



Plantation Police Department

Incident Report

ORI : FL0060600

Incident Number # : 2502000530

Print Date : 05/27/2026 16:33

Incident Information	
Reported Date : 02/14/2025 13:35	Reporting Officer:
Occurred From : 02/14/2025 13:35	Disposition :
Occurred To : 02/14/2025 13:35	Disposition Date :
Location : 1141 LAUDERDALE WEST DR PLANTATION,FL 33322	
Domestic Violence : ☐	BWC Uploaded: ☐ Victim's Rights Packet Provided: ☐
Offense Information	
Offense Code : <904-999> INFORMATION- FRAUD	
Severity :	Attempt : ATTEMPTED
Incident Names	
INVOLVEMENT TYPE: REPORTING PARTY	
Last Name : ZAYAS	Home Address :
First Name : SALLY	Resident Status :
Middle Name :	Home Phone :
Suffix :	Work Phone :
DOB :	Cell Phone :
Age : 0	Email :
Gender : FEMALE	Ethnicity :
Race : WHITE/ CAUCASIAN	
INVOLVEMENT TYPE: INVOLVED OTHER	
Last Name : ROSE	Home Address : 1062 NW 88TH AVE, PLANTATION, FL
First Name : STEPHEN	Resident Status :
Middle Name : MARK	Home Phone :
Suffix :	Work Phone :
DOB : 12/27/1950	Cell Phone :
Age : 74	Email :
Gender : MALE	Ethnicity :
Race : WHITE/ CAUCASIAN	



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Incident Names

INVOLVEMENT TYPE: INVOLVED OTHER

Last Name :	WEINBERG	Home Address :	1438 NW 126TH DR, CORAL SPRINGS, FL, 33071
First Name :	STEVEN	Resident Status :	
Middle Name :	ADAM	Home Phone :	
Suffix :		Work Phone :	
DOB :	10/25/1957	Cell Phone :	
Age :	67	Email :	
Gender :	MALE	Ethnicity :	
Race :	WHITE/ CAUCASIAN		

INVOLVEMENT TYPE: INVOLVED OTHER

Last Name :	MARCUSKY	Home Address :	8411 39TH, DAVIE, FL, 33328
First Name :	MICHAEL	Resident Status :	
Middle Name :	THOMAS	Home Phone :	
Suffix :		Work Phone :	
DOB :	05/19/1965	Cell Phone :	
Age :	59	Email :	
Gender :	MALE	Ethnicity :	NOT HISPANIC OR LATINO
Race :	WHITE/ CAUCASIAN		

INVOLVEMENT TYPE: INVOLVED OTHER

Last Name :	ORLANDO RICHMOND	Home Address :	1150 CAMPANELLI DR W, PLANTATION, FL, 33322
First Name :	ROSE-MARIE	Resident Status :	
Middle Name :		Home Phone :	
Suffix :		Work Phone :	
DOB :	11/16/1952	Cell Phone :	
Age :	72	Email :	
Gender :	FEMALE	Ethnicity :	
Race :	WHITE/ CAUCASIAN		



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Incident Narrative

Entered On : 02/14/2025 13:38

Officer :

Narrative :

On February 7th, 2025 we received a teletype from Sunrise Police Department in reference to an anonymous complaint sent through the FBI National Threat Operations Center Information Sharing. The anonymous caller advised the following. He allegedes that there is a theft of funds that the Lauderdale West HOA is covering up with increased maintenance payments that the residents are repaying. He stated that this information came to light after a HOA board meeting. The complaint provided the contact name of Sally Zayas as the Director of the Board.

On February 12th, 2025 I contacted Zayas and she advised that she has been on the board for the past two years including long term 11 members and they were self managed until January 2025. As early as one and a half years ago she began to question the discrepancy of funds. Zayas believes there was a mis-allocation of funds and she vigorously requested to hire a forensic accountant to straighten out the imbalance. Zayas stated she will provide emails of all the request made for transparency that went unanswered. On December 12th, 2024 a claim with Florida Department of Business & Professional Regulation. Zayas requested the investigation on hold until the disposition of the claim with DBPR.

This case will be pending inactive until the conclusion of the DBPR report.

Under penalty of perjury, I declare that I have read the foregoing and that the facts stated therein are true and correct to the best of my knowledge and belief. I swear and affirm that I have prepared this incident report, and it is correct and true to the best of my knowledge.

