised urgent public safety concerns for residents and contractors at Omega Villas. Off-duty police officers were allegedly deployed to intimidate dissenting owners. Contractors performing emergency work were harassed. Following a legal victory, the whistleblower's roof was deliberately cut, causing significant water damage. In another alarming instance, a live broken FPL powerline was buried and concealed beneath a newly constructed fence, endangering lives and violating basic safety standards (see [TikTok video evidence](#)). These events reflect a pattern of systemic neglect, retaliation, and disregard for human safety that demands immediate investigation.

### 📊 Projected Financial Impact Summary

Based on current data, the Omega Villas construction project reflects a cumulative financial exposure of over **\$7 million to possibly \$10 million**, with several categories of potentially misrepresented or improperly classified construction-related expenses, including:

- **\$4.85 million in base construction contract costs;**
- An estimated **\$2.1 million in City of Plantation fines**, stemming from historic unlicensed contractor activity between 2006 and 2009, tied to prior Board actions
  - **Of this \$2.1 million in Fines, Phase 2 subdivision is about \$1.7 million of this total;**
  - **Notably, Phase 2 was the only subdivision financially penalized for the 2007–2009 code violations, despite similar citations being issued to buildings in Phase 1 and Phase 4. Public records show that the law firm Frank Weinberg Black was retained by the Association around this time to negotiate with the City of Plantation — raising questions as to whether legal intervention selectively shielded other phases from similar fines or accountability (refer to the Attachments below for more details);**
  - **Public records from 2009 show that properties across Phases 1, 2, and 4 of Omega Villas were cited by the City of Plantation for unpermitted roofing work. However, only Phase 2 was issued significant monetary fines. Records indicate the Association retained the law firm Frank Weinberg Black during this period, and it appears their intervention may have shielded other phases — particularly Phases 1 and 4 — from similar financial penalties. This raises troubling questions of selective enforcement, legal shielding, and possible favoritism, particularly as those earlier fines now factor heavily into Phase 2's ballooning assessments and financial strain of possibly \$1.7 Million in 2026-27 Fines.**
  - **In 2011, Omega Villas paid over \$13,000 to Frank Weinberg Black, P.L. for legal services labeled “Reconstruction” and “General Condo,” reinforcing concerns of long-term legal suppression and selective enforcement following the failed 2009 recall;**
- **Unauthorized installation of furring strips and failure to insulate wall cavities have allegedly created \$1–2.5 million in downstream financial exposure — including window replacements, energy inefficiencies, and future water intrusion repairs. These changes were made without contract amendment, proper disclosure, or documented engineering redesign (see Exhibit W).**
- Additional, undisclosed expenses to **vendors such as Austro Construction and S&D Engineering — along with construction-related costs including removed trees, shrubs, and sod; broken sprinkler systems; foundation damage; and extensive landscaping repairs — may have been misclassified as routine annual budget expenses, improperly approved without unit owner consent, or concealed entirely from membership oversight.**

- During the April 2025 Board Meeting (captured on video), the whistleblower submitted a formal **Board Motion requesting that Guy Strum, CPA, of the Association’s audit firm, include a line-item review of these specific costs in the annual audit. The motion questioned whether vendor payments and related landscaping and construction expenses were properly categorized. Board Member Blaire amended the motion, accepting the audit invoice related to Guy Strum and partially incorporating the whistleblower’s request, which was submitted by email to the Board President as per the Amended Motion (video evidence is available).**
- This request also included a call for the audit to examine any Austro-related costs tied to emergency roof repairs, interior damages, or undocumented construction activities occurring between 2023 and 2025 that may fall outside the original contract scope or lack approved change orders.
- **Austro conducted over \$100k+ in emergency roof repairs from 2017 to 2022 before the 2023 Austro Construction Contract was signed. They then became the contractor for this \$4.85 Million Contract.**
- **No formal or detailed construction budget for this possibly \$10 million contract was ever presented to unit owners, raising serious concerns about transparency and accountability in contract management.**
- The whistleblower made repeated formal requests to review financials, contracts, and change orders, but faced persistent delays, incomplete disclosures, and vague or contradictory responses from the Board and property management (***these were submitted in Exhibits as part of the DBPR complaints and evidence was retained for copies of these requests via meeting recordings or emails***).
- A DBPR complaint against Juda Eskew & Associates for financial mismanagement and improper reporting remains under active review by the General Counsel’s Office, reinforcing concerns over deeper systemic irregularities.
- The Association underwent a financial system conversion in 2011 under Juda Eskew & Associates. As a result, there are no readily accessible online financial records available prior to this date. This gap in documentation further limits transparency into Association financial practices during the years directly following the 2007–2009 code enforcement crisis and the failed 2009 recall.

 **Estimated Financial Gains Related to Contract Deviations**

*(Based on 128-unit impact unless otherwise noted)*

Line Item / Scope Deviation	Est. Unit Impact	Est. Cost Impact
Unscoped Furring Strips (installed in affected frame-construction units only)	\$750 x approx. *70 units	\$52,500
Omission of Labor to reinstall existing windows	\$1,200 x 128 units	\$153,600
Missing Insulation (removed, not replaced)	\$1,200 x 128 units	\$153,600
Forced Window Replacements due to misleading blanket claim and furring strips	\$5,000–\$12,000 x up to 128 units	\$640,000–\$1,536,000
General Line Item Inflation (materials/labor)	Lump sum estimate	\$250,000
<b>Total Estimated Padding</b>		<b>\$705,700 – \$1,643,700</b>

*\*Note: Phase 4 has only concrete construction buildings and approximately one-quarter to one-half of Phase 3 are concrete-to-frame or concrete construction and did not receive furring strips. The above values reflect costs potentially extracted from affected wood-frame portions of the community, primarily located within Phases 1, 2, and 3, which are all mixed frame/concrete construction.*

#### **Summary of Estimates and Source Basis:**

The financial estimates shown above are derived from a combination of contract analysis, firsthand construction meeting documentation, owner communications, and visual inspections conducted during and after construction. Figures were triangulated using contractor invoice ranges, market labor rates, documented owner expenses, and cost patterns reported across the affected 128 units. The furring strip estimates are adjusted to exclude all of Phase 4 and approximately half of Phase 3, which consist of concrete construction not subject to these installations. Replacement window costs were benchmarked based on owner invoices ranging from \$5,000 to \$12,000 per unit, following project communications that inaccurately advised full replacements.

#### **Misrepresentation of Scope: “All Windows and Doors Must Be Replaced”**

During the early stages of the project, owners were told in public construction meetings that “all windows and doors must be replaced.” This blanket claim was misleading:

- **The executed contract did not call for full window or door replacement but did offer a full list of window and sliding glass door pricing options.**
- **The original windows were functional and not leaking.**
- **Furring strips (which made window reinstallation impossible) were not disclosed or contractually approved. *The whistleblower group believes this is the multi-million dollar omission!***
- **Over four to five construction meetings were needed before the Board and contractor finally admitted that only frame construction (not concrete units) was affected for requiring window replacements. *The whistleblower group believes that they were trying to make all subdivisions including Phase 4 (concrete-only construction) as well!***

By then, many owners had already paid for or contracted replacements potentially based on misrepresented project scope. This potentially created widespread financial harm based on a false generalization. Pre-construction video footage of both Phase 1 and Phase 2 supports this, showing no visible window failure or major siding issues prior to the 2023 contract. These are publicly posted and linked below.

#### **Retaliation Against the Whistleblower – Pattern of Suppression**

Following objections and whistleblower actions from 2008:

- **Foreclosures were allegedly processed in violation of Florida statutes**, without proper board votes, due process, or verified notice to affected owners — raising concerns of targeted retaliation against dissenting individuals.
- **The whistleblower’s roof was cut by an unknown party shortly after prevailing in legal action, causing major interior water damage** — all caught on time/date-stamped photos and videos.

- **The whistleblower was publicly accused of violent statements and allegedly had access to private WhatsApp threads either through unauthorized entry or by planting an informant within the group.** (see [TikTok video](#))
- **Contractors performing whistleblower’s emergency repairs were harassed, even though the Board refused to make emergency roof repairs to his unit.** (see [YouTube video](#))
- **The City of Plantation allowed off-duty officers to be deployed at meetings where no threats existed, contributing to a pattern of structured, escalated retaliation against dissenting voices.** (refer to library of YouTube & TikTok videos)
- **Officers were deployed selectively and without a formal vote, appearing to serve a suppressive function on behalf of the Board.** (request Meeting Minutes 2024-2025)
- **Official complaints and legal correspondence were ignored.**

These retaliatory actions have taken place across multiple forums — including the Association, the City of Plantation, and state regulatory agencies — with no intervention or corrective action to date.

A formal complaint and evidence summary was submitted directly to DBPR Investigator Matthew Collier regarding the alleged misuse of off-duty City of Plantation Police officers by the Omega Villas Board. The complaint detailed how officers were deployed without a formal vote, selectively enforced disruptions at meetings, and contributed to an escalating pattern of retaliation against dissenting unit owners. Despite submission of supporting video evidence and correspondence, no protective or investigatory response has been issued to date. (See [YouTube Video Evidence](#))

### **Request for Accountability**

Given the detailed documentation provided/shared to date from RICO Exhibits A through AA that are still being produced/finalized — and considering the continuity, coordination, and financial motives underlying these actions — we believe this matter may rise to the level of a civil or criminal RICO investigation. We respectfully ask whether the State, City, or appropriate enforcement authority intends to:

1. **Open a formal investigation into the padded contract elements and lack of disclosure;**
2. **Audit invoices/payments issued to Austro Construction, S&D Engineering, Hollander, Goode and Lopez, Juda Eskew & Associates, Sunrise Management to possibly others;**
3. **Review the pattern of retaliatory actions against whistleblowers and dissenting unit owners.**

All referenced materials, legal filings, and documentation are available upon request — with video evidence also publicly accessible on my [YouTube Channel](#) and [TikTok Channel](#).

### **Summary of Formal Complaints and Investigations Filed:**

- **DBPR Division of Condominiums (2008–2025):** Multiple complaints regarding unlicensed contractor activity, board misconduct, financial irregularities, and construction mismanagement.
- **Florida Bar:** Complaint filed against HOA attorney Rhonda Hollander alleging unethical conduct, obstruction, and harassment; closed without disciplinary action but preserved on record (see [YouTube Video](#)).

- **Arbitration Filings:** Claims submitted regarding voting rights, emergency repairs, a certified records request in 2023, and a failed Board Member Recall attempt in 2008 (see [Case No. 2008058941](#)).
- **Office of Inspector General (DBPR):** Submission related to systemic enforcement failure and oversight breakdown. This includes a formal request for investigation into the alleged misuse of off-duty City of Plantation police officers for retaliatory intimidation at community meetings (see [Video Evidence](#)).
- **City of Plantation (Code Enforcement and Building Division):** Ongoing reports regarding code violations, improper permitting, and contractor misconduct.
- **DBPR General Counsel's Office:** Three complaints remain under active review, tied to window removal, furring strip installation, and lack of insulation — each implicating broader contract violations and fiduciary breaches.

Newly engaged watchdog and advocacy organizations must be quickly brought up to speed on the depth of corruption, alleged fraud, and coordinated misconduct this case has entailed — with a documented pattern stretching as far back as 2008.

### Attachments (Selected Historical & Visual Evidence)

- **Exhibit: Historic Neglect Summary (2009–2025):** A timeline-based summary of 15+ years of enforcement failure, civil rights violations, whistleblower retaliation, and financial exploitation across multiple administrations and agencies.
- **Exhibit – Omega Villas vs Florida COA Fraud Cases:** A side-by-side breakdown of recent high-profile Florida condominium scandals versus the breadth of misconduct at Omega Villas, including financial mismanagement, board retaliation, city inaction, and alleged misuse of law enforcement.
- **State of Florida and City Correspondence (2007–2009 & 2023):** Screenshots and emails regarding code violations tied to Vincent Pagan and Gould Roofing, which resulted in over **\$1 million in fines** — disproportionately affecting Phase 2 buildings.
- **2009 City of Plantation Code Citations:** Issued for improper work performed by unlicensed or improperly licensed contractors hired by the Association.
- **Exhibit V – Fine Disparity & Legal Shielding (2006–2025)** has been created and is now ready for inclusion in your master document or as a standalone attachment. Let me know if you'd like to link this directly in the main email, generate a PDF version, or adjust it further based on strategic goals.
- **Exhibit BB – Legal Spend & Recall Suppression:** Financial records from 2011 documenting \$13,691 in payments to Frank Weinberg Black, P.L. for “Reconstruction” and “General Condo” legal services. These occurred after the failed 2009 recall and coincide with enforcement disparities and board entrenchment.
- **Exhibit W – Furring Strips & Insulation Impact (Updated):** A comprehensive technical and financial breakdown of unauthorized furring strip installation and missing insulation. Documents an estimated **\$890,000–\$2.55 million** in potential community losses due to window system failures, energy inefficiencies, future repairs, and vendor retaliation. Includes photographic evidence and a request for forensic engineering review.
- **Pre-Construction Video – Phase 1 Overview:** [Watch Video](#) – Drive-through footage showing intact window systems and siding prior to the 2023 renovation contract.
- **Pre-Construction Video – Phase 2 Overview:** [Watch Video](#) – Short video documenting similar structural stability and absence of widespread visible damage in Phase 2.

Respectfully,

/s/ Shawn Martin

Shawn Martin, MBA

Elected Board Member & Whistleblower | Omega Villas Condominium Association

[sem2000s@gmail.com](mailto:sem2000s@gmail.com) | (954) 909-5178

## Notices:

### Channel Description for YouTube/TikTok (Public Evidence Archive)

#### **Omega Villas Whistleblower Evidence Archive**

This channel documents ongoing investigations into alleged financial misconduct, construction fraud, whistleblower retaliation, and regulatory inaction at the Omega Villas Condominium Association (Florida).

#### Includes:

- Video evidence from board meetings and construction walk-throughs
- Public safety hazards and code violations
- Off-duty police deployment and retaliation incidents
- Legal filings, public records, and firsthand commentary

#### These videos support 8 to 10 formal complaints submitted to:

- Florida DBPR (8 complaints with 3 at DBPR GC's Office)
- The Florida Bar (1 Complaint)
- City of Plantation
- State legislators and watchdog organizations

 **Note:** The Association underwent a financial system conversion in 2011 under Juda Eskew & Associates. As a result, there are no readily accessible online financial records available prior to this date. This gap in documentation further limits transparency into Association financial practices during the years directly following the 2007–2009 code enforcement crisis and the failed 2009 recall.

 Full report and written summary available upon request or via linked exhibits. This channel is part of a whistleblower effort to ensure transparency, protect residents, and hold those in power accountable.

#### Whistleblower Protection Notice

***This communication contains statements and disclosures made pursuant to rights under Florida Statutes and Federal Whistleblower Protection laws. These disclosures relate to matters of public interest including alleged financial misconduct, misuse of public resources, and retaliatory actions taken against a whistleblower and sitting board member.***

***Distribution to regulatory agencies, media, and advocacy organizations is intended to ensure transparency, accountability, and the preservation of evidence.***

***Any attempt to suppress, intimidate, retaliate, or silence the whistleblower in connection with these reports may constitute a violation of state or federal protections.***

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12 attachments

-  **Historic Neglect Summary Exhibit.docx**  
19K
-  **Omega Villas Vs FL Fraud Stories Exhibit.docx**  
23K
-  **2007 to 2009 State Correspondence Exhibit.pdf**  
6602K
-  **2023 State Correspondence.pdf**  
394K
-  **2009 City of Plantation Citations.pdf**  
1403K
-  **Exhibit V - Fine Disparity.docx**  
18K
-  **Omega Villas City Of Plantations Fines Exhibit 2025.pdf**  
431K
-  **Exhibit BB – Legal Spend & Recall Suppression (2011).docx**  
17K
-  **Exhibit - Frank, Weinberg, Black Expenses.xlsx**  
17K
-  **Exhibit W – Furring Strip Redesign.docx**  
25K
-  **Furring Strips & Missing Roof Insulation Exhibit.docx**  
19K
-  **Exhibit - Frank, Weinberg, Black Expenses.xlsx**  
17K

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To: sem2000s@gmail.com

Thu, May 8, 2025 at 1:32 PM



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550 5.1.1 The email account that you tried to reach does not exist. Please try double-checking the recipient's email address for typos or unnecessary spaces. For more information, go to <https://support.google.com/mail/?p=NoSuchUser> 41be03b00d2f7-b2342e6a44csor49259a12.0 - gsmtmp

Final-Recipient: rfc822; [ccfj.foundation@gmail.com](mailto:ccfj.foundation@gmail.com)

Action: failed

Status: 5.1.1

Diagnostic-Code: smtp; 550-5.1.1 The email account that you tried to reach does not exist. Please try

550-5.1.1 double-checking the recipient's email address for typos or

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550 5.1.1 <https://support.google.com/mail/?p=NoSuchUser> 41be03b00d2f7-b2342e6a44csor49259a12.0 - gsmtmp

Last-Attempt-Date: Thu, 08 May 2025 10:32:52 -0700 (PDT)

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The response from the remote server was:

550 5.4.1 Recipient address rejected: Access denied. For more information see <https://aka.ms/EXOSmtpErrors> [SJ5PEPF000001D2.namprd05.prod.outlook.com 2025-05-08T17:32:53.224Z 08DD8C7EAAA21116]

Final-Recipient: rfc822; [AskUs@sao17.state.fl.us](mailto:AskUs@sao17.state.fl.us)

Action: failed

Status: 5.4.1

Remote-MTA: dns; [sao17-state-fl-us.mail.protection.outlook.com](mailto:sao17-state-fl-us.mail.protection.outlook.com).

(2a01:111:f403:f802::2, the server for the domain [sao17.state.fl.us](http://sao17.state.fl.us).)

Diagnostic-Code: smtp; 550 5.4.1 Recipient address rejected: Access denied. For more information see <https://aka.ms/EXOSmtpErrors> [SJ5PEPF000001D2.namprd05.prod.outlook.com 2025-05-08T17:32:53.224Z 08DD8C7EAAA21116]

Last-Attempt-Date: Thu, 08 May 2025 10:32:53 -0700 (PDT)



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550 5.1.1 User Unknown

Final-Recipient: rfc822; [oag.civilrights@myfloridalegal.com](mailto:oag.civilrights@myfloridalegal.com)

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for the domain [myfloridalegal.com](http://myfloridalegal.com).)

Diagnostic-Code: smtp; 550 5.1.1 User Unknown

Last-Attempt-Date: Thu, 08 May 2025 10:32:59 -0700 (PDT)

 noname  
4K

**Shawn Martin** <[sem2000s@gmail.com](mailto:sem2000s@gmail.com)>

Thu, May 8, 2025 at 1:47 PM

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From: **Shawn Martin** <[sem2000s@gmail.com](mailto:sem2000s@gmail.com)>

Date: Thu, May 8, 2025 at 1:05 PM

Subject: Omega Villas HOA Crisis – \$10M+ Exposure, Public Safety Concerns, and Years of State Inaction

To: [Melanie.Griffin@myfloridalicense.com](mailto:Melanie.Griffin@myfloridalicense.com) <[Melanie.Griffin@myfloridalicense.com](mailto:Melanie.Griffin@myfloridalicense.com)>, [DBPR.GeneralCounsel@myfloridalicense.com](mailto:DBPR.GeneralCounsel@myfloridalicense.com) <[DBPR.GeneralCounsel@myfloridalicense.com](mailto:DBPR.GeneralCounsel@myfloridalicense.com)>, [Matthew.Collier@myfloridalicense.com](mailto:Matthew.Collier@myfloridalicense.com) <[Matthew.Collier@myfloridalicense.com](mailto:Matthew.Collier@myfloridalicense.com)>, [oig@myfloridalicense.com](mailto:oig@myfloridalicense.com) <[oig@myfloridalicense.com](mailto:oig@myfloridalicense.com)>, [Richard.Otway@myfloridalicense.com](mailto:Richard.Otway@myfloridalicense.com) <[Richard.Otway@myfloridalicense.com](mailto:Richard.Otway@myfloridalicense.com)>, [usafls.citizens@usdoj.gov](mailto:usafls.citizens@usdoj.gov) <[usafls.citizens@usdoj.gov](mailto:usafls.citizens@usdoj.gov)>, [crt@usdoj.gov](mailto:crt@usdoj.gov) 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Cc: <[info@pogo.org](mailto:info@pogo.org)>, <[action@aclu.org](mailto:action@aclu.org)>, <[support@whistleblowers.org](mailto:support@whistleblowers.org)>, <[intake@whistlebloweraid.org](mailto:intake@whistlebloweraid.org)>, <[ccfj@ccfj.net](mailto:ccfj@ccfj.net)>, <[floridaHOAreform@gmail.com](mailto:floridaHOAreform@gmail.com)>, <[info@flcga.org](mailto:info@flcga.org)>, <[tips@levernews.com](mailto:tips@levernews.com)>, <[info@floridabulldog.org](mailto:info@floridabulldog.org)>, <[tips@theappeal.org](mailto:tips@theappeal.org)>, <[info@whistleblower.org](mailto:info@whistleblower.org)>, <[grassroots@commoncause.org](mailto:grassroots@commoncause.org)>, <[tips@publicintegrity.org](mailto:tips@publicintegrity.org)>, <[info@openthegovernment.org](mailto:info@openthegovernment.org)>

**Subject: Omega Villas HOA Crisis – \$10M+ Exposure, Public Safety Concerns, and Years of State Inaction**

**Dear Federal and State Officials, Investigative Journalists, and Public Accountability Organizations:**

Thank you in advance for your time and attention. I recognize that many of you are being looped into this matter for the first time, and I sincerely appreciate your willingness to review the material.

