



Shawn Martin <sem2000s@gmail.com>

Omega Villas Bldg 10 Unit 1740 - Interior inspection

9 messages

Dorin Frai <dfrai@yahoo.com>

Sat, Apr 12, 2025 at 10:50 AM

To: Shawn Martin <sem2000s@gmail.com>

Cc: Office Support YMS <info@yourmanagementservices.com>, Larry Alcendor <larry@s-deng.com>

Mr. Martin,

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

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Thank you

Dorin Frai

Cel 954-663-5944

 revised owner notification.pdf
42K**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

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

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Last-Attempt-Date: Sat, 12 Apr 2025 14:38:12 -0700 (PDT)

 **noname**
4K

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This incident underscores a pattern of interference, surveillance, and obstruction tied directly to my status as a whistleblower.

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This notice, combined with today's surprise visit, appears to be a continued escalation in coordinated harassment.

Formal Refusal of Entry

I **formally refuse interior access to my unit** unless and until damage caused by construction occurs and requires verification. I remain fully cooperative in those situations, but will not allow retaliatory or selectively enforced procedures disguised as protocol.

Request for Immediate Oversight

In light of the above incidents — which together demonstrate clear evidence of:

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- Legal intimidation,
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I respectfully request this email and all referenced evidence be **formally added to Complaint #2024038286**, and that DBPR and relevant authorities conduct a full investigation into the conduct of:

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 **Exhibit 5 - OMID v2.pdf**
462K

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

Sat, Apr 12, 2025 at 5:48
PM

To: sem2000s@gmail.com



Message blocked

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Final-Recipient: rfc822; askcityhall@plantation.org

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Shawn Martin <sem2000s@gmail.com>

Sun, Apr 13, 2025 at 10:58 AM

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 Complaint – Legal Misconduct and Records Obstruction by HOA Counsel Rhonda Hollander (Related to Complaint #2024038286)**

Dear Mr. Otway and Copied Officials,

This communication is submitted as a formal **supplemental update to Complaint #2024038286**, and pertains specifically to the conduct of **attorney Rhonda Hollander**, legal counsel for the Omega Villas Condominium Association, and her role in **obstructing access to unit owner records** in a manner that may constitute **retaliatory behavior in violation of F.S. §718.1224** (Anti-SLAPP).

 **Context: Records Access Interference – September 2023**

On **August 30, 2023**, I submitted a **certified records request** to the Association as a unit owner — a right protected under Florida Condominium Law. Rather than fulfilling the request through standard management channels, the Board involved attorney **Rhonda Hollander**, who began issuing direct legal communications to me and my counsel.

This diversion to legal escalation:

- **Delayed my records access** for weeks,
- Required **multiple in-person visits** to both Rhonda's and Sunrise Management's offices,
- Resulted in **attorney's fees of \$2,884.06** that I had to personally cover,
- And ultimately led to my filing a **Bar Complaint** against Ms. Hollander, as well as a related **Arbitration Petition**, which the Association later settled with prejudice.

It is my belief that these actions were not only **excessive and unnecessary**, but constituted a clear effort to **intimidate me** and **deter further whistleblowing** regarding financial mismanagement, unlicensed contracting, and building code violations.

Legal Misuse of HOA Counsel

Under the new anti-retaliation provision **F.S. §718.1224**, effective July 1, 2024:

“An association may not use association funds or resources to bring or threaten to bring legal action against a unit owner in retaliation for exercising his or her rights...”

Although my certified records request was submitted prior to this effective date, **Rhonda's aggressive actions continued into and beyond that timeframe**, and were clearly retaliatory in nature — as confirmed in the **March 1, 2024 letter (Exhibit 5 - OMID)** where she baselessly escalated and misrepresented my request and community engagement.

Her involvement also included:

- **Attacks on my character** in correspondence and public Board settings,
- **Reviewing and participating in retaliatory communications** and demand letters,
- And ultimately being named as a key figure in the **Florida Bar Complaint RFA No. 24-13708**, for which I submitted an extensive response dated **April 13, 2025**.

This response letter outlines, in detail, a **broader misuse of legal counsel as a weapon** against protected unit owners, and includes links to video footage, affidavits, and legal records supporting my claims.

Supporting Materials:

- **Exhibit 5 – OMID Letter from Rhonda Hollander to My Counsel (March 1, 2024) (previos email)**
- **Withdrawal of Petition with Prejudice (Records Arbitration – previously submitted) (available upon request)**
- **Florida Bar Complaint RFA No. 24-13708 & April 13, 2025 Response Letter (available upon request)**
- **YouTube Evidence of Public Confrontations & Harassment**
 - [Example – Confronted by Hollander about Protest Display](#)
 - [Board's Efforts to Remove Me from a Meeting](#)

Summary

The coordinated use of HOA legal counsel to block records access, intimidate a whistleblower, and obstruct public accountability — especially with **known Board Member involvement** — merits heightened review under both administrative and civil frameworks.

I respectfully request that this email and its references be:

- **Formally added to Complaint #2024038286, and**
- **Forwarded internally to the DBPR's legal division and the Florida Bar, for independent review if not already cross-referenced.**

Thank you again for your continued time and attention to these critical matters of transparency, retaliation, and legal accountability in Florida's condominium communities.

