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

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

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" <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@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

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

#### 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.

On Thu, May 8, 2025 at 1:05 PM Shawn Martin <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

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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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**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