This communication is intended to provide a comprehensive but structured overview of the ongoing concerns at **Omega Villas Condominium Association** located in the City of Plantation Florida — concerns which span alleged financial irregularities, construction mismanagement, and retaliatory practices that have persisted for over a decade. For your convenience, the key sections below are broken into issue areas, each supported by documentation, complaints, and submitted evidence.

### **National Significance – A Case Study in HOA Abuse**

The issues at Omega Villas are not isolated — they reflect a deeper, national pattern of HOA abuse, regulatory failure, and financial exploitation facing millions of Americans. From election manipulation and vendor collusion to whistleblower retaliation and government inaction, this case embodies the same systemic vulnerabilities seen in recent high-profile HOA scandals across the country. As such, Omega Villas now stands as a critical case study for HOA reform advocates, investigative media, and federal oversight agencies seeking to understand how unchecked HOA power can result in financial harm, civil rights violations, and erosion of public trust. It is my hope that national organizations committed to property rights, governance reform, and homeowner protections will treat this case as a priority in the broader effort to bring accountability and transparency to the HOA sector.

### **Pattern Ignored – Systemic Suppression Despite Years of Warnings**

Despite years of filings, city-imposed fines, documented financial harm, and direct outreach to media outlets, this case has received no meaningful coverage at the local or national level. **The continued silence raises serious concerns of systemic suppression and institutional failure to act on evidence that has been in plain view since at least 2008.**

As part of prior filings submitted to DBPR, the Florida Bar, and media outlets, I would like to summarize one key dimension of the financial pattern that appears to have driven a significant portion of the misconduct documented at Omega Villas Condominium Association: alleged construction padding tied to the Austro contract.

### **Public Safety Concerns**

This case has raised urgent public safety concerns for residents and contractors at Omega Villas. Off-duty police officers were allegedly deployed to intimidate dissenting owners. Contractors performing emergency work were harassed. Following a legal victory, the whistleblower's roof was deliberately cut, causing significant water damage. In another alarming instance, a live broken

FPL powerline was buried and concealed beneath a newly constructed fence, endangering lives and violating basic safety standards (see [TikTok video evidence](#)). These events reflect a pattern of systemic neglect, retaliation, and disregard for human safety that demands immediate investigation.

### Projected Financial Impact Summary

Based on current data, the Omega Villas construction project reflects a cumulative financial exposure of over **\$7 million to possibly \$10 million**, with several categories of potentially misrepresented or improperly classified construction-related expenses, including:

- **\$4.85 million in base construction contract costs;**
- An estimated **\$2.1 million in City of Plantation fines**, stemming from historic unlicensed contractor activity between 2006 and 2009, tied to prior Board actions
  - **Of this \$2.1 million in Fines, Phase 2 subdivision is about \$1.7 million of this total.**
  - **Notably, Phase 2 was the only subdivision financially penalized for the 2007–2009 code violations, despite similar citations being issued to buildings in Phase 1 and Phase 4. Public records show that the law firm Frank Weinberg Black was retained by the Association around this time to negotiate with the City of Plantation — raising questions as to whether legal intervention selectively shielded other phases from similar fines or accountability (refer to the Attachments below for more details);**
  - **Public records from 2009 show that properties across Phases 1, 2, and 4 of Omega Villas were cited by the City of Plantation for unpermitted roofing work. However, only Phase 2 was issued significant monetary fines. Records indicate the Association retained the law firm Frank Weinberg Black during this period, and it appears their intervention may have shielded other phases — particularly Phases 1 and 4 — from similar financial penalties. This raises troubling questions of selective enforcement, legal shielding, and possible favoritism, particularly as those earlier fines now factor heavily into Phase 2's ballooning assessments and financial strain of possibly \$1.7 Million in 2026-27 Fines.**
  - **In 2011, Omega Villas paid over \$13,000 to Frank Weinberg Black, P.L. for legal services labeled “Reconstruction” and “General Condo,” reinforcing concerns of long-term legal suppression and selective enforcement following the failed 2009 recall;**
- **Unauthorized installation of furring strips and failure to insulate wall cavities have allegedly created \$1–2.5 million in downstream financial exposure — including window replacements, energy inefficiencies, and future water intrusion repairs. These changes were made without contract amendment, proper disclosure, or documented engineering redesign (see Exhibit W).**
- Additional, undisclosed expenses to **vendors such as Austro Construction and S&D Engineering — along with construction-related costs including removed trees, shrubs, and sod; broken sprinkler systems; foundation damage; and extensive landscaping repairs — may have been misclassified as routine annual budget expenses, improperly approved without unit owner consent, or concealed entirely from membership oversight.**
  - During the April 2025 Board Meeting (captured on video), the whistleblower submitted a formal **Board Motion requesting that Guy Strum, CPA, of the Association's audit firm, include a line-item review of these specific costs in the annual audit. The motion questioned whether vendor payments and related landscaping and construction expenses were properly categorized. Board Member Blaire amended the motion, accepting the audit invoice related to Guy Strum and partially incorporating the whistleblower's request, which was submitted by email to the Board President as per the Amended Motion (video evidence is available).**
  - This request also included a call for the audit to examine any Austro-related costs tied to emergency roof repairs, interior damages, or undocumented construction activities occurring between 2023 and 2025 that may fall outside the original contract scope or lack approved change orders.
- **Austro conducted over \$100k+ in emergency roof repairs from 2017 to 2022 before the 2023 Austro Construction Contract was signed. They then became the contractor for this \$4.85 Million Contract.**

- **No formal or detailed construction budget for this possibly \$10 million contract was ever presented to unit owners, raising serious concerns about transparency and accountability in contract management.**
- The whistleblower made repeated formal requests to review financials, contracts, and change orders, but faced persistent delays, incomplete disclosures, and vague or contradictory responses from the Board and property management (***these were submitted in Exhibits as part of the DBPR complaints and evidence was retained for copies of these requests via meeting recordings or emails***).
- A DBPR complaint against Juda Eskew & Associates for financial mismanagement and improper reporting remains under active review by the General Counsel's Office, reinforcing concerns over deeper systemic irregularities.
- The Association underwent a financial system conversion in 2011 under Juda Eskew & Associates. As a result, there are no readily accessible online financial records available prior to this date. This gap in documentation further limits transparency into Association financial practices during the years directly following the 2007–2009 code enforcement crisis and the failed 2009 recall.

 **Estimated Financial Gains Related to Contract Deviations**

*(Based on 128-unit impact unless otherwise noted)*

Line Item / Scope Deviation	Est. Unit Impact	Est. Cost Impact
Unscoped Furring Strips (installed in affected frame-construction units only)	\$750 x approx. *70 units	\$52,500
Omission of Labor to reinstall existing windows	\$1,200 x 128 units	\$153,600
Missing Insulation (removed, not replaced)	\$1,200 x 128 units	\$153,600
Forced Window Replacements due to misleading blanket claim and furring strips	\$5,000–\$12,000 x up to 128 units	\$640,000–\$1,536,000
General Line Item Inflation (materials/labor)	Lump sum estimate	\$250,000
<b>Total Estimated Padding</b>		<b>\$705,700 – \$1,643,700</b>

*\*Note: Phase 4 has only concrete construction buildings and approximately one-quarter to one-half of Phase 3 are concrete-to-frame or concrete construction and did not receive furring strips. The above values reflect costs potentially extracted from affected wood-frame portions of the community, primarily located within Phases 1, 2, and 3, which are all mixed frame/concrete construction.*

 **Summary of Estimates and Source Basis:**

The financial estimates shown above are derived from a combination of contract analysis, firsthand construction meeting documentation, owner communications, and visual inspections conducted during and after construction. Figures were triangulated using contractor invoice ranges, market labor rates, documented owner expenses, and cost patterns reported across the affected 128 units. The furring strip estimates are adjusted to exclude all of Phase 4 and approximately half of Phase 3, which consist of concrete construction not subject to these installations. Replacement window costs were benchmarked based on owner invoices ranging from \$5,000 to \$12,000 per unit, following project communications that inaccurately advised full replacements.

### **Misrepresentation of Scope: “All Windows and Doors Must Be Replaced”**

During the early stages of the project, owners were told in public construction meetings that “all windows and doors must be replaced.” This blanket claim was misleading:

- **The executed contract did not call for full window or door replacement but did offer a full list of window and sliding glass door pricing options.**
- **The original windows were functional and not leaking.**
- **Furring strips (which made window reinstallation impossible) were not disclosed or contractually approved. *The whistleblower group believes this is the multi-million dollar omission!***
- **Over four to five construction meetings were needed before the Board and contractor finally admitted that only frame construction (not concrete units) was affected for requiring window replacements. *The whistleblower group believes that they were trying to make all subdivisions including Phase 4 (concrete-only construction) as well!***

By then, many owners had already paid for or contracted replacements potentially based on misrepresented project scope. This potentially created widespread financial harm based on a false generalization. Pre-construction video footage of both Phase 1 and Phase 2 supports this, showing no visible window failure or major siding issues prior to the 2023 contract. These are publicly posted and linked below.

### **Retaliation Against the Whistleblower – Pattern of Suppression**

Following objections and whistleblower actions from 2008:

- **Foreclosures were allegedly processed in violation of Florida statutes**, without proper board votes, due process, or verified notice to affected owners — raising concerns of targeted retaliation against dissenting individuals.
- **The whistleblower’s roof was cut by an unknown party shortly after prevailing in legal action, causing major interior water damage** — all caught on time/date-stamped photos and videos.
- **The whistleblower was publicly accused of violent statements and allegedly had access to private WhatsApp threads either through unauthorized entry or by planting an informant within the group.** (see [TikTok video](#))
- **Contractors performing whistleblower’s emergency repairs were harassed, even though the Board refused to make emergency roof repairs to his unit.** (see [YouTube video](#))
- **The City of Plantation allowed off-duty officers to be deployed at meetings where no threats existed, contributing to a pattern of structured, escalated retaliation against dissenting voices.** (refer to library of YouTube & TikTok videos)
- **Officers were deployed selectively and without a formal vote, appearing to serve a suppressive function on behalf of the Board.** (request Meeting Minutes 2024-2025)

- **Official complaints and legal correspondence were ignored.**

These retaliatory actions have taken place across multiple forums — including the Association, the City of Plantation, and state regulatory agencies — with no intervention or corrective action to date.

A formal complaint and evidence summary was submitted directly to DBPR Investigator Matthew Collier regarding the alleged misuse of off-duty City of Plantation Police officers by the Omega Villas Board. The complaint detailed how officers were deployed without a formal vote, selectively enforced disruptions at meetings, and contributed to an escalating pattern of retaliation against dissenting unit owners. Despite submission of supporting video evidence and correspondence, no protective or investigatory response has been issued to date. (See [YouTube Video Evidence](#))

### **Request for Accountability**

Given the detailed documentation provided/shared to date from RICO Exhibits A through AA that are still being produced/finalized — and considering the continuity, coordination, and financial motives underlying these actions — we believe this matter may rise to the level of a civil or criminal RICO investigation. We respectfully ask whether the State, City, or appropriate enforcement authority intends to:

1. **Open a formal investigation into the padded contract elements and lack of disclosure;**
2. **Audit invoices/payments issued to Austro Construction, S&D Engineering, Hollander, Goode and Lopez, Juda Eskew & Associates, Sunrise Management to possibly others;**
3. **Review the pattern of retaliatory actions against whistleblowers and dissenting unit owners.**

All referenced materials, legal filings, and documentation are available upon request — with video evidence also publicly accessible on my [YouTube Channel](#) and [TikTok Channel](#).

### **Summary of Formal Complaints and Investigations Filed:**

- **DBPR Division of Condominiums (2008–2025):** Multiple complaints regarding unlicensed contractor activity, board misconduct, financial irregularities, and construction mismanagement.
- **Florida Bar:** Complaint filed against HOA attorney Rhonda Hollander alleging unethical conduct, obstruction, and harassment; closed without disciplinary action but preserved on record (see [YouTube Video](#)).
- **Arbitration Filings:** Claims submitted regarding voting rights, emergency repairs, a certified records request in 2023, and a failed Board Member Recall attempt in 2008 (see [Case No. 2008058941](#)).
- **Office of Inspector General (DBPR):** Submission related to systemic enforcement failure and oversight breakdown. This includes a formal request for investigation into the alleged misuse of off-duty City of Plantation police officers for retaliatory intimidation at community meetings (see [Video Evidence](#)).
- **City of Plantation (Code Enforcement and Building Division):** Ongoing reports regarding code violations, improper permitting, and contractor misconduct.
- **DBPR General Counsel's Office:** Three complaints remain under active review, tied to window removal, furring strip installation, and lack of insulation — each implicating broader contract violations and fiduciary breaches.

Newly engaged watchdog and advocacy organizations must be quickly brought up to speed on the depth of corruption, alleged fraud, and coordinated misconduct this case has entailed — with a documented pattern stretching as far back as 2008.

## Attachments (Selected Historical & Visual Evidence)

- **Exhibit: Historic Neglect Summary (2009–2025):** A timeline-based summary of 15+ years of enforcement failure, civil rights violations, whistleblower retaliation, and financial exploitation across multiple administrations and agencies.
- **Exhibit – Omega Villas vs Florida COA Fraud Cases:** A side-by-side breakdown of recent high-profile Florida condominium scandals versus the breadth of misconduct at Omega Villas, including financial mismanagement, board retaliation, city inaction, and alleged misuse of law enforcement.
- **State of Florida and City Correspondence (2007–2009 & 2023):** Screenshots and emails regarding code violations tied to Vincent Pagan and Gould Roofing, which resulted in over **\$1 million in fines** — disproportionately affecting Phase 2 buildings.
- **2009 City of Plantation Code Citations:** Issued for improper work performed by unlicensed or improperly licensed contractors hired by the Association.
- **Exhibit V – Fine Disparity & Legal Shielding (2006–2025)** has been created and is now ready for inclusion in your master document or as a standalone attachment. Let me know if you'd like to link this directly in the main email, generate a PDF version, or adjust it further based on strategic goals.
- **Exhibit BB – Legal Spend & Recall Suppression:** Financial records from 2011 documenting \$13,691 in payments to Frank Weinberg Black, P.L. for “Reconstruction” and “General Condo” legal services. These occurred after the failed 2009 recall and coincide with enforcement disparities and board entrenchment.
- **Exhibit W – Furring Strips & Insulation Impact (Updated):** A comprehensive technical and financial breakdown of unauthorized furring strip installation and missing insulation. Documents an estimated **\$890,000–\$2.55 million** in potential community losses due to window system failures, energy inefficiencies, future repairs, and vendor retaliation. Includes photographic evidence and a request for forensic engineering review.
- **Pre-Construction Video – Phase 1 Overview:** [Watch Video](#) – Drive-through footage showing intact window systems and siding prior to the 2023 renovation contract.
- **Pre-Construction Video – Phase 2 Overview:** [Watch Video](#) – Short video documenting similar structural stability and absence of widespread visible damage in Phase 2.

Respectfully,

/s/ Shawn Martin

**Shawn Martin, MBA**

Elected Board Member & Whistleblower | Omega Villas Condominium Association  
[sem2000s@gmail.com](mailto:sem2000s@gmail.com) | (954) 909-5178

## Notices:

 **Channel Description for YouTube/TikTok (Public Evidence Archive)**

**Omega Villas Whistleblower Evidence Archive**

This channel documents ongoing investigations into alleged financial misconduct, construction fraud, whistleblower retaliation, and regulatory inaction at the Omega Villas Condominium Association (Florida).

 **Includes:**

- Video evidence from board meetings and construction walk-throughs
- Public safety hazards and code violations
- Off-duty police deployment and retaliation incidents
- Legal filings, public records, and firsthand commentary

 **These videos support 8 to 10 formal complaints submitted to:**

- Florida DBPR (8 complaints with 3 at DBPR GC's Office)
- The Florida Bar (1 Complaint)
- City of Plantation
- State legislators and watchdog organizations

 **Note:** The Association underwent a financial system conversion in 2011 under Juda Eskew & Associates. As a result, there are no readily accessible online financial records available prior to this date. This gap in documentation further limits transparency into Association financial practices during the years directly following the 2007–2009 code enforcement crisis and the failed 2009 recall.

 Full report and written summary available upon request or via linked exhibits. This channel is part of a whistleblower effort to ensure transparency, protect residents, and hold those in power accountable.

 **Whistleblower Protection Notice**

***This communication contains statements and disclosures made pursuant to rights under Florida Statutes and Federal Whistleblower Protection laws. These disclosures relate to matters of public interest including alleged financial misconduct, misuse of public resources, and retaliatory actions taken against a whistleblower and sitting board member.***

***Distribution to regulatory agencies, media, and advocacy organizations is intended to ensure transparency, accountability, and the preservation of evidence.***

***Any attempt to suppress, intimidate, retaliate, or silence the whistleblower in connection with these reports may constitute a violation of state or federal protections.***

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12 attachments

-  **Historic Neglect Summary Exhibit.docx**  
19K
-  **Omega Villas Vs FL Fraud Stories Exhibit.docx**  
23K
-  **2007 to 2009 State Correspondence Exhibit.pdf**  
6602K
-  **2023 State Correspondence.pdf**  
394K
-  **2009 City of Plantation Citations.pdf**  
1403K
-  **Exhibit V - Fine Disparity.docx**  
18K
-  **Omega Villas City Of Plantations Fines Exhibit 2025.pdf**  
431K
-  **Exhibit BB – Legal Spend & Recall Suppression (2011).docx**  
17K
-  **Exhibit - Frank, Weinberg, Black Expenses.xlsx**  
17K
-  **Exhibit W – Furring Strip Redesign.docx**  
25K
-  **Furring Strips & Missing Roof Insulation Exhibit.docx**  
19K
-  **Exhibit - Frank, Weinberg, Black Expenses.xlsx**  
17K

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**Mail Delivery Subsystem** <mailer-daemon@googlemail.com>  
To: sem2000s@gmail.com

Thu, May 8, 2025 at 1:47 PM



### Address not found

Your message wasn't delivered to **SAO17\_publiccorruption@sa17.state.fl.us** because the domain [sa17.state.fl.us](https://sa17.state.fl.us) couldn't be found. Check for typos or unnecessary spaces and try again.

[LEARN MORE](#)

The response was:

DNS Error: DNS type 'mx' lookup of [sa17.state.fl.us](mailto:sa17.state.fl.us) responded with code NXDOMAIN Domain name not found: [sa17.state.fl.us](mailto:sa17.state.fl.us) For more information, go to <https://support.google.com/mail/?p=BadRcptDomain>

Final-Recipient: rfc822; [SAO17\\_publiccorruption@sa17.state.fl.us](mailto:SAO17_publiccorruption@sa17.state.fl.us)

Action: failed

Status: 5.1.2

Diagnostic-Code: smtp; DNS Error: DNS type 'mx' lookup of [sa17.state.fl.us](mailto:sa17.state.fl.us) responded with code NXDOMAIN

Domain name not found: [sa17.state.fl.us](mailto:sa17.state.fl.us) For more information, go to <https://support.google.com/mail/?p=BadRcptDomain>

Last-Attempt-Date: Thu, 08 May 2025 10:47:26 -0700 (PDT)

---

 **noimage**  
4K

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**Mail Delivery Subsystem** <mailer-daemon@googlemail.com>

To: sem2000s@gmail.com

Thu, May 8, 2025 at 1:47 PM



### Address not found

Your message wasn't delivered to **miami@fbi.gov** because the address couldn't be found, or is unable to receive mail.

The response from the remote server was:

550 #5.1.0 Address rejected.

Final-Recipient: rfc822; [miami@fbi.gov](mailto:miami@fbi.gov)

Action: failed

Status: 5.7.0

Remote-MTA: dns; [mx-east.fbi.gov](mailto:mx-east.fbi.gov). (153.31.119.142, the server for the domain [fbi.gov](mailto:fbi.gov).)

Diagnostic-Code: smtp; 550 #5.1.0 Address rejected.

Last-Attempt-Date: Thu, 08 May 2025 10:47:27 -0700 (PDT)

noname  
4K

**Mail Delivery Subsystem** <mailer-daemon@googlemail.com>  
To: sem2000s@gmail.com

Thu, May 8, 2025 at 1:47 PM



**Address not found**

Your message wasn't delivered to **house.members@myfloridahouse.gov** because the address couldn't be found, or is unable to receive mail.

The response from the remote server was:

550 #5.1.0 Address rejected.