Electronically signed by:



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Incident Number # : 2502000530

Print Date : 05/27/2026 16:33

Incident Supplement

Supplement # : 2502000530-0001

Supplement Type : INVESTIGATION UNIT

Supplement Date/Time: 9/24/2025 10:41:00
AM

BWC Uploaded: ☐

Supplement Officer : HERNANDEZ, MARGARITA (99646)

Supplement Narrative :

The reporter Sally Zayas, advised that while she was one of many Directors of the Lauderdale West Community Homeowners Association from March 2023 through March 2025, she questioned a discrepancy of almost one million dollars of misallocated funds for the association accounts. Her repeated inquiries about the misallocated funds fell on deaf ears. Whether the questions were made during scheduled board meetings or private meetings with the accounting firm Carol Eskew & Juda Eskew and Associates and the Law Office of Frank Weinberg and Black (here on referred to as FWB) vague answers and inconsistencies were given as excuses. Zayas sent a written request certified mail to the Law Office of FWB requesting all financial documents from 2017 through 2025 for expenditures. The first response received advised that they would not be produced as requested.

Zayas has since received correspondence from the law office of FWB it stated that the



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documents would be provided as suggested from Department of Business and Professional Regulation after the investigation is completed. When Zayas contacted DBPR to inquire about the claim she was advised that the investigation could take up to two years because of the backlog. On September 23rd, 2025 Zayas responded to the police department to provide a sworn taped statement. She did advise that several of the unit owners are considering hiring an attorney to handle their case. Zayas will provide all Financial Institutions and account numbers for all interests for the Lauderdale West Community Association.

This case will be pending inactive until Information is received and subpoena responses are fulfilled.

Under penalty of perjury, I declare that I have read the foregoing and that the facts stated therein are true and correct to the best of my knowledge and belief.
I swear and affirm that I have prepared this incident report, and it is correct and true to the best of my knowledge.

Electronically signed by: HERNANDEZ, MARGARITA (99646)



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Print Date : 05/27/2026 16:33

Incident Supplement

Supplement # : 2502000530-0002

Supplement Type : INVESTIGATION UNIT

Supplement Date/Time: 5/13/2026 6:03:00
AM

BWC Uploaded: ☐

Supplement Officer : HERNANDEZ, MARGARITA (99646)

Supplement Narrative :

On April 22nd, 2026 Investigator Karns and I met with the following
Homeowners Association board members, Accountants and Attorney.

HOA President Stephen Rose

HOA Treasurer Rose Richmond

Attorney Steven A. Weinberg from The Law Firm of Frank Weinberg
Black

Chief Accounting Officer Michael T. Marcusky from Juda Eskew &
Associates

The meeting was scheduled to discuss an anonymous complaint the
Plantation Police Department received via the FBI National Threat
Operations Center on February 7th, 2025. We were advised to follow up
because the community is in our jurisdiction.

Synopsis of Complaint:

The caller requested anonymity and alleged there was a theft of
\$1,000,000 of HOA funds. There are potentially 1359 victims including
the callers' mother. In a board meeting it was mentioned that
\$996,133.00 was missing and could potentially grow to \$2000,000. The
HOA was working to cover the loss with the Plex reserve account. The
caller believed this loss led to increases in maintenance payments
which the community would have to repay themselves. The caller
referenced a former HOA Director Sally Zayas as a point of contact.

The issues discussed were in reference to the non- sufficient funds to
cover Insurance and HVAC payments. It was explained that it was
easier to transfer funds between their accounts at Wells Fargo Bank.
The other topic discussed was the alleged double payments to the



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vendor Southern Coatings Inc for roof repairs and replacements due to the damages from hurricane Irma.

Steven A. Weinberg provided a flash drive with all the information that was provided to the Department of Business and Professional Regulation

Case #2024-033702 filed on October 3rd, 2024. On December 8th, 2025 DBPR determined that "after legal review it was concluded that there was insufficient basis to prosecute a violation of provisions of Chapter 718, Florida Statutes and or the rules pursuant thereto. The case was closed. However, should additional evidence be revealed the department may reopen the case."

The Lauderdale West Community Association No. 1 Summary of Plex Interfund Transactions GL-1285 from February 2019 through August 2023 showed the following in columns A through J:

Column "F" Misc/Reclass Expenses

(\$4,858.25)

Column "G" Roof/Hurricane Reclass

3/2019 Roof proceeds adjustments \$202,934.50

4/2019 \$50,000. Transferred from Wells Fargo Plex reserves acct (#5063-5863)

to Popular Bank Plex Insurance acct (#9948357505)

5/2019 – roof proceeds adjustment (\$80,241.00)

11/2020 \$20,000 check #1477 to Southern Coatings Inc

The \$202,934.50 were a combination of two adjustments

1. \$189,943.41 - posted at 12/31/18. It was to write off the all the overspent reserves. Technically reserves cannot be negative



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2. \$12,993.88 - 2018 audit adjustments - these were actually 2017 adjustments that were not posted so we posted on 12/31/18 as part of the audit adjustments.

All of these adjustments were year-end adjustments to write off overspent reserves. They are all "non-cash" adjustments.

