

IN THE CIRCUIT COURT OF THE SEVENTEENTH JUDICIAL CIRCUIT  
IN AND FOR BROWARD COUNTY, FLORIDA

IN RE:

CASE NO.: CACE 24-005243

HERON POND CONDOMINIUM  
ASSOCIATION, INC.

Petitioner.

v.

HERON POND CONDOMINIUM  
ASSOCIATION, INC.,

Defendant/Respondent

---

**NOTICE OF FILING PART 1 OF FINAL ENGINEERING REPORT OF SPECIALTY  
ENGINEERING CONSULTANTS, INC. DATED NOVEMBER 5, 2024**

Daniel J. Stermer, not individually, but solely in his capacity as Court Appointed Receiver (the "Receiver"), over the Heron Pond Condominium Association, Inc., (the "Association") by and through its undersigned counsel, hereby gives notice of filing Part 1 of the attached final Engineering Report of Specialty Engineering Consultants, Inc. dated November 5, 2024, opining on the existing condition of Building 9.

Dated: November 20, 2024

Respectfully submitted,

BERGER SINGERMAN LLP  
*Counsel for Receiver*  
201 East Las Olas Blvd.  
Suite 1500  
Fort Lauderdale, FL 33301  
Tallahassee, FL 32301  
Tel. (954) 525-9900

By: /s/ Brian G. Rich

Brian G. Rich  
Florida Bar No. 38229  
brich@bergersingerman.com

Jeffrey S. Wertman  
Florida Bar No. 003093  
JWertman@bergersingerman.com  
Michael J. Niles  
Florida Bar No. 107203  
mniles@bergersingerman.com

**CERTIFICATE OF ELECTRONIC FILING AND SERVICE**

I HEREBY CERTIFY that on this 20th day of November 2024, the foregoing was filed electronically through the Florida Court's E-Filing Portal, which will send notice of electronic filing to all electronic service parties.

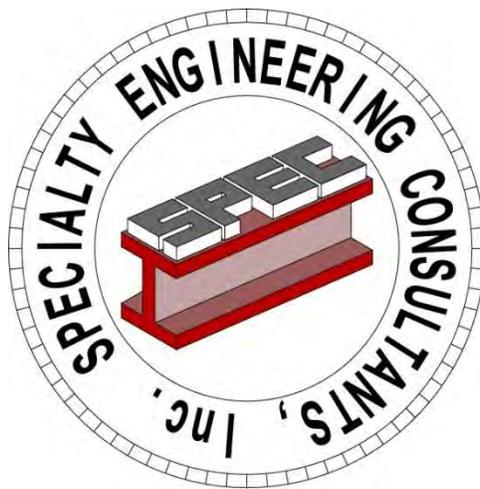
By: /s/ Brian G. Rich  
Brian G. Rich

# **Specialty Engineering Consultants, Inc.**

**PROFESSIONAL CONSULTING SERVICES FOR:  
Heron Pond Condominium Association, Inc.**

Building #9  
8343 SW 5<sup>th</sup> Street,  
Pembroke Pines, FL 33025

November 5, 2024



**Thank you for choosing SPEC.**



SPECIALTY ENGINEERING CONSULTANTS, Inc.

Dade • Broward • Palm Beach

Date: November 5, 2024

Project: Heron Pond Building 9

Re: Investigation and Documentation of Deteriorated and Damaged Structural Items

As requested, we visited the referenced site to investigate and document damage to the primary and secondary structural members. Our initial inspection commenced on June 14, 2024, with additional site visits on June 28 and July 3.

Heron Pond is a residential community in Pembroke Pines, Florida. It contains 19 two story buildings each containing 16 units. It is our information that the structures were approximately 35 years old. The foundations and slab on grade are reinforced concrete bearing on a prepared pad of both native and imported granular fills. The primary vertical load bearing members are wood framed. The second-floor system of sheathing and joists are also wood framed. The second-floor vertical members are wood framed and support prefabricated roof trusses and plywood sheathing. The roof covering is asphalt shingles over nailed felt.