Final-Recipient: rfc822; [house.members@myfloridahouse.gov](mailto:house.members@myfloridahouse.gov)  
Action: failed  
Status: 5.7.0  
Remote-MTA: dns; [hitesa1.myfloridahouse.gov](https://hitesa1.myfloridahouse.gov). (206.201.185.87, the server for the domain [myfloridahouse.gov](https://myfloridahouse.gov).)  
Diagnostic-Code: smtp; 550 #5.1.0 Address rejected.  
Last-Attempt-Date: Thu, 08 May 2025 10:47:27 -0700 (PDT)

noname  
4K

**Mail Delivery Subsystem** <mailer-daemon@googlemail.com>  
To: sem2000s@gmail.com

Thu, May 8, 2025 at 1:32 PM



**Address not found**

Your message wasn't delivered to **SAO17\_publiccorruption@sa17.state.fl.us** because the

domain [sa17.state.fl.us](https://sa17.state.fl.us) couldn't be found. Check for typos or unnecessary spaces and try again.

[LEARN MORE](#)

The response was:

DNS Error: DNS type 'mx' lookup of [sa17.state.fl.us](https://sa17.state.fl.us) responded with code NXDOMAIN Domain name not found: [sa17.state.fl.us](https://sa17.state.fl.us) For more information, go to <https://support.google.com/mail/?p=BadRcptDomain>

Final-Recipient: rfc822; [SAO17\\_publiccorruption@sa17.state.fl.us](mailto:SAO17_publiccorruption@sa17.state.fl.us)

Action: failed

Status: 5.1.2

Diagnostic-Code: smtp; DNS Error: DNS type 'mx' lookup of [sa17.state.fl.us](https://sa17.state.fl.us) responded with code NXDOMAIN

Domain name not found: [sa17.state.fl.us](https://sa17.state.fl.us) For more information, go to <https://support.google.com/mail/?p=BadRcptDomain>

Last-Attempt-Date: Thu, 08 May 2025 10:32:52 -0700 (PDT)

 noname  
3K

**Mail Delivery Subsystem** <mailer-daemon@googlemail.com>

To: sem2000s@gmail.com

Thu, May 8, 2025 at 1:47 PM



### Address not found

Your message wasn't delivered to [AskUs@sao17.state.fl.us](mailto:AskUs@sao17.state.fl.us) because the address couldn't be found, or is unable to receive mail.

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▲ This link will take you to a third-party site

The response from the remote server was:

550 5.4.1 Recipient address rejected: Access denied. For more information see <https://aka.ms/EXOSmtpErrors> [SJ1PEPF00002322.namprd03.prod.outlook.com 2025-05-08T17:47:26.984Z 08DD8C553F877374]

Final-Recipient: rfc822; [AskUs@sao17.state.fl.us](mailto:AskUs@sao17.state.fl.us)

Action: failed

Status: 5.4.1

Remote-MTA: dns; [sao17-state-fl-us.mail.protection.outlook.com](mailto:sao17-state-fl-us.mail.protection.outlook.com).

(2a01:111:f403:c902::4, the server for the domain [sao17.state.fl.us](mailto:sao17.state.fl.us).)

Diagnostic-Code: smtp; 550 5.4.1 Recipient address rejected: Access denied. For more information see <https://aka.ms/EXOSmtpErrors> [SJ1PEPF00002322.namprd03.prod.outlook.com 2025-05-08T17:47:26.984Z 08DD8C553F877374]

Last-Attempt-Date: Thu, 08 May 2025 10:47:27 -0700 (PDT)

 noname  
4K

**Shawn Martin** <[sem2000s@gmail.com](mailto:sem2000s@gmail.com)>

Thu, May 8, 2025 at 2:07 PM

To: [Patrick@pk80.com](mailto:Patrick@pk80.com), [txhoareform@gmail.com](mailto:txhoareform@gmail.com)

Hi, adding you to the list for updates for National Watchdogs on HOA reform! Thanks!

----- Forwarded message -----

From: **Shawn Martin** <[sem2000s@gmail.com](mailto:sem2000s@gmail.com)>

Date: Thu, May 8, 2025 at 1:05 PM

Subject: Omega Villas HOA Crisis – \$10M+ Exposure, Public Safety Concerns, and Years of State Inaction

To: [Melanie.Griffin@myfloridalicense.com](mailto:Melanie.Griffin@myfloridalicense.com) <[Melanie.Griffin@myfloridalicense.com](mailto:Melanie.Griffin@myfloridalicense.com)>, [DBPR.GeneralCounsel@myfloridalicense.com](mailto:DBPR.GeneralCounsel@myfloridalicense.com) <[DBPR.GeneralCounsel@myfloridalicense.com](mailto:DBPR.GeneralCounsel@myfloridalicense.com)>, [Matthew.Collier@myfloridalicense.com](mailto:Matthew.Collier@myfloridalicense.com) <[Matthew.Collier@myfloridalicense.com](mailto:Matthew.Collier@myfloridalicense.com)>, [oig@myfloridalicense.com](mailto:oig@myfloridalicense.com) <[oig@myfloridalicense.com](mailto:oig@myfloridalicense.com)>, [Richard.Otway@myfloridalicense.com](mailto:Richard.Otway@myfloridalicense.com) <[Richard.Otway@myfloridalicense.com](mailto:Richard.Otway@myfloridalicense.com)>, [usafls.citizens@usdoj.gov](mailto:usafls.citizens@usdoj.gov) <[crt@usdoj.gov](mailto:crt@usdoj.gov)>, [oig.doj@usdoj.gov](mailto:oig.doj@usdoj.gov) <[citizenservices@myfloridalegal.com](mailto:citizenservices@myfloridalegal.com)>, [Press@MyFloridaLegal.com](mailto:Press@MyFloridaLegal.com) <[press@myfloridalegal.com](mailto:press@myfloridalegal.com)>, [StateAttorney@sao17.state.fl.us](mailto:StateAttorney@sao17.state.fl.us) <[media@sao17.state.fl.us](mailto:media@sao17.state.fl.us)>, [PublicCorruption@sao17.state.fl.us](mailto:PublicCorruption@sao17.state.fl.us) <[ashley.moody@gmail.com](mailto:ashley.moody@gmail.com)>, [ashley.moody@gmail.com](mailto:ashley.moody@gmail.com) <[Tina.Polsky@POLSKY.TINA@flsenate.gov](mailto:Tina.Polsky@POLSKY.TINA@flsenate.gov)>, [Office.of.Senator.Sharief@SHARIEF.BARBARA.WEB@flsenate.gov](mailto:Office.of.Senator.Sharief@SHARIEF.BARBARA.WEB@flsenate.gov) <[marie.woodson@myfloridahouse.gov](mailto:marie.woodson@myfloridahouse.gov)>, [pizzo.jason@flsenate.gov](mailto:pizzo.jason@flsenate.gov) <[pizzo.jason@flsenate.gov](mailto:pizzo.jason@flsenate.gov)>, [christine.hunschofsky@myfloridahouse.gov](mailto:christine.hunschofsky@myfloridahouse.gov) <[christine.hunschofsky@myfloridahouse.gov](mailto:christine.hunschofsky@myfloridahouse.gov)>, [lisa.dunkley@myfloridahouse.gov](mailto:lisa.dunkley@myfloridahouse.gov) <[lisa.dunkley@myfloridahouse.gov](mailto:lisa.dunkley@myfloridahouse.gov)>, [daryl.campbell@myfloridahouse.gov](mailto:daryl.campbell@myfloridahouse.gov) <[daryl.campbell@myfloridahouse.gov](mailto:daryl.campbell@myfloridahouse.gov)>, [boyd.jim.web@flsenate.gov](mailto:boyd.jim.web@flsenate.gov) <[boyd.jim.web@flsenate.gov](mailto:boyd.jim.web@flsenate.gov)>, [osgood.rosalind.web@flsenate.gov](mailto:osgood.rosalind.web@flsenate.gov) <[osgood.rosalind.web@flsenate.gov](mailto:osgood.rosalind.web@flsenate.gov)>, [jones.shevrin.web@flsenate.gov](mailto:jones.shevrin.web@flsenate.gov) <[jones.shevrin.web@flsenate.gov](mailto:jones.shevrin.web@flsenate.gov)>, [calatayud.alexis.web@flsenate.gov](mailto:calatayud.alexis.web@flsenate.gov) <[calatayud.alexis.web@flsenate.gov](mailto:calatayud.alexis.web@flsenate.gov)>, [daniel.perez@myfloridahouse.gov](mailto:daniel.perez@myfloridahouse.gov) <[daniel.perez@myfloridahouse.gov](mailto:daniel.perez@myfloridahouse.gov)>, [wyman.duggan@myfloridahouse.gov](mailto:wyman.duggan@myfloridahouse.gov) <[wyman.duggan@myfloridahouse.gov](mailto:wyman.duggan@myfloridahouse.gov)>, [patricia.williams@myfloridahouse.gov](mailto:patricia.williams@myfloridahouse.gov) <[patricia.williams@myfloridahouse.gov](mailto:patricia.williams@myfloridahouse.gov)>, [chip.lamarca@myfloridahouse.gov](mailto:chip.lamarca@myfloridahouse.gov) <[chip.lamarca@myfloridahouse.gov](mailto:chip.lamarca@myfloridahouse.gov)>, [askcityhall@plantation.org](mailto:askcityhall@plantation.org) <[askcityhall@plantation.org](mailto:askcityhall@plantation.org)>, [IA@psd.plantation.org](mailto:IA@psd.plantation.org) <[ia@psd.plantation.org](mailto:ia@psd.plantation.org)>, [WDorr@psd.plantation.org](mailto:WDorr@psd.plantation.org) <[wddorr@psd.plantation.org](mailto:wddorr@psd.plantation.org)>, [TCollins@browardsao.com](mailto:TCollins@browardsao.com) <[tcollins@browardsao.com](mailto:tcollins@browardsao.com)>, [Connie.Fossi@connie.fossi@nbcuni.com](mailto:Connie.Fossi@connie.fossi@nbcuni.com) <[connie.fossi@nbcuni.com](mailto:connie.fossi@nbcuni.com)>, [tips@cnn.com](mailto:tips@cnn.com) <[tips@cnn.com](mailto:tips@cnn.com)>, [viewermail@newshour.org](mailto:viewermail@newshour.org) <[viewermail@newshour.org](mailto:viewermail@newshour.org)>, [press.office@theguardian.com](mailto:press.office@theguardian.com) <[press.office@theguardian.com](mailto:press.office@theguardian.com)>, [tips@miamiherald.com](mailto:tips@miamiherald.com) <[tips@miamiherald.com](mailto:tips@miamiherald.com)>, [msnbctvinfo@nbcuni.com](mailto:msnbctvinfo@nbcuni.com) <[msnbctvinfo@nbcuni.com](mailto:msnbctvinfo@nbcuni.com)>

[investigates@cbsnews.com](mailto:investigates@cbsnews.com) <[investigates@cbsnews.com](mailto:investigates@cbsnews.com)>, [news.tips@abc.com](mailto:news.tips@abc.com) <[news.tips@abc.com](mailto:news.tips@abc.com)>, [newstips@cbsnews.com](mailto:newstips@cbsnews.com) <[newstips@cbsnews.com](mailto:newstips@cbsnews.com)>, [cnn.tips@cnn.com](mailto:cnn.tips@cnn.com) <[cnn.tips@cnn.com](mailto:cnn.tips@cnn.com)>, [newstips@miamiherald.com](mailto:newstips@miamiherald.com) <[newstips@miamiherald.com](mailto:newstips@miamiherald.com)>, [newstips@sunsentinel.com](mailto:newstips@sunsentinel.com) <[newstips@sunsentinel.com](mailto:newstips@sunsentinel.com)>, Cc: <[info@pogo.org](mailto:info@pogo.org)>, <[action@aclu.org](mailto:action@aclu.org)>, <[support@whistleblowers.org](mailto:support@whistleblowers.org)>, <[intake@whistlebloweraid.org](mailto:intake@whistlebloweraid.org)>, <[ccfj@ccfj.net](mailto:ccfj@ccfj.net)>, <[floridaHOAreform@gmail.com](mailto:floridaHOAreform@gmail.com)>, <[info@flcga.org](mailto:info@flcga.org)>, <[tips@levernews.com](mailto:tips@levernews.com)>, <[info@floridabulldog.org](mailto:info@floridabulldog.org)>, <[tips@theappeal.org](mailto:tips@theappeal.org)>, <[info@whistleblower.org](mailto:info@whistleblower.org)>, <[grassroots@commoncause.org](mailto:grassroots@commoncause.org)>, <[tips@publicintegrity.org](mailto:tips@publicintegrity.org)>, <[info@openthegovernment.org](mailto:info@openthegovernment.org)>

## Subject: Omega Villas HOA Crisis – \$10M+ Exposure, Public Safety Concerns, and Years of State Inaction

Dear Federal and State Officials, Investigative Journalists, and Public Accountability Organizations:

Thank you in advance for your time and attention. I recognize that many of you are being looped into this matter for the first time, and I sincerely appreciate your willingness to review the material.

This communication is intended to provide a comprehensive but structured overview of the ongoing concerns at **Omega Villas Condominium Association** located in the City of Plantation Florida — concerns which span alleged financial irregularities, construction mismanagement, and retaliatory practices that have persisted for over a decade. For your convenience, the key sections below are broken into issue areas, each supported by documentation, complaints, and submitted evidence.

### National Significance – A Case Study in HOA Abuse

The issues at Omega Villas are not isolated — they reflect a deeper, national pattern of HOA abuse, regulatory failure, and financial exploitation facing millions of Americans. From election manipulation and vendor collusion to whistleblower retaliation and government inaction, this case embodies the same systemic vulnerabilities seen in recent high-profile HOA scandals across the country. As such, Omega Villas now stands as a critical case study for HOA reform advocates, investigative media, and federal oversight agencies seeking to understand how unchecked HOA power can result in financial harm, civil rights violations, and erosion of public trust. It is my hope that national organizations committed to property rights, governance reform, and homeowner protections will treat this case as a priority in the broader effort to bring accountability and transparency to the HOA sector.

### Pattern Ignored – Systemic Suppression Despite Years of Warnings

Despite years of filings, city-imposed fines, documented financial harm, and direct outreach to media outlets, this case has received no meaningful coverage at the local or national level. **The continued silence raises serious concerns of systemic suppression and institutional failure to act on evidence that has been in plain view since at least 2008.**

As part of prior filings submitted to DBPR, the Florida Bar, and media outlets, I would like to summarize one key dimension of the financial pattern that appears to have driven a significant portion of the misconduct documented at Omega Villas Condominium Association: alleged construction padding tied to the Austro contract.

### ⚠️ Public Safety Concerns

This case has raised urgent public safety concerns for residents and contractors at Omega Villas. Off-duty police officers were allegedly deployed to intimidate dissenting owners. Contractors performing emergency work were harassed. Following a legal victory, the whistleblower's roof was deliberately cut, causing significant water damage. In another alarming instance, a live broken FPL powerline was buried and concealed beneath a newly constructed fence, endangering lives and violating basic safety standards (see [TikTok video evidence](#)). These events reflect a pattern of systemic neglect, retaliation, and disregard for human safety that demands immediate investigation.

### 📊 Projected Financial Impact Summary

Based on current data, the Omega Villas construction project reflects a cumulative financial exposure of over **\$7 million to possibly \$10 million**, with several categories of potentially misrepresented or improperly classified construction-related expenses, including:

- **\$4.85 million in base construction contract costs;**
- An estimated **\$2.1 million in City of Plantation fines**, stemming from historic unlicensed contractor activity between 2006 and 2009, tied to prior Board actions
  - **Of this \$2.1 million in Fines, Phase 2 subdivision is about \$1.7 million of this total;**
  - **Notably, Phase 2 was the only subdivision financially penalized for the 2007–2009 code violations, despite similar citations being issued to buildings in Phase 1 and Phase 4. Public records show that the law firm Frank Weinberg Black was retained by the Association around this time to negotiate with the City of Plantation — raising questions as to whether legal intervention selectively shielded other phases from similar fines or accountability (refer to the Attachments below for more details);**
  - **Public records from 2009 show that properties across Phases 1, 2, and 4 of Omega Villas were cited by the City of Plantation for unpermitted roofing work. However, only Phase 2 was issued significant monetary fines. Records indicate the Association retained the law firm Frank Weinberg Black during this period, and it appears their intervention may have shielded other phases — particularly Phases 1 and 4 — from similar financial penalties. This raises troubling questions of selective enforcement, legal shielding, and possible favoritism, particularly as those earlier fines now factor heavily into Phase 2's ballooning assessments and financial strain of possibly \$1.7 Million in 2026-27 Fines.**
  - **In 2011, Omega Villas paid over \$13,000 to Frank Weinberg Black, P.L. for legal services labeled “Reconstruction” and “General Condo,” reinforcing concerns of long-term legal suppression and selective enforcement following the failed 2009 recall;**
- **Unauthorized installation of furring strips and failure to insulate wall cavities have allegedly created \$1–2.5 million in downstream financial exposure — including window replacements, energy inefficiencies, and future water intrusion repairs. These changes were made without contract amendment, proper disclosure, or documented engineering redesign (see Exhibit W).**
- Additional, undisclosed expenses to **vendors such as Austro Construction and S&D Engineering — along with construction-related costs including removed trees, shrubs, and sod; broken sprinkler systems; foundation damage; and extensive landscaping repairs — may have been misclassified as routine annual budget expenses, improperly approved without unit owner consent, or concealed entirely from membership oversight.**

- During the April 2025 Board Meeting (captured on video), the whistleblower submitted a formal **Board Motion requesting that Guy Strum, CPA, of the Association’s audit firm, include a line-item review of these specific costs in the annual audit. The motion questioned whether vendor payments and related landscaping and construction expenses were properly categorized. Board Member Blaire amended the motion, accepting the audit invoice related to Guy Strum and partially incorporating the whistleblower’s request, which was submitted by email to the Board President as per the Amended Motion (video evidence is available).**
- This request also included a call for the audit to examine any Austro-related costs tied to emergency roof repairs, interior damages, or undocumented construction activities occurring between 2023 and 2025 that may fall outside the original contract scope or lack approved change orders.
- **Austro conducted over \$100k+ in emergency roof repairs from 2017 to 2022 before the 2023 Austro Construction Contract was signed. They then became the contractor for this \$4.85 Million Contract.**
- **No formal or detailed construction budget for this possibly \$10 million contract was ever presented to unit owners, raising serious concerns about transparency and accountability in contract management.**
- The whistleblower made repeated formal requests to review financials, contracts, and change orders, but faced persistent delays, incomplete disclosures, and vague or contradictory responses from the Board and property management (***these were submitted in Exhibits as part of the DBPR complaints and evidence was retained for copies of these requests via meeting recordings or emails***).
- A DBPR complaint against Juda Eskew & Associates for financial mismanagement and improper reporting remains under active review by the General Counsel’s Office, reinforcing concerns over deeper systemic irregularities.
- The Association underwent a financial system conversion in 2011 under Juda Eskew & Associates. As a result, there are no readily accessible online financial records available prior to this date. This gap in documentation further limits transparency into Association financial practices during the years directly following the 2007–2009 code enforcement crisis and the failed 2009 recall.

 **Estimated Financial Gains Related to Contract Deviations**

*(Based on 128-unit impact unless otherwise noted)*

Line Item / Scope Deviation	Est. Unit Impact	Est. Cost Impact
Unscoped Furring Strips (installed in affected frame-construction units only)	\$750 x approx. *70 units	\$52,500
Omission of Labor to reinstall existing windows	\$1,200 x 128 units	\$153,600
Missing Insulation (removed, not replaced)	\$1,200 x 128 units	\$153,600
Forced Window Replacements due to misleading blanket claim and furring strips	\$5,000–\$12,000 x up to 128 units	\$640,000–\$1,536,000
General Line Item Inflation (materials/labor)	Lump sum estimate	\$250,000
<b>Total Estimated Padding</b>		<b>\$705,700 – \$1,643,700</b>

*\*Note: Phase 4 has only concrete construction buildings and approximately one-quarter to one-half of Phase 3 are concrete-to-frame or concrete construction and did not receive furring strips. The above values reflect costs potentially extracted from affected wood-frame portions of the community, primarily located within Phases 1, 2, and 3, which are all mixed frame/concrete construction.*

#### **Summary of Estimates and Source Basis:**

The financial estimates shown above are derived from a combination of contract analysis, firsthand construction meeting documentation, owner communications, and visual inspections conducted during and after construction. Figures were triangulated using contractor invoice ranges, market labor rates, documented owner expenses, and cost patterns reported across the affected 128 units. The furring strip estimates are adjusted to exclude all of Phase 4 and approximately half of Phase 3, which consist of concrete construction not subject to these installations. Replacement window costs were benchmarked based on owner invoices ranging from \$5,000 to \$12,000 per unit, following project communications that inaccurately advised full replacements.

#### **Misrepresentation of Scope: “All Windows and Doors Must Be Replaced”**

During the early stages of the project, owners were told in public construction meetings that “all windows and doors must be replaced.” This blanket claim was misleading:

- **The executed contract did not call for full window or door replacement but did offer a full list of window and sliding glass door pricing options.**
- **The original windows were functional and not leaking.**
- **Furring strips (which made window reinstallation impossible) were not disclosed or contractually approved. *The whistleblower group believes this is the multi-million dollar omission!***
- **Over four to five construction meetings were needed before the Board and contractor finally admitted that only frame construction (not concrete units) was affected for requiring window replacements. *The whistleblower group believes that they were trying to make all subdivisions including Phase 4 (concrete-only construction) as well!***

By then, many owners had already paid for or contracted replacements potentially based on misrepresented project scope. This potentially created widespread financial harm based on a false generalization. Pre-construction video footage of both Phase 1 and Phase 2 supports this, showing no visible window failure or major siding issues prior to the 2023 contract. These are publicly posted and linked below.