TOTAL column G \$192,698.50

Column "H" 1065 Wells Fargo Common Acct (5063-5812)/To pay back to Plex Reserve (#5063-5863)

3/2019 \$98,167.50

8/2022 transfer to operating acct \$205,000

8/2023 transfer to operating acct \$99,998.25

TOTAL column "H" \$403,165.75

Column "I" 1050 Popular Insurance Acct/To pay back Plex Reserve Acct

3/2023 transfer to operating acct (#5063-5812) \$340,000 from Wells Fargo Plex acct (#5863)

6/2023 transfer to operating acct (#6053-5812) \$65,127 from Wells Fargo Plex acct (#5863)

TOTAL column I \$405,127

Wells Fargo Bank statement acct #5063-5863 4/1/2019 through 4/30/2019 electronic Funds Transfer of \$50,000 on 4/29/2019



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Wells Fargo Bank transaction notice statement to acct #5063-5863 of an asset cash transfer of \$340,000 on 3/31/2023 from acct #5063-5812

Popular Bank statement Insurance acct #9948357505 7/31/2024 through 8/30/2024 withdrawal \$405,127

Wells Fargo Bank statement Plex acct #5063-5863 8/1/2024 through 8/31/2024 deposit \$405,127

Wells Fargo Bank statement Common acct #5063-5812 8/1/2024 through 8/31/2024 shows the following transfers on 8/28/2024 to Plex acct (#5863): \$192,362, \$197,454 & \$3,165.75 to equal \$403,165.75

These transactions were verified from the bank statements and ledgers on the flash drive provided by Attorney Steven Weinberg (DBPR complaint #2024-033702).

All the above transactions total \$996,133 and the adjustments made the Plex Reserves account whole.

A June 2024 Lauderdale West Community Association balance sheet shows the Wells Fargo Plex Reserves acct (#5863) asset was \$1,305,772



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An August 2024 Lauderdale West Community Association balance sheet shows the Wells Fargo Plex Reserve acct (#5863) asset was \$2,119,150

The other topic discussed was the allegations that Southern Coatings Inc was paid twice for work already completed. And, the fact that they were allowed to work in the community without a contract.

On September 23rd, 2025 I met with Sally Zayas and obtained a sworn taped statement. She advised that she knew about the alleged misallocation of Plex Reserve funds. She had many other concerns about the day to day operations by the HOA board. One of the major concerns was the appearance that the roof vendor Southern Coatings Inc was being paid twice for repairs/replacements for the damage caused by hurricane Irma. Zayas believed that there were duplicate invoices for work already completed. After inquiring about the invoices, she felt that her questions weren't answered to her satisfaction especially that documentation was not provided to verify the legitimate payments. Amongst the many concerns with the HOA financial operations Zayas has is the elderly population at Lauderdale West that are on fixed incomes. Zayas stated that many of the unit owner have expressed their fear of unnecessary assessments imposed on the community due to mishandling of their financial accounts.

At the meeting, the issue of Southern Coatings Inc was addressed. The board members and attorney Weinberg advised the following. They were in contentious negotiations with the legal team for SCI. In the meantime, SCI was allowed to begin the repair/replacement work using individual proposals for each project. While they would have preferred to have a technical 25 page contract the board agreed with attorney Weinberg that legally it was not required and the work needed to be done before more damage occurred to the roofs. It is possible that what appeared to be duplicate invoices was actually the first deposit of 50% to start the work and the balance paid when the inspection was completed by the City of Plantation. Stephen Rose provided a USB with invoices of roof work. Random projects were included with the 10-year warranties provide by SCI for work completed.

On October 23rd, 2023 the former HOA President Jennie Lipari filed a police report with this agency case #2310-000945 Civil Matter in



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reference to SCI. The concerns were the same as the ones raised by Zayas. The case was deemed a Civil Matter because the board and attorney approved and advised a contract was not legally required.

On April 22nd, 2026 Zayas received a response to make an appointment for the inspection of the documentation she requested.

The board advised that they have learned from the miscommunication and mishandling of the accounts and are instituting new checks and reviews to ensure these types of issues do not occur again. The officers and directors of the Homeowners Association, The Law Firm of Frank Weinberg Black and Juda Eskew & Associates are committed to discharging their duties in good faith. They will continue to operate in the best interests of the community and build trust through a transparent fiduciary relationship with the unit owners of Lauderdale West.

All documentation will be uploaded to evidence.com

This case will be pending inactive.

Under penalty of perjury, I declare that I have read the foregoing and that the facts stated therein are true and correct to the best of my knowledge and belief.
I swear and affirm that I have prepared this incident report, and it is correct and true to the best of my knowledge.

Electronically signed by: HERNANDEZ, MARGARITA (99646)

Involved Officers

Officer : KING, CHRISTOPHER W (99922)

Officer : HERNANDEZ, MARGARITA (99646)