Respectfully,

Shawn Martin, MBA

Homeowner & Whistleblower – Omega Villas Condominium Association

On Sat, Apr 12, 2025 at 5:48 PM Shawn Martin <sem2000s@gmail.com> wrote:
Attachment as referenced in the above email...

On Sat, Apr 12, 2025 at 5:42 PM Shawn Martin <sem2000s@gmail.com> wrote:



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

Dear Mr. Otway and Copied Officials,

This message is submitted as a **supplemental update to Complaint #2024038286**, documenting an ongoing pattern of **harassment, legal intimidation, and retaliatory practices** involving the Omega Villas Condominium Association, Austro Construction, and the Association's legal counsel.



Unannounced Visit – April 12, 2025

On **Saturday, April 12, 2025**, Dorin Frai of Austro Construction appeared at my unit **without prior notice or consent**, attempting to inspect the interior and take photographs. In a follow-up email, he wrote:

“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, Austro Construction

The visit occurred **without scheduling, written communication, or proper justification**, and raises serious concerns in the context of ongoing retaliation and selective targeting.



Context – New Access Protocol

This “interior inspection protocol” was only recently introduced at the **April 10, 2025 Construction Meeting**, long after construction began on other buildings. The sudden rollout of this policy, especially just days before targeting my unit, suggests selective enforcement. A recording of this meeting is available at:



[April 10, 2025 Construction Meeting – YouTube](#)

Additionally, at the **March 25, 2025 Board Meeting, Dianna from Your Management Services (YMS)** requested that I either provide interior photographs or allow entry — showing that my unit has been pre-targeted weeks in advance.



Prior Harassment – July 23, 2024 Incident

On **July 23, 2024**, Dorin Frai, along with **Jay Pietrafetta** and **Mike Rafidi**, was involved in **harassing emergency contractors** I had hired to perform roof repairs after the Association failed to address significant leaks.

- The harassment was captured on video and is posted publicly here:
 [YouTube Short – July 23, 2024 Incident](#)
- WhatsApp messages from Board Member **Marjorie Thomas** acknowledged her knowledge of the harassment and demonstrated disregard for the condition of my home.
- Documentation was submitted previously to both DBPR and the Broward State Attorney's Office in "**Fwd_ Update on Investigations 7.31.24.pdf**"

This incident underscores a pattern of interference, surveillance, and obstruction tied directly to my status as a whistleblower.

Legal Intimidation – March 1, 2024 Letter from Rhonda Hollander

On **March 1, 2024**, attorney **Rhonda Hollander** (Hollander, Goode & Lopez) sent a letter to my legal counsel accusing me of improperly repairing my roof and threatening enforcement, despite the Board's **refusal to act on emergency leaks**.

This letter:

- Demanded invasive access to my unit,
- Referenced my conduct at a Board meeting as pretext,
- And constituted **retaliation disguised as legal enforcement**, now part of a broader campaign to silence my protected activity.

(See: Exhibit 5 – OMID v2.pdf)

April 12, 2025 Owner Notice from Contractor

The **Owner Notice** dated **April 12, 2025** from Austro Construction also includes vague and overreaching demands for:

- "Urgent" interior access,
- Removal of personal items, electronics, cameras, furniture, and patio structures,

- And fails to cite any lawful basis for demanding entry, photography, or access beyond routine construction needs.

This notice, combined with today's surprise visit, appears to be a continued escalation in coordinated harassment.



Formal Refusal of Entry

I **formally refuse interior access to my unit** unless and until damage caused by construction occurs and requires verification. I remain fully cooperative in those situations, but will not allow retaliatory or selectively enforced procedures disguised as protocol.

!Request for Immediate Oversight

In light of the above incidents — which together demonstrate clear evidence of:

- Retaliatory action in violation of **F.S. §718.1224**,
 - Legal intimidation,
 - Harassment by contractors,
 - And inconsistent enforcement and coordination with the management company
-

I respectfully request this email and all referenced evidence be **formally added to Complaint #2024038286**, and that DBPR and relevant authorities conduct a full investigation into the conduct of:

- The Board of Omega Villas Condominium Association,
- Austro Construction (Dorin Frai, Project Manager),
- And the Association's legal representatives.

Thank you for your continued oversight and for protecting the rights of Florida condominium homeowners.

Sincerely,

Shawn Martin, MBA

Homeowner & Whistleblower – Omega Villas Condominium Association

On Sat, Apr 12, 2025 at 5:37 PM Shawn Martin <sem2000s@gmail.com> wrote:

 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.

 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**.



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

On Sat, Apr 12, 2025 at 10:52 AM Dorin Frai <dfrai@yahoo.com> wrote:
Mr. Martin,

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

Roof work is suppose to start next week - it is imperative that you make yourself available for the interior inspection. Please call me as soon as possible to schedule it.

Thank you

Dorin Frai
Cel 954-663-5944

Mail Delivery Subsystem <mailer-daemon@googlemail.com> Sun, Apr 13, 2025 at 10:58 AM
To: sem2000s@gmail.com



Message blocked

Your message to **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

Action: failed

Status: 5.7.0

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

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

Last-Attempt-Date: Sun, 13 Apr 2025 07:58:53 -0700 (PDT)

 **noname**
4K