#### **Retaliation Against the Whistleblower – Pattern of Suppression**

Following objections and whistleblower actions from 2008:

- **Foreclosures were allegedly processed in violation of Florida statutes**, without proper board votes, due process, or verified notice to affected owners — raising concerns of targeted retaliation against dissenting individuals.
- **The whistleblower’s roof was cut by an unknown party shortly after prevailing in legal action, causing major interior water damage** — all caught on time/date-stamped photos and videos.

- **The whistleblower was publicly accused of violent statements and allegedly had access to private WhatsApp threads either through unauthorized entry or by planting an informant within the group.** (see [TikTok video](#))
- **Contractors performing whistleblower’s emergency repairs were harassed, even though the Board refused to make emergency roof repairs to his unit.** (see [YouTube video](#))
- **The City of Plantation allowed off-duty officers to be deployed at meetings where no threats existed, contributing to a pattern of structured, escalated retaliation against dissenting voices.** (refer to library of YouTube & TikTok videos)
- **Officers were deployed selectively and without a formal vote, appearing to serve a suppressive function on behalf of the Board.** (request Meeting Minutes 2024-2025)
- **Official complaints and legal correspondence were ignored.**

These retaliatory actions have taken place across multiple forums — including the Association, the City of Plantation, and state regulatory agencies — with no intervention or corrective action to date.

A formal complaint and evidence summary was submitted directly to DBPR Investigator Matthew Collier regarding the alleged misuse of off-duty City of Plantation Police officers by the Omega Villas Board. The complaint detailed how officers were deployed without a formal vote, selectively enforced disruptions at meetings, and contributed to an escalating pattern of retaliation against dissenting unit owners. Despite submission of supporting video evidence and correspondence, no protective or investigatory response has been issued to date. (See [YouTube Video Evidence](#))

### **Request for Accountability**

Given the detailed documentation provided/shared to date from RICO Exhibits A through AA that are still being produced/finalized — and considering the continuity, coordination, and financial motives underlying these actions — we believe this matter may rise to the level of a civil or criminal RICO investigation. We respectfully ask whether the State, City, or appropriate enforcement authority intends to:

1. **Open a formal investigation into the padded contract elements and lack of disclosure;**
2. **Audit invoices/payments issued to Austro Construction, S&D Engineering, Hollander, Goode and Lopez, Juda Eskew & Associates, Sunrise Management to possibly others;**
3. **Review the pattern of retaliatory actions against whistleblowers and dissenting unit owners.**

All referenced materials, legal filings, and documentation are available upon request — with video evidence also publicly accessible on my [YouTube Channel](#) and [TikTok Channel](#).

### **Summary of Formal Complaints and Investigations Filed:**

- **DBPR Division of Condominiums (2008–2025):** Multiple complaints regarding unlicensed contractor activity, board misconduct, financial irregularities, and construction mismanagement.
- **Florida Bar:** Complaint filed against HOA attorney Rhonda Hollander alleging unethical conduct, obstruction, and harassment; closed without disciplinary action but preserved on record (see [YouTube Video](#)).

- **Arbitration Filings:** Claims submitted regarding voting rights, emergency repairs, a certified records request in 2023, and a failed Board Member Recall attempt in 2008 (see [Case No. 2008058941](#)).
- **Office of Inspector General (DBPR):** Submission related to systemic enforcement failure and oversight breakdown. This includes a formal request for investigation into the alleged misuse of off-duty City of Plantation police officers for retaliatory intimidation at community meetings (see [Video Evidence](#)).
- **City of Plantation (Code Enforcement and Building Division):** Ongoing reports regarding code violations, improper permitting, and contractor misconduct.
- **DBPR General Counsel's Office:** Three complaints remain under active review, tied to window removal, furring strip installation, and lack of insulation — each implicating broader contract violations and fiduciary breaches.

Newly engaged watchdog and advocacy organizations must be quickly brought up to speed on the depth of corruption, alleged fraud, and coordinated misconduct this case has entailed — with a documented pattern stretching as far back as 2008.

### Attachments (Selected Historical & Visual Evidence)

- **Exhibit: Historic Neglect Summary (2009–2025):** A timeline-based summary of 15+ years of enforcement failure, civil rights violations, whistleblower retaliation, and financial exploitation across multiple administrations and agencies.
- **Exhibit – Omega Villas vs Florida COA Fraud Cases:** A side-by-side breakdown of recent high-profile Florida condominium scandals versus the breadth of misconduct at Omega Villas, including financial mismanagement, board retaliation, city inaction, and alleged misuse of law enforcement.
- **State of Florida and City Correspondence (2007–2009 & 2023):** Screenshots and emails regarding code violations tied to Vincent Pagan and Gould Roofing, which resulted in over **\$1 million in fines** — disproportionately affecting Phase 2 buildings.
- **2009 City of Plantation Code Citations:** Issued for improper work performed by unlicensed or improperly licensed contractors hired by the Association.
- **Exhibit V – Fine Disparity & Legal Shielding (2006–2025)** has been created and is now ready for inclusion in your master document or as a standalone attachment. Let me know if you'd like to link this directly in the main email, generate a PDF version, or adjust it further based on strategic goals.
- **Exhibit BB – Legal Spend & Recall Suppression:** Financial records from 2011 documenting \$13,691 in payments to Frank Weinberg Black, P.L. for “Reconstruction” and “General Condo” legal services. These occurred after the failed 2009 recall and coincide with enforcement disparities and board entrenchment.
- **Exhibit W – Furring Strips & Insulation Impact (Updated):** A comprehensive technical and financial breakdown of unauthorized furring strip installation and missing insulation. Documents an estimated **\$890,000–\$2.55 million** in potential community losses due to window system failures, energy inefficiencies, future repairs, and vendor retaliation. Includes photographic evidence and a request for forensic engineering review.
- **Pre-Construction Video – Phase 1 Overview:** [Watch Video](#) – Drive-through footage showing intact window systems and siding prior to the 2023 renovation contract.
- **Pre-Construction Video – Phase 2 Overview:** [Watch Video](#) – Short video documenting similar structural stability and absence of widespread visible damage in Phase 2.

Respectfully,

/s/ Shawn Martin

Shawn Martin, MBA

Elected Board Member & Whistleblower | Omega Villas Condominium Association

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## Notices:

### Channel Description for YouTube/TikTok (Public Evidence Archive)

#### **Omega Villas Whistleblower Evidence Archive**

This channel documents ongoing investigations into alleged financial misconduct, construction fraud, whistleblower retaliation, and regulatory inaction at the Omega Villas Condominium Association (Florida).

#### Includes:

- Video evidence from board meetings and construction walk-throughs
- Public safety hazards and code violations
- Off-duty police deployment and retaliation incidents
- Legal filings, public records, and firsthand commentary

#### These videos support 8 to 10 formal complaints submitted to:

- Florida DBPR (8 complaints with 3 at DBPR GC's Office)
- The Florida Bar (1 Complaint)
- City of Plantation
- State legislators and watchdog organizations

 **Note:** The Association underwent a financial system conversion in 2011 under Juda Eskew & Associates. As a result, there are no readily accessible online financial records available prior to this date. This gap in documentation further limits transparency into Association financial practices during the years directly following the 2007–2009 code enforcement crisis and the failed 2009 recall.

 Full report and written summary available upon request or via linked exhibits. This channel is part of a whistleblower effort to ensure transparency, protect residents, and hold those in power accountable.

#### Whistleblower Protection Notice

***This communication contains statements and disclosures made pursuant to rights under Florida Statutes and Federal Whistleblower Protection laws. These disclosures relate to matters of public interest including alleged financial misconduct, misuse of public resources, and retaliatory actions taken against a whistleblower and sitting board member.***

***Distribution to regulatory agencies, media, and advocacy organizations is intended to ensure transparency, accountability, and the preservation of evidence.***

***Any attempt to suppress, intimidate, retaliate, or silence the whistleblower in connection with these reports may constitute a violation of state or federal protections.***

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12 attachments

-  **Historic Neglect Summary Exhibit.docx**  
19K
-  **Omega Villas Vs FL Fraud Stories Exhibit.docx**  
23K
-  **2007 to 2009 State Correspondence Exhibit.pdf**  
6602K
-  **2023 State Correspondence.pdf**  
394K
-  **2009 City of Plantation Citations.pdf**  
1403K
-  **Exhibit V - Fine Disparity.docx**  
18K
-  **Omega Villas City Of Plantations Fines Exhibit 2025.pdf**  
431K
-  **Exhibit BB – Legal Spend & Recall Suppression (2011).docx**  
17K
-  **Exhibit - Frank, Weinberg, Black Expenses.xlsx**  
17K
-  **Exhibit W – Furring Strip Redesign.docx**  
25K
-  **Furring Strips & Missing Roof Insulation Exhibit.docx**  
19K
-  **Exhibit - Frank, Weinberg, Black Expenses.xlsx**  
17K

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Final-Recipient: rfc822; [info@openthegovernment.org](mailto:info@openthegovernment.org)

Action: delayed

Status: 4.4.4

Remote-MTA: dns; [openthegovernment-org.mail.protection.outlook.com](https://openthegovernment-org.mail.protection.outlook.com).

(2a01:111:f403:f90d::, the server for the domain [openthegovernment.org](https://openthegovernment.org).)

Diagnostic-Code: smtp; 451 4.4.4 Mail received as unauthenticated, incoming to a recipient domain configured in a hosted tenant which has no mail-enabled subscriptions. ATTR5 [SN1PEPF00036F3D.namprd05.prod.outlook.com 2025-05-09T20:00:12.728Z 08DD8B3CDC9624AA]

Last-Attempt-Date: Fri, 09 May 2025 13:00:12 -0700 (PDT)

Will-Retry-Until: Sun, 11 May 2025 10:05:36 -0700 (PDT)

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Final-Recipient: rfc822; [info@openthegovernment.org](mailto:info@openthegovernment.org)

Action: delayed

Status: 4.4.4

Remote-MTA: dns; [openthegovernment-org.mail.protection.outlook.com](mailto:openthegovernment-org.mail.protection.outlook.com).  
(2a01:111:f403:f90a::, the server for the domain [openthegovernment.org](https://openthegovernment.org).)

Diagnostic-Code: smtp; 451 4.4.4 Mail received as unauthenticated, incoming to a recipient domain configured in a hosted tenant which has no mail-enabled subscriptions. ATTR5 [BN2PEPF000044A4.namprd02.prod.outlook.com 2025-05-10T17:26:46.037Z 08DD8EFC74DF0B85]

Last-Attempt-Date: Sat, 10 May 2025 10:26:46 -0700 (PDT)

Will-Retry-Until: Sun, 11 May 2025 10:05:36 -0700 (PDT)

 noname  
6K

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Sat, May 10, 2025 at 10:06 PM

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## Subject: Florida HOA Crisis Escalates – 120+ Videos, 15-Year Oversight Failure, Possible Land Grab

Dear Officials, Watchdog Leaders, and Oversight Stakeholders,

This is a follow-up to my prior email detailing widespread financial misconduct, retaliatory governance, and construction fraud at Omega Villas Condominium Association. Since that time, new evidence has further confirmed that this is no longer a case of isolated mismanagement — it is now a fully documented **pattern of collusion, retaliation, and systemic enforcement failure**.

### **Is This a Coordinated Land Grab?**

Omega Villas sits on an estimated **10–15 +/- acres of prime South Florida real estate, including 128 homes**, a clubhouse, pool, small parks, and a tennis court. **With city fines now nearing \$1 million and selective pressure being applied to Phase 2 and homeowners, serious questions arise:**

**Is the erosion of ownership and infrastructure part of a longer-term strategy to devalue, distress, and flip this land?**

When enforcement breaks down this completely—and the same regulatory players have been informed for over 15 years—it invites scrutiny over whether this is **mismanagement or something more coordinated. The patterns outlined in Exhibits T, W, and L warrant that this possibility be investigated.**

### **The Pattern Is Decades Deep**

As detailed in my first communication, attached documentation from **2008–2009**—now incorporated into **Exhibits L, T** and referenced in **Exhibit W**—shows that the **DBPR, City of Plantation, Police Department, State Attorney’s Office, Attorney General’s Office, and even the Governor’s Office** were each formally notified of nearly identical **misconduct at Omega Villas**. These communications (see *2008–2009 Email Records*, attached in Watchdog Email #1) included concerns over unlicensed contractors, improper permit closures, and retaliatory behavior by the Board. The agencies' failure to act then mirrors today’s inaction and highlights a **longstanding breakdown in enforcement spanning over 15+ years**.

### **What's New Since My Last Communication:**

- **Exhibit L – Communications Timeline**

Chronologically shows 2024–2025 complaints to every relevant agency. Includes case numbers, emails, responses (or lack thereof), and attached evidence. Over 15 formal points of contact.

- **Exhibits L & W – Regulatory Timeline & Oversight Collapse**

These exhibits show how **DBPR, the City of Plantation (including the Chief Building Inspector), the Police Department, the State Attorney’s Office, the Attorney General’s Office, and even the FBI** were each contacted directly with supporting documentation. Despite this, each agency either deferred action, cited jurisdictional limitations, or failed to respond — creating a **regulatory bottleneck where no entity will act unless another initiates first**, leaving homeowners vulnerable and misconduct unchallenged.

- **Exhibit S-3 – Electrical Scope Deviation & Permit Misrepresentation**

**Summary:** Documents a 2008 electrical citation (CE08-03180) that claimed work across the entire development, yet was only executed in Phase 3. No records confirm inspections or upgrades in Phases 1, 2, or 4. Suggests possible permit misrepresentation or selective inspection by the City of Plantation, raising questions about long-term electrical compliance and enforcement integrity.

**Key Themes:** Historical permit closure fraud • Phase discrimination • Contractor shielding **Supports: Exhibits V, W, AA2**

- **Exhibit U – Pattern of Off-Duty Police Involvement & Suppression of Dissent**

Documents **7+ instances of off-duty law enforcement being used to intimidate homeowners and whistleblowers** during public meetings. These videos have been **submitted to Internal Affairs and other authorities — with no formal investigation initiated.**

- **Exhibit V – Citation and Enforcement History (2007–2025)**

**Summary:** A full matrix of over 45 confirmed citations issued to Omega Villas from 2007–2025, categorized by phase. Shows targeted enforcement against Phase 2 while Phases 1 and 3 had violations quietly resolved or overlooked. Includes documentation of unlicensed contractor citations (Gould Roofing, Vincent Pagan) and the failure to act on similar violations in other phases.

**Key Themes:** Selective enforcement • Regulatory inconsistency • Phase-based targeting

**Supports:** Exhibits S-3, W, L

- **Exhibit X – Video Archive (120+ Clips)**

Centralizes public YouTube and TikTok videos showing retaliation, contractor interference, legal suppression, and hostile meetings involving officers and Board actors. This is one of the most transparent HOA misconduct archives ever compiled in Florida.

- **Exhibit AA – Potential Legal & RICO Violations**

Maps out statutory violations under Chapter 718 and outlines how certain Board actions and vendor relationships **mirror known RICO patterns:** retaliation, conspiracy, obstruction, misappropriation of funds, and false foreclosure filings.

- **Exhibit AA2 – Supplemental Validation of Legal Violations**

**Summary:** Validates Exhibit AA with underlying documentation, email threads, video footage, and statute references. Demonstrates confirmed complaint closures, police blocking communication, contractor collusion, and SLAPP retaliation patterns. Includes a cross-reference to Exhibits T, U, and W, and lists specific Florida Statutes and RICO predicates cited.

**Key Themes:** Legal pattern corroboration • RICO buildout • Evidence triangulation

**Supports:** Exhibits AA, U, W, L

### Why This Matters Now

- \$993K in city fines
- Unauthorized removal of insulation
- Off-book structural changes (furring strips)
- Foreclosures allegedly pursued without required votes
- Government entities cited in communications that remain silent

### This Is No Longer Just About Omega Villas

This case now reflects:

- A statewide failure to enforce the Condo 3.0 reforms signed into law in 2024
- A breakdown of municipal and regulatory duty in the face of documented abuse
- An example of how **public funding (\$60M in DBPR HOA fees + \$7.4M in 2024 enforcement expansion)** is failing to protect homeowners on the ground

### Call to Action

I am asking for **immediate review** of these materials by:

- Internal Affairs
- State prosecutors
- DBPR leadership
- Legislative watchdogs
- Federal oversight teams (DOJ/FBI)

Please confirm receipt. Exhibit links, video logs, and attachments are available upon request or can be resent in full. *A failure to review these materials at this stage will only raise deeper questions about whether regulatory silence is protecting misconduct rather than exposing it.*

### **📎 Attachments Included with This Email**

#### **1. Exhibit L – Communications Timeline with DBPR and State Agencies**

Chronological log of formal complaints, case numbers, and agency responses from 2024–2025.

#### **2. Exhibit W – Oversight Collapse & Systemic Failure**

Breakdown of systemic inaction by DBPR, City of Plantation, Police Department, State Attorney’s Office, Attorney General, and FBI.

#### **3. Exhibit S-3 – Electrical Scope Deviation & Permit Misrepresentation**

Analysis of 2008 permit misrepresentation and failure to inspect all community phases.

#### **4. Exhibit V – Citation and Enforcement History (2007–2025)**

Matrix of over 45 citations showing selective enforcement by phase and contractor.

#### **5. Exhibit U – Pattern of Off-Duty Police Involvement & Suppression of Dissent**

Video-supported evidence of law enforcement used to intimidate, suppress, and chill protected speech.

#### **6. Exhibit X – Video & Multimedia Documentation Archive**

Centralized archive of 120+ videos documenting HOA misconduct, retaliation, and contractor interference.

#### **7. Exhibit AA – Potential Legal & RICO Violations**

Florida statutory violations and mapped RICO predicate acts based on patterns of Board behavior.

#### **8. Exhibit AA2 – Supplemental Validation of Legal Violations**

Documentary support for Exhibit AA, including emails, video cross-references, and complaint outcomes.

#### **9. Comparative Fraud Matrix – Omega Villas vs. Other Florida COA Cases**

Side-by-side matrix showing how Omega Villas now exceeds the documented scope of The Hammocks, Edgewater, and Ocean Club in breadth, retaliation, and government inaction.

Regards,

**/s/ Shawn Martin**

**Shawn Martin, MBA**

Elected Board Member & Whistleblower | Omega Villas Condominium Association

[sem2000s@gmail.com](mailto:sem2000s@gmail.com) | (954) 909-5178

## Whistleblower Protection Notice

***This communication contains statements and disclosures made pursuant to rights under Florida Statutes and Federal Whistleblower Protection laws.***

***These disclosures relate to matters of public interest including alleged financial misconduct, misuse of public resources, and retaliatory actions taken against a whistleblower and sitting board member. Distribution to regulatory agencies, media, and advocacy organizations is intended to ensure transparency, accountability, and the preservation of evidence.***

***Any attempt to suppress, intimidate, retaliate, or silence the whistleblower in connection with these reports may constitute a violation of state or federal protections.***

On Thu, May 8, 2025 at 1:05 PM Shawn Martin <[sem2000s@gmail.com](mailto:sem2000s@gmail.com)> wrote:

### **Subject: Omega Villas HOA Crisis – \$10M+ Exposure, Public Safety Concerns, and Years of State Inaction**

**Dear Federal and State Officials, Investigative Journalists, and Public Accountability Organizations:**

Thank you in advance for your time and attention. I recognize that many of you are being looped into this matter for the first time, and I sincerely appreciate your willingness to review the material. This communication is intended to provide a comprehensive but structured overview of the ongoing concerns at **Omega Villas Condominium Association** located in the City of Plantation Florida — concerns which span alleged financial irregularities, construction mismanagement, and retaliatory practices that have persisted for over a decade. For your convenience, the key sections below are broken into issue areas, each supported by documentation, complaints, and submitted evidence.

#### **National Significance – A Case Study in HOA Abuse**

The issues at Omega Villas are not isolated — they reflect a deeper, national pattern of HOA abuse, regulatory failure, and financial exploitation facing millions of Americans. From election manipulation and vendor collusion to whistleblower retaliation and government inaction, this case embodies the same systemic vulnerabilities seen in recent high-profile HOA scandals across the country. As such, Omega Villas now stands as a critical case study for HOA reform advocates, investigative media, and federal oversight agencies seeking to understand how unchecked HOA power can result in financial harm, civil rights violations, and erosion of public trust. It is my hope that national organizations committed to property rights, governance reform, and homeowner protections will treat this case as a priority in the broader effort to bring accountability and transparency to the HOA sector.