Our investigation was both visual and invasive. We opened building 9 in over 29 locations both exterior and interior, 1<sup>st</sup> and 2<sup>nd</sup> floor. The enclosed photographs and observation notes depict what we found.

Our findings were then turned over to the municipality for their review.

Thank you for allowing us to be of service to you in this matter. Should you have any questions please do not hesitate to contact our office.

Respectfully submitted,  
SPECIALTY ENGINEERING CONSULTANTS, INC.

D. Mark LeBlanc, P.E.

Fla. Reg. No. 35683

SI 117





SPECIALTY ENGINEERING CONSULTANTS, Inc.

---

*Dade • Broward • Palm Beach*

# OPENING #1



SPECIALTY ENGINEERING CONSULTANTS, Inc.

*Dade • Broward • Palm Beach*







SPECIALTY ENGINEERING CONSULTANTS, Inc.

*Dade • Broward • Palm Beach*







SPECIALTY ENGINEERING CONSULTANTS, Inc.

*Dade • Broward • Palm Beach*





SPECIALTY ENGINEERING CONSULTANTS, Inc.

*Dade • Broward • Palm Beach*





SPECIALTY ENGINEERING CONSULTANTS, Inc.

*Dade • Broward • Palm Beach*





SPECIALTY ENGINEERING CONSULTANTS, Inc.

*Dade • Broward • Palm Beach*





## OPENING #1 OBSERVATIONS:

- Floor trusses are rotted
- Tie down strap to bearing wall not nailed
- Bearing wall studs rotted away
- Top bearing wall top plate rotted
- End of patio joist is rotted with termite damage
- Insulation is wet
- Damage to floor trusses about 12" deep
- Floor framing is rotted
- Floor sheathing is rotted
- Bottom sill has termite damage, rotted wood and water damage
- Damage to stud



---

SPECIALTY ENGINEERING CONSULTANTS, Inc.

*Dade • Broward • Palm Beach*

# OPENING #2



SPECIALTY ENGINEERING CONSULTANTS, Inc.

*Dade • Broward • Palm Beach*





SPECIALTY ENGINEERING CONSULTANTS, Inc.

*Dade • Broward • Palm Beach*





SPECIALTY ENGINEERING CONSULTANTS, Inc.

*Dade • Broward • Palm Beach*





SPECIALTY ENGINEERING CONSULTANTS, Inc.

*Dade • Broward • Palm Beach*





SPECIALTY ENGINEERING CONSULTANTS, Inc.

*Dade • Broward • Palm Beach*





SPECIALTY ENGINEERING CONSULTANTS, Inc.

*Dade • Broward • Palm Beach*





## OPENING #2 OBSERVATIONS:

- Evidence of termites
- 1st floor bearing wall studs have no mechanical connection to the top plate
- Some damage to the studs for the bottom of the 2<sup>nd</sup> floor bearing wall
- Some damage to the 1<sup>st</sup> floor studs to their top plate
- Plywood is half inch



---

SPECIALTY ENGINEERING CONSULTANTS, Inc.

*Dade • Broward • Palm Beach*

# OPENING #3



SPECIALTY ENGINEERING CONSULTANTS, Inc.

*Dade • Broward • Palm Beach*





SPECIALTY ENGINEERING CONSULTANTS, Inc.

*Dade • Broward • Palm Beach*





SPECIALTY ENGINEERING CONSULTANTS, Inc.

*Dade • Broward • Palm Beach*





SPECIALTY ENGINEERING CONSULTANTS, Inc.

*Dade • Broward • Palm Beach*





SPECIALTY ENGINEERING CONSULTANTS, Inc.

*Dade • Broward • Palm Beach*





SPECIALTY ENGINEERING CONSULTANTS, Inc.

Dade • Broward • Palm Beach









## OPENING #3 OBSERVATIONS:

- Wood rot at top plate of 1<sup>st</sup> floor bearing wall
- Wood rot at end of ceiling floor truss
- Wood rot to sill plate for 2<sup>nd</sup> floor bearing wall
- Wood rot at 2<sup>nd</sup> floor wall studs



SPECIALTY ENGINEERING CONSULTANTS, Inc.

