



Shawn Martin <sem2000s@gmail.com>

Omega Villas Bldg 10 Unit 1740 - Interior inspection

Shawn Martin <sem2000s@gmail.com>

Sat, Apr 12, 2025 at 5:37 PM

To: Dorin Frai <dfrai@yahoo.com>, Richard Otway <Richard.Otway@myfloridalicense.com>, MTC Margaret Carpenter <mcarpenter@sao17.state.fl.us>, Connie Fossi <connie.fossi@nbcuni.com>, "askcityhall@plantation.org" <askcityhall@plantation.org>, "ashley.moody@gmail.com" <ashley.moody@gmail.com>, Tina Polsky <POLSKY.TINA@flsenate.gov>, "SHARIEF.BARBARA.WEB@flsenate.gov" <SHARIEF.BARBARA.WEB@flsenate.gov>, Marie Woodson <Marie.Woodson@flhouse.gov>, Christine Hunschofsky <C.Hunschofsky@flhouse.gov>, Lisa Dunkley <Lisa.Dunkley@flhouse.gov>, Daryl Campbell <Daryl.Campbell@flhouse.gov>, pizzo.jason@flsenate.gov
Cc: Office Support YMS <info@yourmanagementservices.com>, Larry Alcendor <larry@s-deng.com>



Subject: Supplemental Evidence – Complaint #2024038286 – Ongoing Harassment, Legal Intimidation, and Retaliatory Construction Practices

Dear Mr. Otway and Copied Officials,

This message is submitted as a **supplemental update to Complaint #2024038286**, documenting a continued and intensifying pattern of **retaliatory conduct, selective enforcement, legal intimidation, and targeted harassment** by the Omega Villas Condominium Association, its contractors, and legal representatives.



Unannounced Visit – April 13, 2025

On **Saturday, April 13, 2025**, Austro Construction's project manager **Dorin Frai** appeared at my unit **without notice or consent** to inspect and photograph the interior. In a follow-up email, he stated:

"I stopped by your unit this morning to inspect the interior drywall/ceilings etc. and to take pictures for our records... I knocked on your door - no response. I left a notice on your door and it is attached to this email as well."

– Dorin Frai

This visit:

- Was conducted **on a weekend**,
 - Came with **no official communication** from the Board or property manager,
 - Was accompanied by a notice left at my door,
 - And **followed no standard procedure** previously used for other units in earlier construction phases.
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Context – New Interior Access Protocol

This new policy was only introduced at the **April 10, 2025 Construction Meeting** (video evidence here: [YouTube Link](#)) — suggesting the protocol was **newly implemented**, selectively applied, and **not uniformly enforced** across all units.

It is especially troubling that **Dianna from Your Management Services (YMS)** asked me during the **March 25, 2025 Board Meeting** to either submit photos of my unit's interior or allow them to enter. These actions suggest a **targeted effort to scrutinize or possibly fabricate violations against me**, particularly since my building is **last on the construction schedule** — a decision I believe to be retaliatory.

Prior Harassment – July 23, 2024 Incident (Documented)

On **July 23, 2024**, Dorin Frai, **Jay Pietrafetta**, and **Mike Rafidi** were involved in **harassing licensed contractors** I hired to perform emergency roof repairs after the Board failed to address ongoing water leaks. I have:

- **Photographs and videos** of this incident,
- A public video short documenting their harassment:
 [YouTube Video Evidence](#),
- WhatsApp messages from Board Member **Marjorie Thomas**, who confirmed awareness of the confrontation and demonstrated disregard for the safety of my home.

This event was included in my prior complaints and in my submission titled “**Fwd_ Update on Investigations 7.31.24.pdf**”, delivered to your office and the State Attorney's Office.

Legal Intimidation – March 1, 2024 Letter from Rhonda Hollander (Exhibit 5)

Additionally, on **March 1, 2024**, the Association's attorney **Rhonda Hollander** sent a formal letter to my attorney (Exhibit 5 – OMID v2.pdf), attempting to:

- **Threaten legal action** over emergency roof repairs I conducted,
- **Demand invasive access to my home**, despite the Association's own refusal to repair the roof,
- And cite my "Board outburst" as justification — again weaponizing my protected activity as a whistleblower.

This letter represents **clear retaliatory legal pressure**, using the Association's resources to suppress my rights and intimidate me for protecting my property.

April 12, 2025 Owner Notice

The most recent **Owner Notice** (dated April 12, 2025) from Austro Construction:

- Demands that I "urgently call" regarding **interior photography**,
 - Includes vague language not grounded in the Association's governing documents or the Florida Condominium Act,
 - And reflects a **forced entry policy that appears retaliatory in nature**.
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Formal Position

I **formally refuse access to my unit** unless damage results from construction activity and requires inspection. I will cooperate fully in any such case but will not comply with inconsistent or retaliatory inspection procedures.

Request for Immediate Oversight

Given the above, I respectfully request that this information be:

1. **Formally added to Complaint #2024038286**, and
2. Investigated for:
 - Retaliatory behavior in violation of **F.S. §718.1224**,
 - Abuse of legal counsel and access under the guise of construction coordination,

- And potentially coordinated misuse of property management and contractor authority to silence protected activity.

Thank you for your continued oversight and protection of homeowner rights in Florida.

Sincerely,

Shawn Martin, MBA

Homeowner & Whistleblower – Omega Villas Condominium Association

[Quoted text hidden]