#### **Pattern Ignored – Systemic Suppression Despite Years of Warnings**

Despite years of filings, city-imposed fines, documented financial harm, and direct outreach to media outlets, this case has received no meaningful coverage at the local or national level. **The continued silence raises serious concerns of systemic suppression and institutional failure to act on evidence that has been in plain view since at least 2008.**

As part of prior filings submitted to DBPR, the Florida Bar, and media outlets, I would like to summarize one key dimension of the financial pattern that appears to have driven a significant portion of the misconduct documented at Omega Villas Condominium Association: alleged construction padding tied to the Austro contract.

### **⚠ Public Safety Concerns**

This case has raised urgent public safety concerns for residents and contractors at Omega Villas. Off-duty police officers were allegedly deployed to intimidate dissenting owners. Contractors performing emergency work were harassed. Following a legal victory, the whistleblower's roof was deliberately cut, causing significant water damage. In another alarming instance, a live broken FPL powerline was buried and concealed beneath a newly constructed fence, endangering lives and violating basic safety standards (see [TikTok video evidence](#)). These events reflect a pattern of systemic neglect, retaliation, and disregard for human safety that demands immediate investigation.

### **💰 Projected Financial Impact Summary**

Based on current data, the Omega Villas construction project reflects a cumulative financial exposure of over **\$7 million to possibly \$10 million**, with several categories of potentially misrepresented or improperly classified construction-related expenses, including:

- **\$4.85 million in base construction contract costs;**
- An estimated **\$2.1 million in City of Plantation fines**, stemming from historic unlicensed contractor activity between 2006 and 2009, tied to prior Board actions
  - **Of this \$2.1 million in Fines, Phase 2 subdivision is about \$1.7 million of this total.**
  - **Notably, Phase 2 was the only subdivision financially penalized for the 2007–2009 code violations, despite similar citations being issued to buildings in Phase 1 and Phase 4. Public records show that the law firm Frank Weinberg Black was retained by the Association around this time to negotiate with the City of Plantation — raising questions as to whether legal intervention selectively shielded other phases from similar fines or accountability (refer to the Attachments below for more details);**
  - **Public records from 2009 show that properties across Phases 1, 2, and 4 of Omega Villas were cited by the City of Plantation for unpermitted roofing work. However, only Phase 2 was issued significant monetary fines. Records indicate the Association retained the law firm Frank Weinberg Black during this period, and it appears their intervention may have shielded other phases — particularly Phases 1 and 4 — from similar financial penalties. This raises troubling questions of selective enforcement, legal shielding, and possible favoritism, particularly as those earlier fines now factor heavily into Phase 2's ballooning assessments and financial strain of possibly \$1.7 Million in 2026-27 Fines.**
  - **In 2011, Omega Villas paid over \$13,000 to Frank Weinberg Black, P.L. for legal services labeled “Reconstruction” and “General Condo,” reinforcing concerns of long-term legal suppression and selective enforcement following the failed 2009 recall;**
- **Unauthorized installation of furring strips and failure to insulate wall cavities have allegedly created \$1–2.5 million in downstream financial exposure — including window replacements, energy inefficiencies, and future water intrusion repairs. These changes were made without contract amendment, proper disclosure, or documented engineering redesign (see Exhibit W).**

- Additional, undisclosed expenses to **vendors such as Austro Construction and S&D Engineering — along with construction-related costs including removed trees, shrubs, and sod; broken sprinkler systems; foundation damage; and extensive landscaping repairs — may have been misclassified as routine annual budget expenses, improperly approved without unit owner consent, or concealed entirely from membership oversight.**
  - During the April 2025 Board Meeting (captured on video), the whistleblower submitted a formal **Board Motion requesting that Guy Strum, CPA, of the Association’s audit firm, include a line-item review of these specific costs in the annual audit. The motion questioned whether vendor payments and related landscaping and construction expenses were properly categorized. Board Member Blaire amended the motion, accepting the audit invoice related to Guy Strum and partially incorporating the whistleblower’s request, which was submitted by email to the Board President as per the Amended Motion (video evidence is available).**
  - This request also included a call for the audit to examine any Austro-related costs tied to emergency roof repairs, interior damages, or undocumented construction activities occurring between 2023 and 2025 that may fall outside the original contract scope or lack approved change orders.
- **Austro conducted over \$100k+ in emergency roof repairs from 2017 to 2022 before the 2023 Austro Construction Contract was signed. They then became the contractor for this \$4.85 Million Contract.**
- **No formal or detailed construction budget for this possibly \$10 million contract was ever presented to unit owners, raising serious concerns about transparency and accountability in contract management.**
- The whistleblower made repeated formal requests to review financials, contracts, and change orders, but faced persistent delays, incomplete disclosures, and vague or contradictory responses from the Board and property management ***(these were submitted in Exhibits as part of the DBPR complaints and evidence was retained for copies of these requests via meeting recordings or emails).***
- A DBPR complaint against Juda Eskew & Associates for financial mismanagement and improper reporting remains under active review by the General Counsel’s Office, reinforcing concerns over deeper systemic irregularities.
- The Association underwent a financial system conversion in 2011 under Juda Eskew & Associates. As a result, there are no readily accessible online financial records available prior to this date. This gap in documentation further limits transparency into Association financial practices during the years directly following the 2007–2009 code enforcement crisis and the failed 2009 recall.

 **Estimated Financial Gains Related to Contract Deviations**

*(Based on 128-unit impact unless otherwise noted)*

Line Item / Scope Deviation	Est. Unit Impact	Est. Cost Impact
Unscoped Furring Strips (installed in affected frame-construction units only)	\$750 x approx. *70 units	\$52,500
Omission of Labor to reinstall existing windows	\$1,200 x 128 units	\$153,600
Missing Insulation (removed, not replaced)	\$1,200 x 128 units	\$153,600
Forced Window Replacements due to misleading blanket claim and furring strips	\$5,000–\$12,000 x up to 128 units	\$640,000–\$1,536,000

General Line Item Inflation (materials/labor)	Lump sum estimate	\$250,000
<b>Total Estimated Padding</b>		<b>\$705,700 – \$1,643,700</b>

*\*Note: Phase 4 has only concrete construction buildings and approximately one-quarter to one-half of Phase 3 are concrete-to-frame or concrete construction and did not receive furring strips. The above values reflect costs potentially extracted from affected wood-frame portions of the community, primarily located within Phases 1, 2, and 3, which are all mixed frame/concrete construction.*

#### **Summary of Estimates and Source Basis:**

The financial estimates shown above are derived from a combination of contract analysis, firsthand construction meeting documentation, owner communications, and visual inspections conducted during and after construction. Figures were triangulated using contractor invoice ranges, market labor rates, documented owner expenses, and cost patterns reported across the affected 128 units. The furring strip estimates are adjusted to exclude all of Phase 4 and approximately half of Phase 3, which consist of concrete construction not subject to these installations. Replacement window costs were benchmarked based on owner invoices ranging from \$5,000 to \$12,000 per unit, following project communications that inaccurately advised full replacements.

#### **Misrepresentation of Scope: “All Windows and Doors Must Be Replaced”**

During the early stages of the project, owners were told in public construction meetings that “all windows and doors must be replaced.” This blanket claim was misleading:

- **The executed contract did not call for full window or door replacement but did offer a full list of window and sliding glass door pricing options.**
- **The original windows were functional and not leaking.**
- **Furring strips (which made window reinstallation impossible) were not disclosed or contractually approved. *The whistleblower group believes this is the multi-million dollar omission!***
- **Over four to five construction meetings were needed before the Board and contractor finally admitted that only frame construction (not concrete units) was affected for requiring window replacements. *The whistleblower group believes that they were trying to make all subdivisions including Phase 4 (concrete-only construction) as well!***

By then, many owners had already paid for or contracted replacements potentially based on misrepresented project scope. This potentially created widespread financial harm based on a false generalization. Pre-construction video footage of both Phase 1 and Phase 2 supports this, showing no visible window failure or major siding issues prior to the 2023 contract. These are publicly posted and linked below.

#### **Retaliation Against the Whistleblower – Pattern of Suppression**

Following objections and whistleblower actions from 2008:

- **Foreclosures were allegedly processed in violation of Florida statutes**, without proper board votes, due process, or verified notice to affected owners — raising concerns of targeted retaliation against dissenting individuals.
- **The whistleblower's roof was cut by an unknown party shortly after prevailing in legal action, causing major interior water damage** — all caught on time/date-stamped photos and videos.
- **The whistleblower was publicly accused of violent statements and allegedly had access to private WhatsApp threads either through unauthorized entry or by planting an informant within the group.** (see [TikTok video](#))
- **Contractors performing whistleblower's emergency repairs were harassed, even though the Board refused to make emergency roof repairs to his unit.** (see [YouTube video](#))
- **The City of Plantation allowed off-duty officers to be deployed at meetings where no threats existed, contributing to a pattern of structured, escalated retaliation against dissenting voices.** (refer to library of YouTube & TikTok videos)
- **Officers were deployed selectively and without a formal vote, appearing to serve a suppressive function on behalf of the Board.** (request Meeting Minutes 2024-2025)
- **Official complaints and legal correspondence were ignored.**

These retaliatory actions have taken place across multiple forums — including the Association, the City of Plantation, and state regulatory agencies — with no intervention or corrective action to date.

A formal complaint and evidence summary was submitted directly to DBPR Investigator Matthew Collier regarding the alleged misuse of off-duty City of Plantation Police officers by the Omega Villas Board. The complaint detailed how officers were deployed without a formal vote, selectively enforced disruptions at meetings, and contributed to an escalating pattern of retaliation against dissenting unit owners. Despite submission of supporting video evidence and correspondence, no protective or investigatory response has been issued to date. (See [YouTube Video Evidence](#))

### **Request for Accountability**

Given the detailed documentation provided/shared to date from RICO Exhibits A through AA that are still being produced/finalized — and considering the continuity, coordination, and financial motives underlying these actions — we believe this matter may rise to the level of a civil or criminal RICO investigation. We respectfully ask whether the State, City, or appropriate enforcement authority intends to:

1. **Open a formal investigation into the padded contract elements and lack of disclosure;**
2. **Audit invoices/payments issued to Austro Construction, S&D Engineering, Hollander, Goode and Lopez, Juda Eskew & Associates, Sunrise Management to possibly others;**
3. **Review the pattern of retaliatory actions against whistleblowers and dissenting unit owners.**

All referenced materials, legal filings, and documentation are available upon request — with video evidence also publicly accessible on my [YouTube Channel](#) and [TikTok Channel](#).

### **Summary of Formal Complaints and Investigations Filed:**

- **DBPR Division of Condominiums (2008–2025):** Multiple complaints regarding unlicensed contractor activity, board misconduct, financial irregularities, and construction mismanagement.
- **Florida Bar:** Complaint filed against HOA attorney Rhonda Hollander alleging unethical conduct, obstruction, and harassment; closed without disciplinary action but preserved on record (see [YouTube Video](#)).
- **Arbitration Filings:** Claims submitted regarding voting rights, emergency repairs, a certified records request in 2023, and a failed Board Member Recall attempt in 2008 (see [Case No. 2008058941](#)).
- **Office of Inspector General (DBPR):** Submission related to systemic enforcement failure and oversight breakdown. This includes a formal request for investigation into the alleged misuse of off-duty City of Plantation police officers for retaliatory intimidation at community meetings (see [Video Evidence](#)).
- **City of Plantation (Code Enforcement and Building Division):** Ongoing reports regarding code violations, improper permitting, and contractor misconduct.
- **DBPR General Counsel's Office:** Three complaints remain under active review, tied to window removal, furring strip installation, and lack of insulation — each implicating broader contract violations and fiduciary breaches.

Newly engaged watchdog and advocacy organizations must be quickly brought up to speed on the depth of corruption, alleged fraud, and coordinated misconduct this case has entailed — with a documented pattern stretching as far back as 2008.

### 📎 Attachments (Selected Historical & Visual Evidence)

- **Exhibit: Historic Neglect Summary (2009–2025):** A timeline-based summary of 15+ years of enforcement failure, civil rights violations, whistleblower retaliation, and financial exploitation across multiple administrations and agencies.
- **Exhibit – Omega Villas vs Florida COA Fraud Cases:** A side-by-side breakdown of recent high-profile Florida condominium scandals versus the breadth of misconduct at Omega Villas, including financial mismanagement, board retaliation, city inaction, and alleged misuse of law enforcement.
- **State of Florida and City Correspondence (2007–2009 & 2023):** Screenshots and emails regarding code violations tied to Vincent Pagan and Gould Roofing, which resulted in over **\$1 million in fines** — disproportionately affecting Phase 2 buildings.
- **2009 City of Plantation Code Citations:** Issued for improper work performed by unlicensed or improperly licensed contractors hired by the Association.
- **Exhibit V – Fine Disparity & Legal Shielding (2006–2025)** has been created and is now ready for inclusion in your master document or as a standalone attachment. Let me know if you'd like to link this directly in the main email, generate a PDF version, or adjust it further based on strategic goals.
- **Exhibit BB – Legal Spend & Recall Suppression:** Financial records from 2011 documenting \$13,691 in payments to Frank Weinberg Black, P.L. for “Reconstruction” and “General Condo” legal services. These occurred after the failed 2009 recall and coincide with enforcement disparities and board entrenchment.
- **Exhibit W – Furring Strips & Insulation Impact (Updated):** A comprehensive technical and financial breakdown of unauthorized furring strip installation and missing insulation. Documents an estimated **\$890,000–\$2.55 million** in potential community losses due to window system failures, energy inefficiencies, future repairs, and vendor retaliation. Includes photographic evidence and a request for forensic engineering review.
- **Pre-Construction Video – Phase 1 Overview:** [Watch Video](#) – Drive-through footage showing intact window systems and siding prior to the 2023 renovation contract.
- **Pre-Construction Video – Phase 2 Overview:** [Watch Video](#) – Short video documenting similar structural stability and absence of widespread visible damage in Phase 2.

Respectfully,

/s/ **Shawn Martin**

**Shawn Martin, MBA**

Elected Board Member & Whistleblower | Omega Villas Condominium Association

[sem2000s@gmail.com](mailto:sem2000s@gmail.com) | (954) 909-5178

**Notices:**

 **Channel Description for YouTube/TikTok (Public Evidence Archive)**

**Omega Villas Whistleblower Evidence Archive**

This channel documents ongoing investigations into alleged financial misconduct, construction fraud, whistleblower retaliation, and regulatory inaction at the Omega Villas Condominium Association (Florida).

 **Includes:**

- Video evidence from board meetings and construction walk-throughs
- Public safety hazards and code violations
- Off-duty police deployment and retaliation incidents
- Legal filings, public records, and firsthand commentary

 **These videos support 8 to 10 formal complaints submitted to:**

- Florida DBPR (8 complaints with 3 at DBPR GC's Office)
- The Florida Bar (1 Complaint)
- City of Plantation
- State legislators and watchdog organizations

 **Note:** The Association underwent a financial system conversion in 2011 under Juda Eskew & Associates. As a result, there are no readily accessible online financial records available prior to this date. This gap in documentation further limits transparency into Association financial practices during the years directly following the 2007–2009 code enforcement crisis and the failed 2009 recall.

📄 Full report and written summary available upon request or via linked exhibits. This channel is part of a whistleblower effort to ensure transparency, protect residents, and hold those in power accountable.

**🔒 Whistleblower Protection Notice**

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***Any attempt to suppress, intimidate, retaliate, or silence the whistleblower in connection with these reports may constitute a violation of state or federal protections.***

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Final-Recipient: rfc822; [reporters@miamiherald.com](mailto:reporters@miamiherald.com)

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550-5.1.1 double-checking the recipient's email address for typos or unnecessary spaces. For more information, go to 550 5.1.1 <https://support.google.com/mail/?p=NoSuchUser> d9443c01a7336-22fc7251439sor14006005ad.1 - smtp Last-Attempt-Date: Sat, 10 May 2025 19:07:02 -0700 (PDT)

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Final-Recipient: rfc822; [AskUs@sa17.state.fl.us](mailto:AskUs@sa17.state.fl.us)

Action: failed

Status: 5.1.2

Diagnostic-Code: smtp; DNS Error: DNS type 'mx' lookup of [sa17.state.fl.us](https://sa17.state.fl.us) responded with code NXDOMAIN

Domain name not found: [sa17.state.fl.us](https://sa17.state.fl.us) For more information, go to <https://support.google.com/mail/?p=BadRcptDomain>

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Status: 5.7.0

Remote-MTA: dns; [d214658a.ess.barracudanetworks.com](https://d214658a.ess.barracudanetworks.com). (209.222.82.253, the server for the domain [psd.plantation.org](https://psd.plantation.org).)

Diagnostic-Code: smtp; 550 permanent failure for one or more recipients (wdorr@psd.plantation.org:blocked,ia@psd.plantation.org:blocked)

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Remote-MTA: dns; [d214554a.ess.barracudanetworks.com](https://d214554a.ess.barracudanetworks.com). (209.222.82.255, the server for the domain [plantation.org](https://plantation.org).)

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Ask the owner of the group to grant you permission to send to the group, and then try to send a message again. If the group belongs to a different organization than yours, contact the organization's customer service department for assistance. If the group is in your organization and you don't know who the group owner is, you can find it by doing the following in either Outlook on the web or Outlook:

- Open your Sent folder, and then select the original message.
- If you're using Outlook on the web, select the group name located on the To or CC line. If you're using Outlook, double-click the group name on the To or CC line.
- In Outlook on the web, from the pop-up dialog box, choose Owner. In Outlook, choose Contact. The owner's name is listed under Owner.

The owner of the group may have intentionally chosen to restrict who can send messages to it, and they may not want to adjust the existing restriction. In this case, you'll have to contact the group members by some other means, such as sending an email message to their individual email addresses or contacting them by phone.

Was this helpful? [Send feedback to Microsoft.](#)

## More Info for Email Admins

Status code: 550 5.7.124

This error occurs when the owner of the distribution group or security group has set up the group to accept messages only from certain addresses. Even a group owner may not be automatically granted permission to send messages to the group.

To fix this issue, the group owner must add the sender's address to the group's allowed senders list. Usually this issue can only be fixed by the group owner.

For more information and steps to fix this issue, see [Fix email delivery issues for error](#)

[code 5.7.124 in Office 365.](#)

### Original Message Details

Created Date: 5/11/2025 2:06:48 AM  
 Sender Address: [sem2000s@gmail.com](mailto:sem2000s@gmail.com)  
 Recipient Address: [inspectorgeneral@eog.myflorida.com](mailto:inspectorgeneral@eog.myflorida.com)  
 Subject: Re: Omega Villas HOA Crisis – \$10M+ Exposure, Public Safety Concerns, and Years of State Inaction

### Error Details

Error: 550 5.7.124 RESOLVER.RST.RestrictedToGroupPermission; not authorized to send to the distribution list because the distribution list is set up to accept mail from list members only, or specific recipients only

Message rejected by: [SA1PR09MB11185.namprd09.prod.outlook.com](mailto:SA1PR09MB11185.namprd09.prod.outlook.com)

### Notification Details

Sent by: [SA1PR09MB11185.namprd09.prod.outlook.com](mailto:SA1PR09MB11185.namprd09.prod.outlook.com)

### Message Hops

HOP	TIME (UTC)	FROM	TO	WITH	RELAY TIME
1	5/11/2025 2:07:02 AM		<a href="mailto:mail-pj1-x102a.google.com">mail-pj1-x102a.google.com</a>	SMTP	14 sec
2	5/11/2025 2:07:03 AM	<a href="mailto:mail-pj1-x102a.google.com">mail-pj1-x102a.google.com</a>	<a href="mailto:BL02EPF0001B416.mail.protection.outlook.com">BL02EPF0001B416.mail.protection.outlook.com</a>	Microsoft SMTP Server (version=TLS1_3, cipher=TLS_AES_256_GCM_SHA384)	1 sec
3	5/11/2025 2:07:03 AM	<a href="mailto:BL02EPF0001B416.namprd09.prod.outlook.com">BL02EPF0001B416.namprd09.prod.outlook.com</a>	<a href="mailto:DM6PR09CA0011.outlook.office365.com">DM6PR09CA0011.outlook.office365.com</a>	Microsoft SMTP Server (version=TLS1_3, cipher=TLS_AES_256_GCM_SHA384)	*
4	5/11/2025 2:07:04 AM	<a href="mailto:DM6PR09CA0011.namprd09.prod.outlook.com">DM6PR09CA0011.namprd09.prod.outlook.com</a>	<a href="mailto:SA1PR09MB11185.namprd09.prod.outlook.com">SA1PR09MB11185.namprd09.prod.outlook.com</a>	Microsoft SMTP Server (version=TLS1_2, cipher=TLS_ECDHE_RSA_WITH_AES_256_GCM_SHA384)	1 sec

### Original Message Headers

Received: from [DM6PR09CA0011.namprd09.prod.outlook.com](mailto:DM6PR09CA0011.namprd09.prod.outlook.com) (2603:10b6:5:160::24) by [SA1PR09MB11185.namprd09.prod.outlook.com](mailto:SA1PR09MB11185.namprd09.prod.outlook.com) (2603:10b6:806:364::15) with Microsoft SMTP Server (version=TLS1\_2, cipher=TLS\_ECDHE\_RSA\_WITH\_AES\_256\_GCM\_SHA384) id 15.20.8722.28; Sun, 11 May 2025 02:07:04 +0000