---

*Dade • Broward • Palm Beach*

# OPENING #4





SPECIALTY ENGINEERING CONSULTANTS, Inc.

*Dade • Broward • Palm Beach*





SPECIALTY ENGINEERING CONSULTANTS, Inc.

*Dade • Broward • Palm Beach*





SPECIALTY ENGINEERING CONSULTANTS, Inc.

*Dade • Broward • Palm Beach*









SPECIALTY ENGINEERING CONSULTANTS, Inc.

*Dade • Broward • Palm Beach*





SPECIALTY ENGINEERING CONSULTANTS, Inc.

*Dade • Broward • Palm Beach*





SPECIALTY ENGINEERING CONSULTANTS, Inc.

---

*Dade • Broward • Palm Beach*

## OPENING #4 OBSERVATIONS:

- Minor water damage to plywood flooring
- No mechanical connections from studs to bottom plate or sill plate



---

SPECIALTY ENGINEERING CONSULTANTS, Inc.

*Dade • Broward • Palm Beach*

# OPENING #5



SPECIALTY ENGINEERING CONSULTANTS, Inc.

Dade • Broward • Palm Beach





SPECIALTY ENGINEERING CONSULTANTS, Inc.

*Dade • Broward • Palm Beach*





SPECIALTY ENGINEERING CONSULTANTS, Inc.

*Dade • Broward • Palm Beach*







SPECIALTY ENGINEERING CONSULTANTS, Inc.

*Dade • Broward • Palm Beach*





SPECIALTY ENGINEERING CONSULTANTS, Inc.

*Dade • Broward • Palm Beach*





SPECIALTY ENGINEERING CONSULTANTS, Inc.

*Dade • Broward • Palm Beach*







SPECIALTY ENGINEERING CONSULTANTS, Inc.

*Dade • Broward • Palm Beach*









SPECIALTY ENGINEERING CONSULTANTS, Inc.

*Dade • Broward • Palm Beach*





SPECIALTY ENGINEERING CONSULTANTS, Inc.

*Dade • Broward • Palm Beach*





SPECIALTY ENGINEERING CONSULTANTS, Inc.

*Dade • Broward • Palm Beach*





SPECIALTY ENGINEERING CONSULTANTS, Inc.

*Dade • Broward • Palm Beach*





SPECIALTY ENGINEERING CONSULTANTS, Inc.

*Dade • Broward • Palm Beach*





SPECIALTY ENGINEERING CONSULTANTS, Inc.

*Dade • Broward • Palm Beach*





SPECIALTY ENGINEERING CONSULTANTS, Inc.

*Dade • Broward • Palm Beach*





SPECIALTY ENGINEERING CONSULTANTS, Inc.

*Dade • Broward • Palm Beach*





---

SPECIALTY ENGINEERING CONSULTANTS, Inc.

*Dade • Broward • Palm Beach*





## OPENING #5 OBSERVATIONS:

- Exterior sheathing has water damage and is destroyed
- Bearing wall 1<sup>st</sup> floor has termite damage and water damage
- Top plate of bearing wall has water damage
- End of exterior floor joist is destroyed
- 2<sup>nd</sup> floor sheathing has water damage and termite damage
- 2<sup>nd</sup> floor bearing wall bottom plate is destroyed
- 2<sup>nd</sup> floor wall studs have water damage and are destroyed
- 2<sup>nd</sup> floor wall sheathing on east side has water damage



SPECIALTY ENGINEERING CONSULTANTS, Inc.

---

*Dade • Broward • Palm Beach*

# OPENING #6



SPECIALTY ENGINEERING CONSULTANTS, Inc.

*Dade • Broward • Palm Beach*





SPECIALTY ENGINEERING CONSULTANTS, Inc.

*Dade • Broward • Palm Beach*







SPECIALTY ENGINEERING CONSULTANTS, Inc.

