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Subject: 🚨 Watchdog Update — Omega Villas Construction Delays, Contractor Incident & Court Case Status (August 2026)

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Subject: Watchdog Follow-Up — Omega Villas Litigation Context

All,

This update comes roughly three years into ongoing litigation between myself and Omega Villas Condominium Association, through counsel Rhonda Hollander — carried out while I have also been undergoing cancer treatment.

On August 28, 2023, I submitted certified records requests (**attached**) to the Association's then-management company, Sunrise Management Co., **seeking five years of financial records, bank statements, contractor bids and contracts, Board minutes, and correspondence with Broward County — including any fines assessed against the community.** Copies of those requests and certified mail receipts **are attached below.**

In October 2023, I publicly raised the issue of undisclosed City of Plantation fines and liens against Omega Villas — then totaling \$144,000 — after the Board failed to disclose them to owners. That figure has since grown to a documented \$1,367,450 as of the most recent update, with projections reaching \$2,512,325 by 2027 if unaddressed. A full citation history is published at:

<https://hoajusticenow.com/exhibit-v-citation-and-enforcement-history-2007-2025/>

Video documentation from the October 31, 2023 Board meeting where this was raised is available below:

- **Multiple police vehicles present at the meeting:** <https://youtube.com/shorts/f3FaFpCgkRk>
- **Confronting Board President Patty Sabates on the undisclosed fines:** <https://youtu.be/NtC8G7HSG00>

Over the course of this litigation, I have submitted a substantial number of complaints and investigation requests to state and local regulatory bodies, including DBPR, the City of Plantation, and others. The documented pattern of responses — closures, jurisdictional deflection, and non-response — is compiled at:

- **Omega Villas: State Escalation Timeline** — <https://hoajusticenow.com/home/omega-villas-state-escalation-timeline/>
- **Exhibit L — Government Correspondence Timeline & Systemic Oversight Breakdown** — <https://hoajusticenow.com/home/exhibit-l-government-correspondence-timeline-systemic-oversight-breakdown-overview/>

Cases like this one are part of why HOA reform in Florida continues to be raised as a serious policy concern. I believe undisclosed liabilities of this scale should trigger mandatory owner disclosure requirements before they're allowed to compound.

Regards, Shawn Martin, MBA

Owner, Pro Se Litigant & Protected Whistleblower — Omega Villas Condominium Association
www.hoajusticenow.com

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4 attachments

 **AccessToRecordsRequestRevised04052013 (SM Request v2).pdf**
63K

 **AccessToRecordsRequestRevised04052013 (SM Request v1).pdf**
94K

 **20230828 Cert. Letters to Sunrise Mgt..pdf**
198K

 **20230908.pdf**
1088K