Received: from [BL02EPF0001B416.namprd09.prod.outlook.com](mailto:BL02EPF0001B416.namprd09.prod.outlook.com) (2603:10b6:5:160:cafe::c7) by [DM6PR09CA0011.outlook.office365.com](mailto:DM6PR09CA0011.outlook.office365.com) (2603:10b6:5:160::24) with Microsoft SMTP Server (version=TLS1\_3, cipher=TLS\_AES\_256\_GCM\_SHA384) id 15.20.8722.28 via Frontend Transport; Sun, 11 May 2025 02:07:03 +0000

Authentication-Results: spf=pass (sender IP is 2607:f8b0:4864:20::102a) smtp.mailfrom=[gmail.com](mailto:gmail.com); dkim=pass (signature was verified) header.d=[gmail.com](mailto:gmail.com); dmarc=pass action=none header.from=[gmail.com](mailto:gmail.com);

Received-SPF: Pass (protection.outlook.com: domain of gmail.com designates 2607:f8b0:4864:20::102a as permitted sender) receiver=protection.outlook.com; client-ip=2607:f8b0:4864:20::102a; helo=mail-pj1-x102a.google.com; pr=C  
Received: from mail-pj1-x102a.google.com (2607:f8b0:4864:20::102a) by BL02EPF0001B416.mail.protection.outlook.com (2603:10b6:22e:400:0:100a:0:4) with Microsoft SMTP Server (version=TLS1\_3, cipher=TLS\_AES\_256\_GCM\_SHA384) id 15.20.8722.18 via Frontend Transport; Sun, 11 May 2025 02:07:03 +0000  
Received: by mail-pj1-x102a.google.com with SMTP id 98e67ed59e1d1-30a7cf86d69so721722a91.1 for <inspectorgeneral@eog.myflorida.com>; Sat, 10 May 2025 19:07:02 -0700 (PDT)

DKIM-Signature: v=1; a=rsa-sha256; c=relaxed/relaxed; d=gmail.com; s=20230601; t=1746929222; x=1747534022; darn=eog.myflorida.com; h=cc:to:subject:message-id:date:from:in-reply-to:references:mime-version:from:to:cc:subject:date:message-id:reply-to; bh=cAIT9ZHmhS988fZEeeAqKZYcCULJ69hiIUW9fNb7uME=; b=B1L5ha9csdB3zKUJrzvrgs44KlXfs1a0uHs/DhBAJeIH+Wd6Y3I5j8HRu06wQ/jY60rhFqTKfwBFggHEN9eAosqAPSEbhjBiVVClaTl+XEDbfR4wYbPosBZ0yTIdxMIzYTQELU9/fIqdDvAYVzcmVhm/9yJZ5XNPZPMuBI9wxcMMXXPhfTIwqjvOqw1G1QoamGnaMk80W8tdQFdcUXrGsj7+PuDVs59jTkZJheZyagarHAQRHzMJN2LzUI5ASTgkAk+7yIaF0Y1H0pdu2JCKoqeA6THmJWQ0PSPiLtsmD/dh1Ygp+Lj011SDTJaQkNacdbLQ1Pb8TvDcVL0nM/s4Q==

X-Google-DKIM-Signature: v=1; a=rsa-sha256; c=relaxed/relaxed; d=1e100.net; s=20230601; t=1746929222; x=1747534022; h=cc:to:subject:message-id:date:from:in-reply-to:references:mime-version:x-gm-message-state:from:to:cc:subject:date:message-id:reply-to; bh=cAIT9ZHmhS988fZEeeAqKZYcCULJ69hiIUW9fNb7uME=; b=i5/4JAVqYR30f09JEPpmfiHaI3GVPA68RjxTCgkDwPzpvf+1+tWuSgpz1cu3DFP993+UEN2Fpj2kkyAmKDZuq/+hD7i4Z7wBuL+Rv6VpRBZX328bVu6kXCZDVeidVh/yB/oYH/UFEnlrQBGIw+9vNN5u2Ck0PVPw70xTo/kjBA/AK34JyNrbu9kofkXpM5xs/EquRUBm7jmUdH40NUVfppqB8h+IprFOULBWYfqLwrBI2F7gYhQjaCIQt64VkSUIp6NG9vWv56NKGeiPr6BoLDHLMffCQbb/C+qW4Wtrt30Zvp08yF4GI4HYCKYavcXcJPRcw/yORuZdEd4qrXLDYg==

X-Forwarded-Encrypted: i=1; AJvYcCV2c7250zjLH6f/Ek6uVvXa3DPtjhuPq1CM0cxmvSW7CBNCv/cFF4ohU14/Bc7WKjvPVbjHOqBvjAJ81UQPMz@eog.myflorida.com

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X-Google-Smtp-Source: AGHT+IFGZtP08QfUSX1PF0yQl9etYWIrZuS18m5fYuK4nVew5IByw6xDhYBKaCxseJd/UFa+NdsHI7YOilsnw7Var9E=

X-Received: by 2002:a17:903:2988:b0:22e:663f:c4c with SMTP id d9443c01a7336-22fc918876bmr44204415ad.11.1746929221502; Sat, 10 May 2025 19:07:01 -0700 (PDT)

MIME-Version: 1.0

References: <CAFj9TqqaLuVR9X9WCDr6=Gm1h0UyQ6AEAfUra4JouDHVKFGV2w@mail.gmail.com>

In-Reply-To: <CAFj9TqqaLuVR9X9WCDr6=Gm1h0UyQ6AEAfUra4JouDHVKFGV2w@mail.gmail.com>

From: Shawn Martin <sem2000s@gmail.com>

Date: Sat, 10 May 2025 22:06:48 -0400

X-Gm-Features: AX0GCFvyrhAk5dsrIXNkS\_92T8L\_Kd9A\_aLq8cS1ExkXIu5Rk-aCqzBZfyK5q6k

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=?UTF-8?Q?ic\_Safety\_Concerns=2C\_and\_Years\_of\_State\_Inaction?=</p></div>
<div data-bbox="45 77 616 675" data-label="Text">
<p>To: <a href="mailto:Melanie.Griffin@myfloridalicense.com">Melanie.Griffin@myfloridalicense.com</a>,</p>
<p><a href="mailto:DBPR.GeneralCounsel@myfloridalicense.com">DBPR.GeneralCounsel@myfloridalicense.com</a>,</p>
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</div>
<div data-bbox="45 889 940 929" data-label="Text">
<p>Diagnostic-Code: smtp;550 5.7.124 RESOLVER.RST.RestrictedToGroupPermission; not authorized to send to the distribution list because the distribution list is set up to accept mail from list members only, or specific recipients only</p>
</div>
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</div>

----- Forwarded message -----

From: Shawn Martin <sem2000s@gmail.com>

To: Melanie.Griffin@myfloridalicense.com, DBPR.GeneralCounsel@myfloridalicense.com, "Matthew.Collier@myfloridalicense.com" <Matthew.Collier@myfloridalicense.com>, oig@myfloridalicense.com, Richard Otway <Richard.Otway@myfloridalicense.com>, usafls.citizens@usdoj.gov, public.integrity@usdoj.gov, inspectorgeneral@eog.myflorida.com, crt@usdoj.gov, oig.doj@usdoj.gov, oag.civilrights@myfloridalegal.com, citizenservices@myfloridalegal.com, "Press@MyFloridaLegal.com" <Press@myfloridalegal.com>, AskUs@sa17.state.fl.us, "ACAP@Floridabar.org" <acap@floridabar.org>, Tina Polsky <POLSKY.TINA@flsenate.gov>, Office of Senator Sharief <SHARIEF.BARBARA.WEB@flsenate.gov>, marie.woodson@myfloridahouse.gov, pizzo.jason@flsenate.gov, christine.hunschofsky@myfloridahouse.gov, lisa.dunkley@myfloridahouse.gov, daryl.campbell@myfloridahouse.gov, boyd.jim.web@flsenate.gov, osgood.rosalind.web@flsenate.gov, jones.shevrin.web@flsenate.gov, calatayud.alexis.web@flsenate.gov, daniel.perez@myfloridahouse.gov, wyman.duggan@myfloridahouse.gov, chip.lamarca@myfloridahouse.gov, askcityhall@plantation.org, "IA@psd.plantation.org" <IA@psd.plantation.org>, "WDorr@psd.plantation.org" <WDorr@psd.plantation.org>, "TCollins@browardsao.com" <TCollins@browardsao.com>, Connie Fossi <connie.fossi@nbcuni.com>, tips@cnn.com, viewermail@newshour.org, press.office@theguardian.com, reporters@miamiherald.com, msnbctvinfo@nbcuni.com, investigates@cbsnews.com, news.tips@abc.com, newstips@cbsnews.com, cnn.tips@cnn.com, newstips@sunsentinel.com

Cc: info@pogo.org, action@aclu.org, press@whistlebloweraid.org, info@whistleblowers.org, info@flcga.org, tips@levernews.com, info@floridabulldog.org, tips@theappeal.org, grassroots@commoncause.org, tips@publicintegrity.org, info@openthegovernment.org, Patrick@pk80.com, txhoareform@gmail.com  
Bcc:

Date: Sat, 10 May 2025 22:06:48 -0400

Subject: Re: Omega Villas HOA Crisis – \$10M+ Exposure, Public Safety Concerns, and Years of State Inaction

## Subject: Florida HOA Crisis Escalates – 120+ Videos, 15-Year Oversight Failure, Possible Land Grab

Dear Officials, Watchdog Leaders, and Oversight Stakeholders,

This is a follow-up to my prior email detailing widespread financial misconduct, retaliatory governance, and construction fraud at Omega Villas Condominium Association. Since that time, new evidence has further confirmed that this is no longer a case of isolated mismanagement — it is now a fully documented **pattern of collusion, retaliation, and systemic enforcement failure**.

### **Is This a Coordinated Land Grab?**

Omega Villas sits on an estimated **10–15 +/- acres of prime South Florida real estate, including 128 homes**, a clubhouse, pool, small parks, and a tennis court. **With city fines now nearing \$1 million** and selective pressure being applied to **Phase 2** and homeowners, serious questions arise:

**Is the erosion of ownership and infrastructure part of a longer-term strategy to devalue, distress, and flip this land?**

When enforcement breaks down this completely—and the same regulatory players have been informed for over 15 years—it invites scrutiny over whether this is **mismanagement or something more coordinated**. **The patterns outlined in Exhibits T, W, and L warrant that this possibility be investigated.**

### **The Pattern Is Decades Deep**

As detailed in my first communication, attached documentation from **2008–2009**—now incorporated into **Exhibits L, T** and referenced in **Exhibit W**—shows that the **DBPR, City of Plantation, Police Department, State Attorney's Office, Attorney General's Office, and even the Governor's Office** were each formally notified of nearly identical

**misconduct at Omega Villas.** These communications (see *2008–2009 Email Records*, attached in Watchdog Email #1) included concerns over unlicensed contractors, improper permit closures, and retaliatory behavior by the Board. The agencies' failure to act then mirrors today's inaction and highlights a **longstanding breakdown in enforcement spanning over 15+ years.**

#### ⚠️ **What's New Since My Last Communication:**

- **Exhibit L – Communications Timeline**

Chronologically shows 2024–2025 complaints to every relevant agency. Includes case numbers, emails, responses (or lack thereof), and attached evidence. Over 15 formal points of contact.

- **Exhibits L & W – Regulatory Timeline & Oversight Collapse**

These exhibits show how **DBPR, the City of Plantation (including the Chief Building Inspector), the Police Department, the State Attorney's Office, the Attorney General's Office, and even the FBI** were each contacted directly with supporting documentation. Despite this, each agency either deferred action, cited jurisdictional limitations, or failed to respond — creating a **regulatory bottleneck where no entity will act unless another initiates first**, leaving homeowners vulnerable and misconduct unchallenged.

- **Exhibit S-3 – Electrical Scope Deviation & Permit Misrepresentation**

**Summary:** Documents a 2008 electrical citation (CE08-03180) that claimed work across the entire development, yet was only executed in Phase 3. No records confirm inspections or upgrades in Phases 1, 2, or 4. Suggests possible permit misrepresentation or selective inspection by the City of Plantation, raising questions about long-term electrical compliance and enforcement integrity.

**Key Themes:** Historical permit closure fraud • Phase discrimination • Contractor shielding **Supports: Exhibits V, W, AA2**

- **Exhibit U – Pattern of Off-Duty Police Involvement & Suppression of Dissent**

Documents **7+ instances of off-duty law enforcement being used to intimidate homeowners and whistleblowers during public meetings.** These videos have been submitted to Internal Affairs and other authorities — with no formal investigation initiated.

- **Exhibit V – Citation and Enforcement History (2007–2025)**

**Summary:** A full matrix of over 45 confirmed citations issued to Omega Villas from 2007–2025, categorized by phase. Shows targeted enforcement against Phase 2 while Phases 1 and 3 had violations quietly resolved or overlooked. Includes documentation of unlicensed contractor citations (Gould Roofing, Vincent Pagan) and the failure to act on similar violations in other phases.

**Key Themes:** Selective enforcement • Regulatory inconsistency • Phase-based targeting

**Supports: Exhibits S-3, W, L**

- **Exhibit X – Video Archive (120+ Clips)**

Centralizes public YouTube and TikTok videos showing retaliation, contractor interference, legal suppression, and hostile meetings involving officers and Board actors. This is one of the most transparent HOA misconduct archives ever compiled in Florida.

- **Exhibit AA – Potential Legal & RICO Violations**

Maps out statutory violations under Chapter 718 and outlines how certain Board actions and vendor relationships **mirror known RICO patterns:** retaliation, conspiracy, obstruction, misappropriation of funds, and false foreclosure filings.

- **Exhibit AA2 – Supplemental Validation of Legal Violations**

**Summary:** Validates Exhibit AA with underlying documentation, email threads, video footage, and statute references. Demonstrates confirmed complaint closures, police blocking communication, contractor collusion, and SLAPP retaliation patterns. Includes a cross-reference to Exhibits T, U, and W, and lists specific Florida Statutes and RICO predicates cited.

**Key Themes:** Legal pattern corroboration • RICO buildout • Evidence triangulation

**Supports:** Exhibits AA, U, W, L

### 🔥 Why This Matters Now

- \$993K in city fines
- Unauthorized removal of insulation
- Off-book structural changes (furring strips)
- Foreclosures allegedly pursued without required votes
- Government entities cited in communications that remain silent

### 🔪 This Is No Longer Just About Omega Villas

This case now reflects:

- A statewide failure to enforce the Condo 3.0 reforms signed into law in 2024
- A breakdown of municipal and regulatory duty in the face of documented abuse
- An example of how **public funding (\$60M in DBPR HOA fees + \$7.4M in 2024 enforcement expansion)** is failing to protect homeowners on the ground

### 📣 Call to Action

I am asking for **immediate review** of these materials by:

- Internal Affairs
- State prosecutors
- DBPR leadership
- Legislative watchdogs
- Federal oversight teams (DOJ/FBI)

Please confirm receipt. Exhibit links, video logs, and attachments are available upon request or can be resent in full. *A failure to review these materials at this stage will only raise deeper questions about whether regulatory silence is protecting misconduct rather than exposing it.*

### 📎 Attachments Included with This Email

#### 1. Exhibit L – Communications Timeline with DBPR and State Agencies

Chronological log of formal complaints, case numbers, and agency responses from 2024–2025.

#### 2. Exhibit W – Oversight Collapse & Systemic Failure

Breakdown of systemic inaction by DBPR, City of Plantation, Police Department, State Attorney's Office, Attorney General, and FBI.

**3. Exhibit S-3 – Electrical Scope Deviation & Permit Misrepresentation**

Analysis of 2008 permit misrepresentation and failure to inspect all community phases.

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Matrix of over 45 citations showing selective enforcement by phase and contractor.

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Video-supported evidence of law enforcement used to intimidate, suppress, and chill protected speech.

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Centralized archive of 120+ videos documenting HOA misconduct, retaliation, and contractor interference.

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Florida statutory violations and mapped RICO predicate acts based on patterns of Board behavior.

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Documentary support for Exhibit AA, including emails, video cross-references, and complaint outcomes.

**9. Comparative Fraud Matrix – Omega Villas vs. Other Florida COA Cases**

Side-by-side matrix showing how Omega Villas now exceeds the documented scope of The Hammocks, Edgewater, and Ocean Club in breadth, retaliation, and government inaction.

Regards,

/s/ **Shawn Martin**

**Shawn Martin, MBA**

Elected Board Member & Whistleblower | Omega Villas Condominium Association

[sem2000s@gmail.com](mailto:sem2000s@gmail.com) | (954) 909-5178

** Whistleblower Protection Notice**

***This communication contains statements and disclosures made pursuant to rights under Florida Statutes and Federal Whistleblower Protection laws.***

***These disclosures relate to matters of public interest including alleged financial misconduct, misuse of public resources, and retaliatory actions taken against a whistleblower and sitting board member. Distribution to regulatory agencies, media, and advocacy organizations is intended to ensure transparency, accountability, and the preservation of evidence.***

***Any attempt to suppress, intimidate, retaliate, or silence the whistleblower in connection with these reports may constitute a violation of state or federal protections.***

On Thu, May 8, 2025 at 1:05 PM Shawn Martin <[sem2000s@gmail.com](mailto:sem2000s@gmail.com)> wrote:

## Subject: Omega Villas HOA Crisis – \$10M+ Exposure, Public Safety Concerns, and Years of State Inaction

Dear Federal and State Officials, Investigative Journalists, and Public Accountability Organizations:

Thank you in advance for your time and attention. I recognize that many of you are being looped into this matter for the first time, and I sincerely appreciate your willingness to review the material. This communication is intended to provide a comprehensive but structured overview of the ongoing concerns at **Omega Villas Condominium Association** located in the City of Plantation Florida — concerns which span alleged financial irregularities, construction mismanagement, and retaliatory practices that have persisted for over a decade. For your convenience, the key sections below are broken into issue areas, each supported by documentation, complaints, and submitted evidence.

### National Significance – A Case Study in HOA Abuse

The issues at Omega Villas are not isolated — they reflect a deeper, national pattern of HOA abuse, regulatory failure, and financial exploitation facing millions of Americans. From election manipulation and vendor collusion to whistleblower retaliation and government inaction, this case embodies the same systemic vulnerabilities seen in recent high-profile HOA scandals across the country. As such, Omega Villas now stands as a critical case study for HOA reform advocates, investigative media, and federal oversight agencies seeking to understand how unchecked HOA power can result in financial harm, civil rights violations, and erosion of public trust. It is my hope that national organizations committed to property rights, governance reform, and homeowner protections will treat this case as a priority in the broader effort to bring accountability and transparency to the HOA sector.

### Pattern Ignored – Systemic Suppression Despite Years of Warnings

Despite years of filings, city-imposed fines, documented financial harm, and direct outreach to media outlets, this case has received no meaningful coverage at the local or national level. **The continued silence raises serious concerns of systemic suppression and institutional failure to act on evidence that has been in plain view since at least 2008.**

As part of prior filings submitted to DBPR, the Florida Bar, and media outlets, I would like to summarize one key dimension of the financial pattern that appears to have driven a significant portion of the misconduct documented at Omega Villas Condominium Association: alleged construction padding tied to the Austro contract.

### Public Safety Concerns

This case has raised urgent public safety concerns for residents and contractors at Omega Villas. Off-duty police officers were allegedly deployed to intimidate dissenting owners. Contractors performing emergency work were harassed. Following a legal victory, the whistleblower's roof was deliberately cut, causing significant water damage. In another alarming instance, a live broken

FPL powerline was buried and concealed beneath a newly constructed fence, endangering lives and violating basic safety standards (see [TikTok video evidence](#)). These events reflect a pattern of systemic neglect, retaliation, and disregard for human safety that demands immediate investigation.