*Dade • Broward • Palm Beach*





SPECIALTY ENGINEERING CONSULTANTS, Inc.

*Dade • Broward • Palm Beach*





SPECIALTY ENGINEERING CONSULTANTS, Inc.

*Dade • Broward • Palm Beach*







SPECIALTY ENGINEERING CONSULTANTS, Inc.

*Dade • Broward • Palm Beach*





SPECIALTY ENGINEERING CONSULTANTS, Inc.

*Dade • Broward • Palm Beach*





## OPENING #6 OBSERVATIONS:

- Floor joist rotted away
- Bearing wall top plate has termite damage
- Gabled end of truss connector plate is damaged
- No visible attachments for joists to bearing wall or bearing wall to trusses
- Large crack above hole to be investigated
- 2 more areas need to be cut out and investigated
- Stucco above joists appears to have no plywood backing



---

SPECIALTY ENGINEERING CONSULTANTS, Inc.

*Dade • Broward • Palm Beach*

# OPENING #7



SPECIALTY ENGINEERING CONSULTANTS, Inc.

*Dade • Broward • Palm Beach*





SPECIALTY ENGINEERING CONSULTANTS, Inc.

*Dade • Broward • Palm Beach*





SPECIALTY ENGINEERING CONSULTANTS, Inc.

*Dade • Broward • Palm Beach*





SPECIALTY ENGINEERING CONSULTANTS, Inc.

*Dade • Broward • Palm Beach*





SPECIALTY ENGINEERING CONSULTANTS, Inc.

*Dade • Broward • Palm Beach*





SPECIALTY ENGINEERING CONSULTANTS, Inc.

*Dade • Broward • Palm Beach*









SPECIALTY ENGINEERING CONSULTANTS, Inc.

*Dade • Broward • Palm Beach*





## OPENING #7 OBSERVATIONS:

- Wall sheathing nails are rusted
- Gabled end truss connector plate is loose
- Gabled end not faced with plywood
- Gabled end faced with felt board



SPECIALTY ENGINEERING CONSULTANTS, Inc.

---

*Dade • Broward • Palm Beach*

# OPENING #8



SPECIALTY ENGINEERING CONSULTANTS, Inc.

*Dade • Broward • Palm Beach*





SPECIALTY ENGINEERING CONSULTANTS, Inc.

*Dade • Broward • Palm Beach*





SPECIALTY ENGINEERING CONSULTANTS, Inc.

*Dade • Broward • Palm Beach*





SPECIALTY ENGINEERING CONSULTANTS, Inc.

*Dade • Broward • Palm Beach*





SPECIALTY ENGINEERING CONSULTANTS, Inc.

*Dade • Broward • Palm Beach*





## OPENING #8 OBSERVATIONS:

- Water damage to wall sheathing
- No connectors from gabled end to the 2<sup>nd</sup> floor bearing wall



SPECIALTY ENGINEERING CONSULTANTS, Inc.

---

*Dade • Broward • Palm Beach*

# OPENING #9



SPECIALTY ENGINEERING CONSULTANTS, Inc.

Dade • Broward • Palm Beach





SPECIALTY ENGINEERING CONSULTANTS, Inc.

*Dade • Broward • Palm Beach*





SPECIALTY ENGINEERING CONSULTANTS, Inc.

*Dade • Broward • Palm Beach*







SPECIALTY ENGINEERING CONSULTANTS, Inc.

*Dade • Broward • Palm Beach*





SPECIALTY ENGINEERING CONSULTANTS, Inc.

*Dade • Broward • Palm Beach*





SPECIALTY ENGINEERING CONSULTANTS, Inc.

*Dade • Broward • Palm Beach*









SPECIALTY ENGINEERING CONSULTANTS, Inc.

*Dade • Broward • Palm Beach*





SPECIALTY ENGINEERING CONSULTANTS, Inc.

*Dade • Broward • Palm Beach*





SPECIALTY ENGINEERING CONSULTANTS, Inc.

