

EXHIBIT B

INSPECTION / ACCESS HISTORY

DOCUMENTED EVOLUTION OF ACCESS POSITIONS — 2025

PURPOSE AND LIMITED USE

This Exhibit consolidates the documented history of requests for inspection, construction, repair, and other access to the Debtor's residence during 2025. It is offered to provide the factual record relevant to any characterization that the Debtor categorically refused access or obstructed reasonable inspection.

The chronology reflects changes in position over time: refusals, conditional cooperation, requests for documentation, temporary holds, formal non-consent, and specific limited authorizations. Where a source filename or exact date has not yet been independently confirmed, that limitation is stated rather than supplied by assumption.

This Exhibit does not ask the Bankruptcy Court to adjudicate the entire underlying construction or condominium controversy. It identifies the access record and the evidence supporting each event.

APRIL 12, 2025 — UNANNOUNCED INTERIOR-INSPECTION ATTEMPT

Event / Documented Position: An unannounced interior-inspection request was refused absent a demonstrated condition requiring inspection. The contemporaneous record cites Fla. Stat. §718.1224 as part of the stated position.

Supporting Evidence: Same-day Dorin email and Debtor's DBPR-directed reply. **No standalone filename presently confirmed.**

Status / Limitation: Preserved — Available Upon Request / filename to be confirmed.

APRIL 17–22, 2025 — ROOF-REPAIR INSPECTION DISCUSSIONS

Event / Documented Position: The documented position evolved during this period: initial refusal, conditional agreement on April 19, reconfirmation, and formal written boundaries on April 21.

Supporting Evidence: Multiple dated emails, including the April 17, 4:41 p.m. "Formal Rejection" and April 19, 12:51 a.m. reversal. **No standalone filenames presently confirmed beyond the containing thread(s).**

Status / Limitation: Preserved — Available Upon Request.

APRIL 21, 2025 — INSPECTION BOUNDARIES AND ACCESS NOTICE

Event / Documented Position: Martin provided Omega's contractor Dorin Frai written conditions governing entry: Frai alone; access limited to areas of visible water-intrusion damage; photography subject to consent per image; and the visit to be recorded.

Supporting Evidence: `Inspection_Access_Notice_Shawn_Martin_April_21_2025.docx`

Status / Limitation: Preserved — Available Upon Request. **Record note:** the document contains an apparent year typo on its delivery line ("April 22, 2024" rather than 2025).

MAY 19, 2025 — PRIOR WINDOW CONSENT EXPRESSLY RESCINDED

Event / Documented Position: The Debtor expressly stated that he did not authorize window installation, removal, or replacement and reasserted his legal position concerning the proposed work.

Supporting Evidence: Filename discrepancy: record presently shows `Shawn_Pre-WDE_5_19_25_part_2.pdf`; another working reference uses `Gmail - Formal Reasserted Legal Notice 5.19.25.pdf`. These have not yet been confirmed as the same source. Related photos: `IMG_8232.jpeg` and `IMG_8228.jpeg`.

Status / Limitation: Preserved — filename discrepancy must remain disclosed until reconciled.

MAY 30, 2025 — COMMUNITY-WIDE INSPECTION NOTICE

Event / Documented Position: A community-wide inspection notice was posted. This entry records Omega's action as context and is not characterized as a separate access position taken by Martin.

Supporting Evidence: `20250601_IMPORTANT NOTICE RD.pdf`

Status / Limitation: Preserved — Available Upon Request.

JUNE 2, 2025 — CONDITIONAL COOPERATION

Event / Documented Position: Martin withheld authorization for the scheduled June 3–4 window inspections pending written engineer/counsel confirmation of necessity, while expressly preserving willingness to cooperate once formal documentation justified the necessity and legality of the requested actions.

Supporting Evidence: Shawn_to_Board___WDE_No_Access_-_6_2_25.pdf

Status / Limitation: Preserved — Available Upon Request.

JUNE 27, 2025 — UPPER-WINDOW INSTALLATION PLACED ON HOLD

Event / Documented Position: Authorization for installation, including second-floor windows, remained withheld and the work was placed on hold.