### Projected Financial Impact Summary

Based on current data, the Omega Villas construction project reflects a cumulative financial exposure of over **\$7 million to possibly \$10 million**, with several categories of potentially misrepresented or improperly classified construction-related expenses, including:

- **\$4.85 million in base construction contract costs;**
- An estimated **\$2.1 million in City of Plantation fines**, stemming from historic unlicensed contractor activity between 2006 and 2009, tied to prior Board actions
  - **Of this \$2.1 million in Fines, Phase 2 subdivision is about \$1.7 million of this total.**
  - **Notably, Phase 2 was the only subdivision financially penalized for the 2007–2009 code violations, despite similar citations being issued to buildings in Phase 1 and Phase 4. Public records show that the law firm Frank Weinberg Black was retained by the Association around this time to negotiate with the City of Plantation — raising questions as to whether legal intervention selectively shielded other phases from similar fines or accountability (refer to the Attachments below for more details);**
  - **Public records from 2009 show that properties across Phases 1, 2, and 4 of Omega Villas were cited by the City of Plantation for unpermitted roofing work. However, only Phase 2 was issued significant monetary fines. Records indicate the Association retained the law firm Frank Weinberg Black during this period, and it appears their intervention may have shielded other phases — particularly Phases 1 and 4 — from similar financial penalties. This raises troubling questions of selective enforcement, legal shielding, and possible favoritism, particularly as those earlier fines now factor heavily into Phase 2’s ballooning assessments and financial strain of possibly \$1.7 Million in 2026-27 Fines.**
  - **In 2011, Omega Villas paid over \$13,000 to Frank Weinberg Black, P.L. for legal services labeled “Reconstruction” and “General Condo,” reinforcing concerns of long-term legal suppression and selective enforcement following the failed 2009 recall;**
- **Unauthorized installation of furring strips and failure to insulate wall cavities have allegedly created \$1–2.5 million in downstream financial exposure — including window replacements, energy inefficiencies, and future water intrusion repairs. These changes were made without contract amendment, proper disclosure, or documented engineering redesign (see Exhibit W).**
- Additional, undisclosed expenses to **vendors such as Austro Construction and S&D Engineering — along with construction-related costs including removed trees, shrubs, and sod; broken sprinkler systems; foundation damage; and extensive landscaping repairs — may have been misclassified as routine annual budget expenses, improperly approved without unit owner consent, or concealed entirely from membership oversight.**
  - During the April 2025 Board Meeting (captured on video), the whistleblower submitted a formal **Board Motion requesting that Guy Strum, CPA, of the Association’s audit firm, include a line-item review of these specific costs in the annual audit. The motion questioned whether vendor payments and related landscaping and construction expenses were properly categorized. Board Member Blaire amended the motion, accepting the audit invoice related to Guy Strum and partially incorporating the whistleblower’s request, which was submitted by email to the Board President as per the Amended Motion (video evidence is available).**
  - This request also included a call for the audit to examine any Austro-related costs tied to emergency roof repairs, interior damages, or undocumented construction activities occurring between 2023 and 2025 that may fall outside the original contract scope or lack approved change orders.
- **Austro conducted over \$100k+ in emergency roof repairs from 2017 to 2022 before the 2023 Austro Construction Contract was signed. They then became the contractor for this \$4.85 Million Contract.**

- **No formal or detailed construction budget for this possibly \$10 million contract was ever presented to unit owners, raising serious concerns about transparency and accountability in contract management.**
- The whistleblower made repeated formal requests to review financials, contracts, and change orders, but faced persistent delays, incomplete disclosures, and vague or contradictory responses from the Board and property management (***these were submitted in Exhibits as part of the DBPR complaints and evidence was retained for copies of these requests via meeting recordings or emails***).
- A DBPR complaint against Juda Eskew & Associates for financial mismanagement and improper reporting remains under active review by the General Counsel’s Office, reinforcing concerns over deeper systemic irregularities.
- The Association underwent a financial system conversion in 2011 under Juda Eskew & Associates. As a result, there are no readily accessible online financial records available prior to this date. This gap in documentation further limits transparency into Association financial practices during the years directly following the 2007–2009 code enforcement crisis and the failed 2009 recall.

 **Estimated Financial Gains Related to Contract Deviations**

*(Based on 128-unit impact unless otherwise noted)*

Line Item / Scope Deviation	Est. Unit Impact	Est. Cost Impact
Unscoped Furring Strips (installed in affected frame-construction units only)	\$750 x approx. *70 units	\$52,500
Omission of Labor to reinstall existing windows	\$1,200 x 128 units	\$153,600
Missing Insulation (removed, not replaced)	\$1,200 x 128 units	\$153,600
Forced Window Replacements due to misleading blanket claim and furring strips	\$5,000–\$12,000 x up to 128 units	\$640,000–\$1,536,000
General Line Item Inflation (materials/labor)	Lump sum estimate	\$250,000
<b>Total Estimated Padding</b>		<b>\$705,700 – \$1,643,700</b>

*\*Note: Phase 4 has only concrete construction buildings and approximately one-quarter to one-half of Phase 3 are concrete-to-frame or concrete construction and did not receive furring strips. The above values reflect costs potentially extracted from affected wood-frame portions of the community, primarily located within Phases 1, 2, and 3, which are all mixed frame/concrete construction.*

 **Summary of Estimates and Source Basis:**

The financial estimates shown above are derived from a combination of contract analysis, firsthand construction meeting documentation, owner communications, and visual inspections conducted during and after construction. Figures were triangulated using contractor invoice ranges, market labor rates, documented owner expenses, and cost patterns reported across the affected 128 units. The furring strip estimates are adjusted to exclude all of Phase 4 and approximately half of Phase 3, which consist of concrete construction not subject to these installations. Replacement window costs were benchmarked based on owner invoices ranging from \$5,000 to \$12,000 per unit, following project communications that inaccurately advised full replacements.

### **Misrepresentation of Scope: “All Windows and Doors Must Be Replaced”**

During the early stages of the project, owners were told in public construction meetings that “all windows and doors must be replaced.” This blanket claim was misleading:

- **The executed contract did not call for full window or door replacement but did offer a full list of window and sliding glass door pricing options.**
- **The original windows were functional and not leaking.**
- **Furring strips (which made window reinstallation impossible) were not disclosed or contractually approved. *The whistleblower group believes this is the multi-million dollar omission!***
- **Over four to five construction meetings were needed before the Board and contractor finally admitted that only frame construction (not concrete units) was affected for requiring window replacements. *The whistleblower group believes that they were trying to make all subdivisions including Phase 4 (concrete-only construction) as well!***

By then, many owners had already paid for or contracted replacements potentially based on misrepresented project scope. This potentially created widespread financial harm based on a false generalization. Pre-construction video footage of both Phase 1 and Phase 2 supports this, showing no visible window failure or major siding issues prior to the 2023 contract. These are publicly posted and linked below.

### **Retaliation Against the Whistleblower – Pattern of Suppression**

Following objections and whistleblower actions from 2008:

- **Foreclosures were allegedly processed in violation of Florida statutes**, without proper board votes, due process, or verified notice to affected owners — raising concerns of targeted retaliation against dissenting individuals.
- **The whistleblower’s roof was cut by an unknown party shortly after prevailing in legal action, causing major interior water damage** — all caught on time/date-stamped photos and videos.
- **The whistleblower was publicly accused of violent statements and allegedly had access to private WhatsApp threads either through unauthorized entry or by planting an informant within the group.** (see [TikTok video](#))
- **Contractors performing whistleblower’s emergency repairs were harassed, even though the Board refused to make emergency roof repairs to his unit.** (see [YouTube video](#))
- **The City of Plantation allowed off-duty officers to be deployed at meetings where no threats existed, contributing to a pattern of structured, escalated retaliation against dissenting voices.** (refer to library of YouTube & TikTok videos)
- **Officers were deployed selectively and without a formal vote, appearing to serve a suppressive function on behalf of the Board.** (request Meeting Minutes 2024-2025)

- **Official complaints and legal correspondence were ignored.**

These retaliatory actions have taken place across multiple forums — including the Association, the City of Plantation, and state regulatory agencies — with no intervention or corrective action to date.

A formal complaint and evidence summary was submitted directly to DBPR Investigator Matthew Collier regarding the alleged misuse of off-duty City of Plantation Police officers by the Omega Villas Board. The complaint detailed how officers were deployed without a formal vote, selectively enforced disruptions at meetings, and contributed to an escalating pattern of retaliation against dissenting unit owners. Despite submission of supporting video evidence and correspondence, no protective or investigatory response has been issued to date. (See [YouTube Video Evidence](#))

### **Request for Accountability**

Given the detailed documentation provided/shared to date from RICO Exhibits A through AA that are still being produced/finalized — and considering the continuity, coordination, and financial motives underlying these actions — we believe this matter may rise to the level of a civil or criminal RICO investigation. We respectfully ask whether the State, City, or appropriate enforcement authority intends to:

1. **Open a formal investigation into the padded contract elements and lack of disclosure;**
2. **Audit invoices/payments issued to Austro Construction, S&D Engineering, Hollander, Goode and Lopez, Juda Eskew & Associates, Sunrise Management to possibly others;**
3. **Review the pattern of retaliatory actions against whistleblowers and dissenting unit owners.**

All referenced materials, legal filings, and documentation are available upon request — with video evidence also publicly accessible on my [YouTube Channel](#) and [TikTok Channel](#).

### **Summary of Formal Complaints and Investigations Filed:**

- **DBPR Division of Condominiums (2008–2025):** Multiple complaints regarding unlicensed contractor activity, board misconduct, financial irregularities, and construction mismanagement.
- **Florida Bar:** Complaint filed against HOA attorney Rhonda Hollander alleging unethical conduct, obstruction, and harassment; closed without disciplinary action but preserved on record (see [YouTube Video](#)).
- **Arbitration Filings:** Claims submitted regarding voting rights, emergency repairs, a certified records request in 2023, and a failed Board Member Recall attempt in 2008 (see [Case No. 2008058941](#)).
- **Office of Inspector General (DBPR):** Submission related to systemic enforcement failure and oversight breakdown. This includes a formal request for investigation into the alleged misuse of off-duty City of Plantation police officers for retaliatory intimidation at community meetings (see [Video Evidence](#)).
- **City of Plantation (Code Enforcement and Building Division):** Ongoing reports regarding code violations, improper permitting, and contractor misconduct.

- **DBPR General Counsel's Office:** Three complaints remain under active review, tied to window removal, furring strip installation, and lack of insulation — each implicating broader contract violations and fiduciary breaches.

Newly engaged watchdog and advocacy organizations must be quickly brought up to speed on the depth of corruption, alleged fraud, and coordinated misconduct this case has entailed — with a documented pattern stretching as far back as 2008.

## 📎 Attachments (Selected Historical & Visual Evidence)

- **Exhibit: Historic Neglect Summary (2009–2025):** A timeline-based summary of 15+ years of enforcement failure, civil rights violations, whistleblower retaliation, and financial exploitation across multiple administrations and agencies.
- **Exhibit – Omega Villas vs Florida COA Fraud Cases:** A side-by-side breakdown of recent high-profile Florida condominium scandals versus the breadth of misconduct at Omega Villas, including financial mismanagement, board retaliation, city inaction, and alleged misuse of law enforcement.
- **State of Florida and City Correspondence (2007–2009 & 2023):** Screenshots and emails regarding code violations tied to Vincent Pagan and Gould Roofing, which resulted in over **\$1 million in fines** — disproportionately affecting Phase 2 buildings.
- **2009 City of Plantation Code Citations:** Issued for improper work performed by unlicensed or improperly licensed contractors hired by the Association.
- **Exhibit V – Fine Disparity & Legal Shielding (2006–2025)** has been created and is now ready for inclusion in your master document or as a standalone attachment. Let me know if you'd like to link this directly in the main email, generate a PDF version, or adjust it further based on strategic goals.
- **Exhibit BB – Legal Spend & Recall Suppression:** Financial records from 2011 documenting \$13,691 in payments to Frank Weinberg Black, P.L. for “Reconstruction” and “General Condo” legal services. These occurred after the failed 2009 recall and c

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[Message clipped] [View entire message](#)

**Shawn Martin** <sem2000s@gmail.com>

Sat, May 10, 2025 at 10:10 PM

To: "Melanie.Griffin@myfloridalicense.com" <Melanie.Griffin@myfloridalicense.com>, "DBPR.GeneralCounsel@myfloridalicense.com" <DBPR.GeneralCounsel@myfloridalicense.com>, "Matthew.Collier@myfloridalicense.com" <Matthew.Collier@myfloridalicense.com>, "oig@myfloridalicense.com" <oig@myfloridalicense.com>, Richard Otway <Richard.Otway@myfloridalicense.com>, usafls.citizens@usdoj.gov, crt@usdoj.gov, oig.doj@usdoj.gov, "citizenservices@myfloridalegal.com" <citizenservices@myfloridalegal.com>, "Press@MyFloridaLegal.com" <press@myfloridalegal.com>, StateAttorney@sao17.state.fl.us, media@sao17.state.fl.us, PublicCorruption@sao17.state.fl.us, "ashley.moody@gmail.com" <ashley.moody@gmail.com>, Tina Polsky <POLSKY.TINA@flsenate.gov>, Office of Senator Sharief <SHARIEF.BARBARA.WEB@flsenate.gov>, "marie.woodson@myfloridahouse.gov" <marie.woodson@myfloridahouse.gov>, "pizzo.jason@flsenate.gov" <pizzo.jason@flsenate.gov>, "christine.hunschofsky@myfloridahouse.gov" <christine.hunschofsky@myfloridahouse.gov>, "lisa.dunkley@myfloridahouse.gov" <lisa.dunkley@myfloridahouse.gov>, "daryl.campbell@myfloridahouse.gov" <daryl.campbell@myfloridahouse.gov>, "boyd.jim.web@flsenate.gov" <boyd.jim.web@flsenate.gov>, "osgood.rosalind.web@flsenate.gov" <osgood.rosalind.web@flsenate.gov>, "jones.shevrin.web@flsenate.gov" <jones.shevrin.web@flsenate.gov>, "calatayud.alexis.web@flsenate.gov" <calatayud.alexis.web@flsenate.gov>, "daniel.perez@myfloridahouse.gov" <daniel.perez@myfloridahouse.gov>, "wyman.duggan@myfloridahouse.gov" <wyman.duggan@myfloridahouse.gov>, "patricia.williams@myfloridahouse.gov" <patricia.williams@myfloridahouse.gov>, "chip.lamarca@myfloridahouse.gov" <chip.lamarca@myfloridahouse.gov>, "askcityhall@plantation.org" <askcityhall@plantation.org>, "IA@psd.plantation.org" <ia@psd.plantation.org>, "WDorr@psd.plantation.org" <wdorr@psd.plantation.org>, "TCollins@browardsao.com" <tcollins@browardsao.com>, Connie Fossi <connie.fossi@nbcuni.com>, "tips@cnn.com" <tips@cnn.com>, "viewermail@newshour.org" <viewermail@newshour.org>, "press.office@theguardian.com" <press.office@theguardian.com>, "tips@miamiherald.com" <tips@miamiherald.com>, "msnbctvinfo@nbcuni.com" <msnbctvinfo@nbcuni.com>, "investigates@cbsnews.com"

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 Cc: info@pogo.org, action@aclu.org, support@whistleblowers.org, intake@whistlebloweraid.org, ccjf@ccjf.net, floridaHOAreform@gmail.com, info@flcga.org, tips@levernews.com, info@floridabulldog.org, tips@theappeal.org, info@whistleblower.org, grassroots@commoncause.org, tips@publicintegrity.org, info@openthegovernment.org

I apologize for the additional email. However, these are the important attachments to exhibits supporting these statements sent for investigations:

#### Attachments Included with This Email

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Chronological log of formal complaints, case numbers, and agency responses from 2024–2025.

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- An estimated **\$2.1 million in City of Plantation fines**, stemming from historic unlicensed contractor activity between 2006 and 2009, tied to prior Board actions
  - **Of this \$2.1 million in Fines, Phase 2 subdivision is about \$1.7 million of this total.**
  - **Notably, Phase 2 was the only subdivision financially penalized for the 2007–2009 code violations, despite similar citations being issued to buildings in Phase 1 and Phase 4. Public records show that the law firm Frank Weinberg Black was retained by the Association around this time to negotiate with the City of Plantation — raising questions as to whether legal intervention selectively shielded other phases from similar fines or accountability (refer to the Attachments below for more details);**
  - **Public records from 2009 show that properties across Phases 1, 2, and 4 of Omega Villas were cited by the City of Plantation for unpermitted roofing work. However, only Phase 2 was issued significant monetary fines. Records indicate the Association retained the law firm Frank Weinberg Black during this period, and it appears their intervention may have shielded other phases — particularly Phases 1 and 4 — from similar financial penalties. This raises troubling questions of selective enforcement, legal shielding, and possible favoritism, particularly as those earlier fines now factor heavily into Phase 2’s ballooning assessments and financial strain of possibly \$1.7 Million in 2026-27 Fines.**
  - **In 2011, Omega Villas paid over \$13,000 to Frank Weinberg Black, P.L. for legal services labeled “Reconstruction” and “General Condo,” reinforcing concerns of long-term legal suppression and selective enforcement following the failed 2009 recall;**
- **Unauthorized installation of furring strips and failure to insulate wall cavities have allegedly created \$1–2.5 million in downstream financial exposure — including window replacements, energy inefficiencies, and future water intrusion repairs. These changes were made without contract amendment, proper disclosure, or documented engineering redesign (see Exhibit W).**
- Additional, undisclosed expenses to **vendors such as Austro Construction and S&D Engineering — along with construction-related costs including removed trees, shrubs, and sod; broken sprinkler systems; foundation damage; and extensive landscaping repairs — may have been misclassified as routine annual budget expenses, improperly approved without unit owner consent, or concealed entirely from membership oversight.**
  - During the April 2025 Board Meeting (captured on video), the whistleblower submitted a formal **Board Motion requesting that Guy Strum, CPA, of the Association’s audit firm, include a line-item review of these specific costs in the annual audit. The motion questioned whether vendor payments and related landscaping and construction expenses were properly categorized. Board Member Blaire amended the motion, accepting the audit invoice related to Guy Strum and partially incorporating the whistleblower’s request, which was submitted by email to the Board President as per the Amended Motion (video evidence is available).**
  - This request also included a call for the audit to examine any Austro-related costs tied to emergency roof repairs, interior damages, or undocumented construction activities occurring between 2023 and 2025 that may fall outside the original contract scope or lack approved change orders.
- **Austro conducted over \$100k+ in emergency roof repairs from 2017 to 2022 before the 2023 Austro Construction Contract was signed. They then became the contractor for this \$4.85 Million Contract.**
- **No formal or detailed construction budget for this possibly \$10 million contract was ever presented to unit owners, raising serious concerns about transparency and accountability in contract management.**
- The whistleblower made repeated formal requests to review financials, contracts, and change orders, but faced persistent delays, incomplete disclosures, and vague or contradictory responses from the Board and property management (***these were submitted in Exhibits as part of the DBPR complaints and evidence was retained for copies of these requests via meeting recordings or emails***).
- A DBPR complaint against Juda Eskew & Associates for financial mismanagement and improper reporting remains under active review by the General Counsel’s Office, reinforcing concerns over deeper systemic irregularities.
- The Association underwent a financial system conversion in 2011 under Juda Eskew & Associates. As a result, there are no readily accessible online financial records available prior to this date. This gap in documentation further limits transparency into Association financial practices during the years directly following the 2007–2009 code enforcement crisis and the failed 2009 recall.

### **Estimated Financial Gains Related to Contract Deviations**

*(Based on 128-unit impact unless otherwise noted)*

Line Item / Scope Deviation	Est. Unit Impact	Est. Cost Impact
Unscoped Furring Strips (installed in affected frame-construction units only)	\$750 x approx. *70 units	\$52,500
Omission of Labor to reinstall existing windows	\$1,200 x 128 units	\$153,600
Missing Insulation (removed, not replaced)	\$1,200 x 128 units	\$153,600
Forced Window Replacements due to misleading blanket claim and furring strips	\$5,000–\$12,000 x up to 128 units	\$640,000–\$1,536,000
General Line Item Inflation (materials/labor)	Lump sum estimate	\$250,000
<b>Total Estimated Padding</b>		<b>\$705,700 – \$1,643,700</b>

*\*Note: Phase 4 has only concrete construction buildings and approximately one-quarter to one-half of Phase 3 are concrete-to-frame or concrete construction and did not receive furring strips. The above values reflect costs potentially extracted from affected wood-frame portions of the community, primarily located within Phases 1, 2, and 3, which are all mixed frame/concrete construction.*

### **Summary of Estimates and Source Basis:**

The financial estimates shown above are derived from a combination of contract analysis, firsthand construction meeting documentation, owner communications, and visual inspections conducted during and after construction. Figures were triangulated using contractor invoice ranges, market labor rates, documented owner expenses, and cost patterns reported across the affected 128 units. The furring strip estimates are adjusted to exclude all of Phase 4 and approximately half of Phase 3, which consist of concrete construction not subject to these installations. Replacement window costs were benchmarked based on owner invoices ranging from \$5,000 to \$12,000 per unit, following project communications that inaccurately advised full replacements.

### **Misrepresentation of Scope: “All Windows and Doors Must Be Replaced”**

During the early stages of the project, owners were told in public construction meetings that “all windows and doors must be replaced.” This blanket claim was misleading:

- The executed contract did not call for full window or door replacement but did offer a full list of window and sliding glass door pricing options.
- The original windows were functional and not leaking.
- **Furring strips (which made window reinstallation impossible) were not disclosed or contractually approved. *The whistleblower group believes this is the multi-million dollar omission!***
- Over four to five construction meetings were needed before the Board and contractor finally admitted that only frame construction (not concrete units) was affected for requiring window replacements. *The whistleblower group believes that they were trying to make all subdivisions including Phase 4 (concrete-only construction) as well!*

By then, many owners had already paid for or contracted replacements potentially based on misrepresented project scope. This potentially created widespread financial harm based on a false generalization. Pre-construction video footage of both Phase 1 and Phase 2 supports this, showing no visible window failure or major siding issues prior to the 2023 contract. These are publicly posted and linked below.

### Retaliation Against the Whistleblower – Pattern of Suppression

Following objections and whistleblower actions from 2008:

- **Foreclosures were allegedly processed in violation of Florida statutes,** without proper board votes, due process, or verified notice to affected owners — raising concerns of targeted retaliation against dissenting individuals.
- **The whistleblower's roof was cut by an unknown party shortly after prevailing in legal action, causing major interior water damage** — all caught on time/date-stamped photos and videos.
- **The whistleblower was publicly accused of violent statements and allegedly had access to private WhatsApp threads either through unauthorized entry or by planting an informant within the group.** (see [TikTok video](#))
- **Contractors performing whistleblower's emergency repairs were harassed, even though the Board refused to make emergency roof repairs to his unit.** (see [YouTube video](#))
- **The City of Plantation allowed off-duty officers to be deployed at meetings where no threats existed, contributing to a pattern of structured, escalated retaliation against dissenting voices.** (refer to library of YouTube & TikTok videos)
- **Officers were deployed selectively and without a formal vote, appearing to serve a suppressive function on behalf of the Board.** (request Meeting Minutes 2024-2025)
- **Official complaints and legal correspondence were ignored.**

These retaliatory actions have taken place across multiple forums — including the Association, the City of Plantation, and state regulatory agencies — with no intervention or corrective action to date.

A formal complaint and evidence summary was submitted directly to DBPR Investigator Matthew Collier regarding the alleged misuse of off-duty City of Plantation Police officers by the Omega Villas Board. The complaint detailed how officers were deployed without a formal vote, selectively enforced disruptions at meetings, and contributed to an escalating pattern of retaliation against dissenting unit owners. Despite submission of supporting video evidence and correspondence, no protective or investigatory response has been issued to date. (See [YouTube Video Evidence](#))

## Request for Accountability

Given the detailed documentation provided/shared to date from RICO Exhibits A through AA that are still being produced/finalized — and considering the continuity, coordination, and financial motives underlying these actions — we believe this matter may rise to the level of a civil or criminal RICO investigation. We respectfully ask whether the State, City, or appropriate enforcement authority intends to:

1. **Open a formal investigation into the padded contract elements and lack of disclosure;**
2. **Audit invoices/payments issued to Austro Construction, S&D Engineering, Hollander, Goode and Lopez, Juda Eskew & Associates, Sunrise Management to possibly others;**
3. **Review the pattern of retaliatory actions against whistleblowers and dissenting unit owners.**

All referenced materials, legal filings, and documentation are available upon request — with video evidence also publicly accessible on my [YouTube Channel](#) and [TikTok Channel](#).

## Summary of Formal Complaints and Investigations Filed:

- **DBPR Division of Condominiums (2008–2025):** Multiple complaints regarding unlicensed contractor activity, board misconduct, financial irregularities, and construction mismanagement.
- **Florida Bar:** Complaint filed against HOA attorney Rhonda Hollander alleging unethical conduct, obstruction, and harassment; closed without disciplinary action but preserved on record (see [YouTube Video](#)).
- **Arbitration Filings:** Claims submitted regarding voting rights, emergency repairs, a certified records request in 2023, and a failed Board Member Recall attempt in 2008 (see [Case No. 2008058941](#)).
- **Office of Inspector General (DBPR):** Submission related to systemic enforcement failure and oversight breakdown. This includes a formal request for investigation into the alleged misuse of off-duty City of Plantation police officers for retaliatory intimidation at community meetings (see [Video Evidence](#)).
- **City of Plantation (Code Enforcement and Building Division):** Ongoing reports regarding code violations, improper permitting, and contractor misconduct.
- **DBPR General Counsel's Office:** Three complaints remain under active review, tied to window removal, furring strip installation, and lack of insulation — each implicating broader contract violations and fiduciary breaches.

Newly engaged watchdog and advocacy organizations must be quickly brought up to speed on the depth of corruption, alleged fraud, and coordinated misconduct this case has entailed — with a documented pattern stretching as far back as 2008.

## Attachments (Selected Historical & Visual Evidence)

- **Exhibit: Historic Neglect Summary (2009–2025):** A timeline-based summary of 15+ years of enforcement failure, civil rights violations, whistleblower retaliation, and financial exploitation across multiple administrations and agencies.
- **Exhibit – Omega Villas vs Florida COA Fraud Cases:** A side-by-side breakdown of recent high-profile Florida condominium scandals versus the breadth of misconduct at Omega Villas, including financial mismanagement, board retaliation, city inaction, and alleged misuse of law enforcement.

- **State of Florida and City Correspondence (2007–2009 & 2023):** Screenshots and emails regarding code violations tied to Vincent Pagan and Gould Roofing, which resulted in over **\$1 million in fines** — disproportionately affecting Phase 2 buildings.
- **2009 City of Plantation Code Citations:** Issued for improper work performed by unlicensed or improperly licensed contractors hired by the Association.
- **Exhibit V – Fine Disparity & Legal Shielding (2006–2025)** has been created and is now ready for inclusion in your master document or as a standalone attachment. Let me know if you'd like to link this directly in the main email, generate a PDF version, or adjust it further based on strategic goals.
- **Exhibit BB – Legal Spend & Recall Suppression:** Financial records from 2011 documenting \$13,691 in payments to Frank Weinberg Black, P.L. for “Reconstruction” and “General Condo” legal services. These occurred after the failed 2009 recall and coincide with enforcement disparities and board entrenchment.
- **Exhibit W – Furring Strips & Insulation Impact (Updated):** A comprehensive technical and financial breakdown of unauthorized furring strip installation and missing insulation. Documents an estimated **\$890,000–\$2.55 million** in potential community losses due to window system failures, energy inefficiencies, future repairs, and vendor retaliation. Includes photographic evidence and a request for forensic engineering review.
- **Pre-Construction Video – Phase 1 Overview:** [Watch Video](#) – Drive-through footage showing intact window systems and siding prior to the 2023 renovation contract.
- **Pre-Construction Video – Phase 2 Overview:** [Watch Video](#) – Short video documenting similar structural stability and absence of widespread visible damage in Phase 2.

Respectfully,

/s/ Shawn Martin

**Shawn Martin, MBA**

Elected Board Member & Whistleblower | Omega Villas Condominium Association

[sem2000s@gmail.com](mailto:sem2000s@gmail.com) | (954) 909-5178

## Notices:

 **Channel Description for YouTube/TikTok (Public Evidence Archive)**

### Omega Villas Whistleblower Evidence Archive

This channel documents ongoing investigations into alleged financial misconduct, construction fraud, whistleblower retaliation, and regulatory inaction at the Omega Villas Condominium Association (Florida).

#### Includes:

- Video evidence from board meetings and construction walk-throughs
- Public safety hazards and code violations
- Off-duty police deployment and retaliation incidents
- Legal filings, public records, and firsthand commentary

 **These videos support 8 to 10 formal complaints submitted to:**

- Florida DBPR (8 complaints with 3 at DBPR GC's Office)
- The Florida Bar (1 Complaint)
- City of Plantation
- State legislators and watchdog organizations

 **Note:** The Association underwent a financial system conversion in 2011 under Juda Eskew & Associates. As a result, there are no readily accessible online financial records available prior to this date. This gap in documentation further limits transparency into Association financial practices during the years directly following the 2007–2009 code enforcement crisis and the failed 2009 recall.

 Full report and written summary available upon request or via linked exhibits. This channel is part of a whistleblower effort to ensure transparency, protect residents, and hold those in power accountable.

 **Whistleblower Protection Notice**

*This communication contains statements and disclosures made pursuant to rights under Florida Statutes and Federal Whistleblower Protection laws. These disclosures relate to matters of public interest including alleged financial misconduct, misuse of public resources, and retaliatory actions taken against a whistleblower and sitting board member.*

*Distribution to regulatory agencies, media, and advocacy organizations is intended to ensure transparency, accountability, and the preservation of evidence.*

*Any attempt to suppress, intimidate, retaliate, or silence the whistleblower in connection with these reports may constitute a violation of state or federal protections.*

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**11 attachments** **Exhibit S-3.docx**  
18K **Exhibit U. v2.docx**  
25K **Exhibit\_AA2\_.docx**  
30K **Exhibit V.docx**  
23K **Exhibit\_L.docx**  
31K

-  **Omega Villas Vs FL Fraud Stories Exhibit v2.docx**  
25K
-  **Exhibit\_W.docx**  
31K
-  **Exhibit\_X.docx**  
37K
-  **Exhibit\_T\_Furring\_Strip\_Evidence v2.pdf**  
591K
-  **Exhibit AA.docx**  
22K
-  **Appendix 1 & 2 Support.zip**  
11855K

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**postmaster@sao17.onmicrosoft.com** <postmaster@sao17.onmicrosoft.com>  
To: sem2000s@gmail.com

Sat, May 10, 2025 at 10:10 PM



Your message to [tcollins@browardsao.com](mailto:tcollins@browardsao.com) couldn't be delivered.

A custom mail flow rule created by an admin at [sao17.onmicrosoft.com](https://sao17.onmicrosoft.com) has blocked your message.

A malicious attachment was detected in your email and has been rejected and deleted by SAO Forefront Protection.

sem2000s

Office 365

browardsao.com

Sender

**Action Required**

Blocked by mail flow rule

## How to Fix It

An email admin at [sao17.onmicrosoft.com](mailto:sao17.onmicrosoft.com) has created a custom mail flow rule that blocks messages that meet certain conditions, and it appears that your message has met one or more of those conditions.

- Check the text above for a custom message from the email admin that may help explain why your message was blocked and how you might be able to fix it. For example, removing prohibited words from the message or sending the message from a different email account may be sufficient to deliver your message.

If you've tried and you're still not able to fix the problem, consider contacting the email admin at [sao17.onmicrosoft.com](mailto:sao17.onmicrosoft.com) to discuss what to do. While they're unlikely to remove or relax the rule, if you have a legitimate need to deliver your message they may offer guidance for how to do so.

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## More Info for Email Admins

Status code: 550 5.7.1\_ETR

This error occurs because an email admin at [sao17.onmicrosoft.com](mailto:sao17.onmicrosoft.com) has created a custom mail flow rule that has blocked the sender's message.

In some cases, the sender can change the message so it no longer violates the rule. However, depending on the rule's conditions, it's possible that the only way to deliver the message is to change the rule itself, and only an email admin at [sao17.onmicrosoft.com](mailto:sao17.onmicrosoft.com) can do that. Although it's possible the rule is unintentionally flawed or it's stricter than the admin intended, it may be working exactly as they want it to.

## Original Message Details

**Created Date:** 5/11/2025 2:10:01 AM  
**Sender Address:** [sem2000s@gmail.com](mailto:sem2000s@gmail.com)  
**Recipient Address:** [tcollins@browardsao.com](mailto:tcollins@browardsao.com)  
**Subject:** Re: Omega Villas HOA Crisis – \$10M+ Exposure, Public Safety Concerns, and Years of State Inaction

## Error Details

**Error:** 550 5.7.1 TRANSPORT.RULES.RejectMessage; the message was rejected by organization policy

Message rejected by: [SA6PR07MB10668.namprd07.prod.outlook.com](mailto:SA6PR07MB10668.namprd07.prod.outlook.com)

## Notification Details

Sent by: [SA6PR07MB10668.namprd07.prod.outlook.com](mailto:SA6PR07MB10668.namprd07.prod.outlook.com)

## Message Hops

HOP	TIME (UTC)	FROM	TO	WITH	RELAY TIME
1	5/11/2025 2:10:21 AM		<a href="mailto:mail-pf1-x42a.google.com">mail-pf1-x42a.google.com</a>	SMTP	20 sec
2	5/11/2025 2:10:21 AM	<a href="mailto:mail-pf1-x42a.google.com">mail-pf1-x42a.google.com</a>	<a href="mailto:CO1PEPF000075F1.mail.protection.outlook.com">CO1PEPF000075F1.mail.protection.outlook.com</a>	Microsoft SMTP Server (version=TLS1_3, cipher=TLS_AES_256_GCM_SHA384)	*
3	5/11/2025 2:10:21 AM	<a href="mailto:CO1PEPF000075F1.namprd03.prod.outlook.com">CO1PEPF000075F1.namprd03.prod.outlook.com</a>	<a href="mailto:SJ2PR07CA0019.outlook.office365.com">SJ2PR07CA0019.outlook.office365.com</a>	Microsoft SMTP Server (version=TLS1_3, cipher=TLS_AES_256_GCM_SHA384)	*
4	5/11/2025 2:10:22 AM	<a href="mailto:SJ2PR07CA0019.namprd07.prod.outlook.com">SJ2PR07CA0019.namprd07.prod.outlook.com</a>	<a href="mailto:SA6PR07MB10668.namprd07.prod.outlook.com">SA6PR07MB10668.namprd07.prod.outlook.com</a>	Microsoft SMTP Server (version=TLS1_2, cipher=TLS_ECDHE_RSA_WITH_AES_256_GCM_SHA384)	1 sec

## Original Message Headers

Received: from [SJ2PR07CA0019.namprd07.prod.outlook.com](mailto:SJ2PR07CA0019.namprd07.prod.outlook.com) (2603:10b6:a03:505::21) by [SA6PR07MB10668.namprd07.prod.outlook.com](mailto:SA6PR07MB10668.namprd07.prod.outlook.com) (2603:10b6:806:425::15) with Microsoft SMTP Server (version=TLS1\_2, cipher=TLS\_ECDHE\_RSA\_WITH\_AES\_256\_GCM\_SHA384) id 15.20.8722.23; Sun, 11 May 2025 02:10:22 +0000

Received: from [CO1PEPF000075F1.namprd03.prod.outlook.com](mailto:CO1PEPF000075F1.namprd03.prod.outlook.com) (2603:10b6:a03:505:cafe::6b) by [SJ2PR07CA0019.outlook.office365.com](mailto:SJ2PR07CA0019.outlook.office365.com) (2603:10b6:a03:505::21) with Microsoft SMTP Server (version=TLS1\_3, cipher=TLS\_AES\_256\_GCM\_SHA384) id 15.20.8722.25 via Frontend Transport; Sun, 11 May 2025 02:10:21 +0000

Authentication-Results: spf=pass (sender IP is 2607:f8b0:4864:20::42a) smtp.mailfrom=[gmail.com](mailto:gmail.com); dkim=pass (signature was verified) header.d=[gmail.com](mailto:gmail.com); dmarc=pass action=none header.from=[gmail.com](mailto:gmail.com);

Received-SPF: Pass ([protection.outlook.com](mailto:protection.outlook.com): domain of [gmail.com](mailto:gmail.com) designates 2607:f8b0:4864:20::42a as permitted sender) receiver=[protection.outlook.com](mailto:protection.outlook.com); client-ip=2607:f8b0:4864:20::42a; helo=[mail-pf1-x42a.google.com](mailto:mail-pf1-x42a.google.com); pr=C

Received: from [mail-pf1-x42a.google.com](mailto:mail-pf1-x42a.google.com) (2607:f8b0:4864:20::42a) by [CO1PEPF000075F1.mail.protection.outlook.com](mailto:CO1PEPF000075F1.mail.protection.outlook.com) (2603:10b6:30f:fff5::428) with Microsoft SMTP Server (version=TLS1\_3, cipher=TLS\_AES\_256\_GCM\_SHA384) id 15.20.8722.18 via Frontend Transport; Sun, 11 May 2025 02:10:21 +0000

Received: by [mail-pf1-x42a.google.com](mailto:mail-pf1-x42a.google.com) with SMTP id d2e1a72fccca58-73de140046eso745377b3a.1 for <[collins@browardsao.com](mailto:collins@browardsao.com)>; Sat, 10 May 2025 19:10:21 -0700 (PDT)

DKIM-Signature: v=1; a=rsa-sha256; c=relaxed/relaxed; d=[gmail.com](mailto:gmail.com); s=20230601; t=1746929420; x=1747534220; darn=[browardsao.com](mailto:browardsao.com); h=cc:to:subject:message-id:date:from:in-reply-to:references

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d=[1e100.net](mailto:1e100.net); s=20230601; t=1746929420; x=1747534220;  
h=cc:to:subject:message-id:date:from:in-reply-to:references  
:mime-version:x-gm-message-state:from:to:cc:subject:date:message-id  
:reply-to;

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UK8Q==

X-Forwarded-Encrypted: i=1; AJvYcCX6K2pT/FRsPqrRjJxqeXoCcNiZTgtpMivJ0oq  
9gRxmWyuC7xsTMxkueftbwGywlHbDI74BqW0H5A==@[browardsao.com](mailto:browardsao.com)

X-Gm-Message-State: A0Ju0YxXGruHe644i4gw4LGS4DVbUU8x8e0MQMhkZKzFvYw9E2gDES0V  
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X-Google-Smtp-Source: AGHT+IEy3tRJeak9n0ZcWewJKyRf16I6ZQcmKaA/xHNTLj4FHAgUNpiir6UrEviol2GiTi  
JiuLPeeIlaeslsSZSBNuW=

X-Received: by 2002:a05:6a21:a4ca:b0:1f5:5285:41c9 with SMTP id  
adf61e73a8af0-215abb39743mr50322343637.5.1746929416500; Sat, 10 May 2025  
19:10:16 -0700 (PDT)

MIME-Version: 1.0

References: <CAFj9TqqaLuVR9X9WCDr6=[Gm1h0UyQ6AEAFUra4JouDHVKFGV2w@mail.gmail.com](mailto:Gm1h0UyQ6AEAFUra4JouDHVKFGV2w@mail.gmail.com)>  
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From: Shawn Martin <[sem2000s@gmail.com](mailto:sem2000s@gmail.com)>

Date: Sat, 10 May 2025 22:10:01 -0400

X-Gm-Features: AX0GCFv5ey66deDuLwG3juaRMz5v0\_37Dkb8T-2hsq71Jz6u0E-cJSVWk2iig6c

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=?UTF-8?Q?ic\_Safety\_Concerns=2C\_and\_Years\_of\_State\_Inaction?=>

To: "Melanie.Griffin@myfloridalicense.com" <[Melanie.Griffin@myfloridalicense.com](mailto:Melanie.Griffin@myfloridalicense.com)>,  
"DBPR.GeneralCounsel@myfloridalicense.com" <[DBPR.GeneralCounsel@myfloridalicense.com](mailto:DBPR.GeneralCounsel@myfloridalicense.com)>,  
"Matthew.Collier@myfloridalicense.com" <[Matthew.Collier@myfloridalicense.com](mailto:Matthew.Collier@myfloridalicense.com)>,  
"oig@myfloridalicense.com" <[oig@myfloridalicense.com](mailto:oig@myfloridalicense.com)>,  
Richard Otway <[Richard.Otway@myfloridalicense.com](mailto:Richard.Otway@myfloridalicense.com)>,  
[usafis.citizens@usdoj.gov](mailto:usafis.citizens@usdoj.gov),  
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"Press@MyFloridaLegal.com" <[press@myfloridalegal.com](mailto:press@myfloridalegal.com)>,  
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[media@sao17.state.fl.us](mailto:media@sao17.state.fl.us),  
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"pizzo.jason@flsenate.gov" <pizzo.jason@flsenate.gov>,  
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"lisa.dunkley@myfloridahouse.gov" <lisa.dunkley@myfloridahouse.gov>,  
"daryl.campbell@myfloridahouse.gov" <daryl.campbell@myfloridahouse.gov>,  
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"patricia.williams@myfloridahouse.gov" <patricia.williams@myfloridahouse.gov>,  
"chip.lamarca@myfloridahouse.gov" <chip.lamarca@myfloridahouse.gov>,  
"askcityhall@plantation.org" <askcityhall@plantation.org>,  
"IA@psd.plantation.org" <ia@psd.plantation.org>,  
"WDorr@psd.plantation.org" <wdorr@psd.plantation.org>,  
"TCollins@browardsao.com" <tcollins@browardsao.com>, Connie Fossi  
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"tips@cnn.com" <tips@cnn.com>, "viewermail@newshour.org"  
<viewermail@newshour.org>,  
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"newstips@sunsentinel.com" <newstips@sunsentinel.com>  
CC: info@pogo.org, action@aclu.org, support@whistleblowers.org,  
intake@whistlebloweraid.org, ccj@ccj.net, floridaHOAreform@gmail.com,  
info@flcga.org, tips@levernews.com, info@floridabulldog.org,  
tips@theappeal.org, info@whistleblower.org, grassroots@commoncause.org,  
tips@publicintegrity.org, info@openthegovernment.org

Content-Type: multipart/mixed; boundary="00000000000052bb650634d2b335"

Return-Path: sem2000s@gmail.com

X-EOPAttributedMessage: 0

X-EOPTenantAttributedMessage: baeb6e08-d5ad-4752-894a-00fcc4e8e929:0

X-MS-PublicTrafficType: Email

X-MS-TrafficTypeDiagnostic: C01PEPF000075F1:EE\_|SA6PR07MB10668:EE\_

X-MS-Office365-Filtering-Correlation-Id: df4a7ae2-961f-48c0-b905-08dd9030fbd3

X-MS-Exchange-AuthSource: SA|SL

Original-Recipient: rfc822;tcollins@browardsao.com

Final-Recipient: [rfc822;collins@browardsao.com](mailto:rfc822;collins@browardsao.com)

Action: failed

Status: 5.7.1

Diagnostic-Code: smtp;550 5.7.1 TRANSPORT.RULES.RejectMessage; the message was rejected by organization policy

X-Display-Name: [TCollins@browardsao.com](mailto:TCollins@browardsao.com)

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 **noname**  
8K