Supporting Evidence: Continuation of the “Re: Upper windows 1760 NW 73 Ave” email thread. **No standalone filename presently confirmed.**

Status / Limitation: Preserved — Available Upon Request.

JULY 1, 2025 — BACKYARD ACCESS FOR FASCIA / BEAM WORK

Event / Documented Position: Martin declined authorization twice that day, including: “No, it is not okay with me at this time” and “cannot provide authorization at this time.”

Supporting Evidence: July_31_2025_2nd_Matter_Shawn_and_Dorin_Emails.pdf
July_31_2025_Shawn_and_Dorin_Emails.pdf

Status / Limitation: Preserved. **Record note:** filenames state July 31, while the visible correspondence is dated July 1; reason for naming difference remains unreconciled.

JULY 11, 2025 — FORMAL NOTICE OF NON-CONSENT

Event / Documented Position: The live Notice of Non-Consent page identifies July 11 as the effective date of a general construction/entry non-consent position.

Supporting Evidence: HOAJusticeNow Notice of Non-Consent page — **exact printable URL to insert:** [INSERT FULL VISIBLE URL]

Status / Limitation: Evidentiary limitation: no separate source document has yet been located establishing that a standalone notice was issued specifically on July 11. The date is presently known from the live page and should not be overstated.

JULY 29, 2025 — FORMAL REAFFIRMATION

Event / Documented Position: An email to Board, counsel, and oversight recipients reaffirmed the non-consent position and stated that entry without written consent or court order would be treated as unauthorized.

Supporting Evidence: July 29 email — **standalone filename not presently confirmed.** The communication reportedly linked to the July 11 page and referenced a July 28 contractor observation.

Status / Limitation: Preserved — Available Upon Request; source identifiers to be completed.

AUGUST 19, 2025 — FIRST STOP NOTICE

Event / Documented Position: Martin directed construction activity to stop pending furring-strip removal/compliance verification.

Supporting Evidence: “Notice Regarding Unauthorized Construction on My Unit” — **standalone filename not presently confirmed.**

Status / Limitation: Preserved — Available Upon Request.

AUGUST 22–25, 2025 — STUCCO ACCESS DEMAND / CORRECTED NOTICE

Event / Documented Position: Omega demanded access for stucco work; the scope was disputed and narrowed through subsequent communications. This entry records the surrounding demand context rather than treating it as Martin's affirmative authorization.

Supporting Evidence: August 22 demand letter and August 25 corrected notice — **exact filenames not presently confirmed.**

Status / Limitation: Preserved — Available Upon Request.

AUGUST 23, 2025 — SECOND STOP NOTICE

Event / Documented Position: Martin again directed work to stop on the stated basis that no court order authorized the disputed work.

Supporting Evidence: Second stop-notice communication — **standalone filename not presently confirmed.**

Status / Limitation: Preserved — Available Upon Request.

AUGUST 27, 2025 — CONDITIONAL LIMITED STUCCO AUTHORIZATION

Event / Documented Position: Martin expressly granted limited access for stucco repairs only, excluding walls, furring strips, windows, and electrical/mechanical penetrations; he stated he would be present and that the authorization did not waive prior objections or records requests.

Supporting Evidence: August 27, 1:52 p.m. message within the larger “RE: Omega Villas / Shawn Martin - Demand for Access - Corrected Notice” thread. **No standalone filename presently confirmed.**

Status / Limitation: Preserved — Available Upon Request.

AUGUST 29, 2025 — REAR-YARD ACCESS DECLINED FOR STATED LACK OF NECESSARY WORK

Event / Documented Position: Martin declined rear-yard access specifically because he stated no stucco work was needed there, referenced a photograph of the rear elevation, and reiterated willingness to cooperate with reasonable construction access where appropriate.

Supporting Evidence: August 29, 8:14 a.m. “Response to Access Request — 1760 NW 73 Ave, Unit #48,” embedded in the corrected-notice thread. Rear-elevation photograph referenced; **filename not presently captured.**

Status / Limitation: Preserved — Available Upon Request.

SEPTEMBER 29, 2025 — ROOF-ENTRY EVENT

Event / Documented Position: The chronology records a roof-entry event occurring while the standing non-consent position remained in effect, with the Debtor stating no notice had been given.

Supporting Evidence: Patty_Austro_Inspection_E_Chain_9_29_25.pdf covers the surrounding email exchange. The entry event itself is identified from Ring/observation evidence; exact audiovisual filename remains to be confirmed.

Status / Limitation: Preserved — Available Upon Request.

PRE-2025 BACKGROUND — “MY DAMAGES” EVIDENCE REPOSITORY

The historical evidence repository provides background concerning prior property-condition, water-intrusion, repair, inspection, and damage disputes. It is not offered as proof of the present physical condition of the residence.

Live page: HOAJusticeNow — “My Damages: Photo & Video Documentation”

Visible URL: <https://hoajusticenow.com/home/160-2/>

Real-Time Damage Video 1

<https://www.youtube.com/embed/od5AXcWkim8>

Real-Time Damage Video 2

<https://www.youtube.com/embed/XXvQPPZ6iwY>

Real-Time Damage Video 3

<https://www.youtube.com/embed/Zv-3XYherE0>

Real-Time Damage Video 4

<https://www.youtube.com/embed/0vfmjAf8EnY>

Additional April 21 inspection-confrontation video: associated with the April 21 access dispute by subject matter, but the exact date/timestamp has not yet been independently verified. It should not be represented as dated April 21 unless the underlying metadata confirms it.

Unresolved monetary-reference discrepancy: the “My Damages” page states a \$2,844.06 arbitration-retaliation penalty, while a separate April 13, 2025 email reportedly cites \$2,884.06 for what may be the same event. Neither figure is relied upon in this Exhibit pending reconciliation against the underlying source.

CONSOLIDATED ACCESS CHRONOLOGY

Date	Request / Event	Documented Position	Primary Source / Limitation
Apr. 12	Unannounced interior inspection	Refused absent stated basis requiring inspection	Same-day email/reply; filename unconfirmed
Apr. 17–22	Roof-repair inspection	Refuse → conditional agreement → written boundaries	Multiple emails; filenames incomplete
Apr. 21	Inspection	Defined written access boundaries	Inspection_Access_Notice...docx
May 19	Window work	Prior consent expressly rescinded	Filename conflict disclosed
May 30	Community inspection notice	Omega action / context	20250601_IMPORTANT NOTICE RD.pdf
June 2	June 3–4 inspections	Withheld pending documentation; cooperation preserved	Shawn_to_Board___WDE_No_Access_-_6_2_25.pdf
June 27	Upper-window installation	Placed on hold / authorization withheld	Email thread; standalone filename unconfirmed
July 1	Backyard fascia/beam access	Declined twice	Two July_31-named PDFs; content dated July 1
July 11	General construction/entry	Live page states formal non-consent	No standalone July 11 source located
July 29	Entry/modification/construction	Reaffirmation; court-order/written-consent position	Standalone filename unconfirmed
Aug. 19	Construction start	First stop notice	Filename unconfirmed
Aug. 22–25	Stucco demand	Demand disputed/narrowed	Demand/corrected notice filenames unconfirmed
Aug. 23	Construction start	Second stop notice	Filename unconfirmed
Aug. 27	Stucco repairs	Limited access expressly authorized	1:52 p.m. message in corrected-notice thread
Aug. 29	Rear-yard access	Declined based on stated lack of needed work	8:14 a.m. response + referenced photo
Sept. 29	Roof entry	Entry alleged despite standing non-consent / no notice	Email chain + Ring/observation evidence

LIMITED CONCLUSION

The 2025 record does not reflect a single, unchanging position of categorical refusal. It reflects a documented evolution of access positions, including refusals, conditional cooperation, requests for supporting documentation, temporary holds, formal non-consent, and specific limited authorization.

This Exhibit is offered so that any assessment of the Debtor's access history can be made from the chronology and underlying evidence rather than from a generalized characterization of obstruction.

Where a filename, exact URL, timestamp, or underlying source has not yet been confirmed, this Exhibit expressly identifies that limitation. No missing identifier is supplied by assumption.