*Dade • Broward • Palm Beach*





## OPENING #9 OBSERVATIONS:

- East floor joist has water damage and termite damage
- Wall sheathing has water damage
- Interior ceiling has water damage \*double check fire assembly
- 2<sup>nd</sup> floor sheathing has water damage and termite damage
- 2<sup>nd</sup> floor studs have water damage and termite damage
- Metal strap not tight



SPECIALTY ENGINEERING CONSULTANTS, Inc.

---

*Dade • Broward • Palm Beach*

# OPENING #10



SPECIALTY ENGINEERING CONSULTANTS, Inc.

*Dade • Broward • Palm Beach*





SPECIALTY ENGINEERING CONSULTANTS, Inc.

*Dade • Broward • Palm Beach*







SPECIALTY ENGINEERING CONSULTANTS, Inc.

*Dade • Broward • Palm Beach*





SPECIALTY ENGINEERING CONSULTANTS, Inc.

*Dade • Broward • Palm Beach*





SPECIALTY ENGINEERING CONSULTANTS, Inc.

*Dade • Broward • Palm Beach*







## OPENING #10 OBSERVATIONS:

- Exterior sheathing has water damage
- Stucco is 5/8" thick
- 2<sup>nd</sup> floor sill plate has termite damage
- 2<sup>nd</sup> floor wall stud has termite damage
- Metal strap not tight



SPECIALTY ENGINEERING CONSULTANTS, Inc.

---

*Dade • Broward • Palm Beach*

# OPENING #11



SPECIALTY ENGINEERING CONSULTANTS, Inc.

*Dade • Broward • Palm Beach*





SPECIALTY ENGINEERING CONSULTANTS, Inc.

Dade • Broward • Palm Beach







SPECIALTY ENGINEERING CONSULTANTS, Inc.

*Dade • Broward • Palm Beach*









SPECIALTY ENGINEERING CONSULTANTS, Inc.

*Dade • Broward • Palm Beach*





## OPENING #11 OBSERVATIONS:

- Wall sheathing has water damage and termite damage
- 2<sup>nd</sup> floor sheathing has water damage and termite damage
- 2<sup>nd</sup> floor bearing wall bottom plate has termite damage
- 2<sup>nd</sup> floor wall studs have termite damage



---

SPECIALTY ENGINEERING CONSULTANTS, Inc.

*Dade • Broward • Palm Beach*

# OPENING #12



SPECIALTY ENGINEERING CONSULTANTS, Inc.

*Dade • Broward • Palm Beach*





SPECIALTY ENGINEERING CONSULTANTS, Inc.

*Dade • Broward • Palm Beach*





SPECIALTY ENGINEERING CONSULTANTS, Inc.

*Dade • Broward • Palm Beach*







## OPENING #12 OBSERVATIONS:

- Exterior sheathing has termite damage and water damage
- Floor joist has water damage and termite damage
- Roof has no fascia board
- Feld board faces gabled end
- No visible connector for north 2<sup>nd</sup> floor wall to east 2<sup>nd</sup> floor wall



SPECIALTY ENGINEERING CONSULTANTS, Inc.

---

*Dade • Broward • Palm Beach*

# OPENING #13





SPECIALTY ENGINEERING CONSULTANTS, Inc.

*Dade • Broward • Palm Beach*







SPECIALTY ENGINEERING CONSULTANTS, Inc.

*Dade • Broward • Palm Beach*





SPECIALTY ENGINEERING CONSULTANTS, Inc.

*Dade • Broward • Palm Beach*





---

SPECIALTY ENGINEERING CONSULTANTS, Inc.

*Dade • Broward • Palm Beach*

## OPENING #13 OBSERVATIONS:

- Exterior sheathing has water damage
- Gabled end faced with felt board



SPECIALTY ENGINEERING CONSULTANTS, Inc.

---

*Dade • Broward • Palm Beach*

# OPENING #14



SPECIALTY ENGINEERING CONSULTANTS, Inc.

Dade • Broward • Palm Beach





SPECIALTY ENGINEERING CONSULTANTS, Inc.

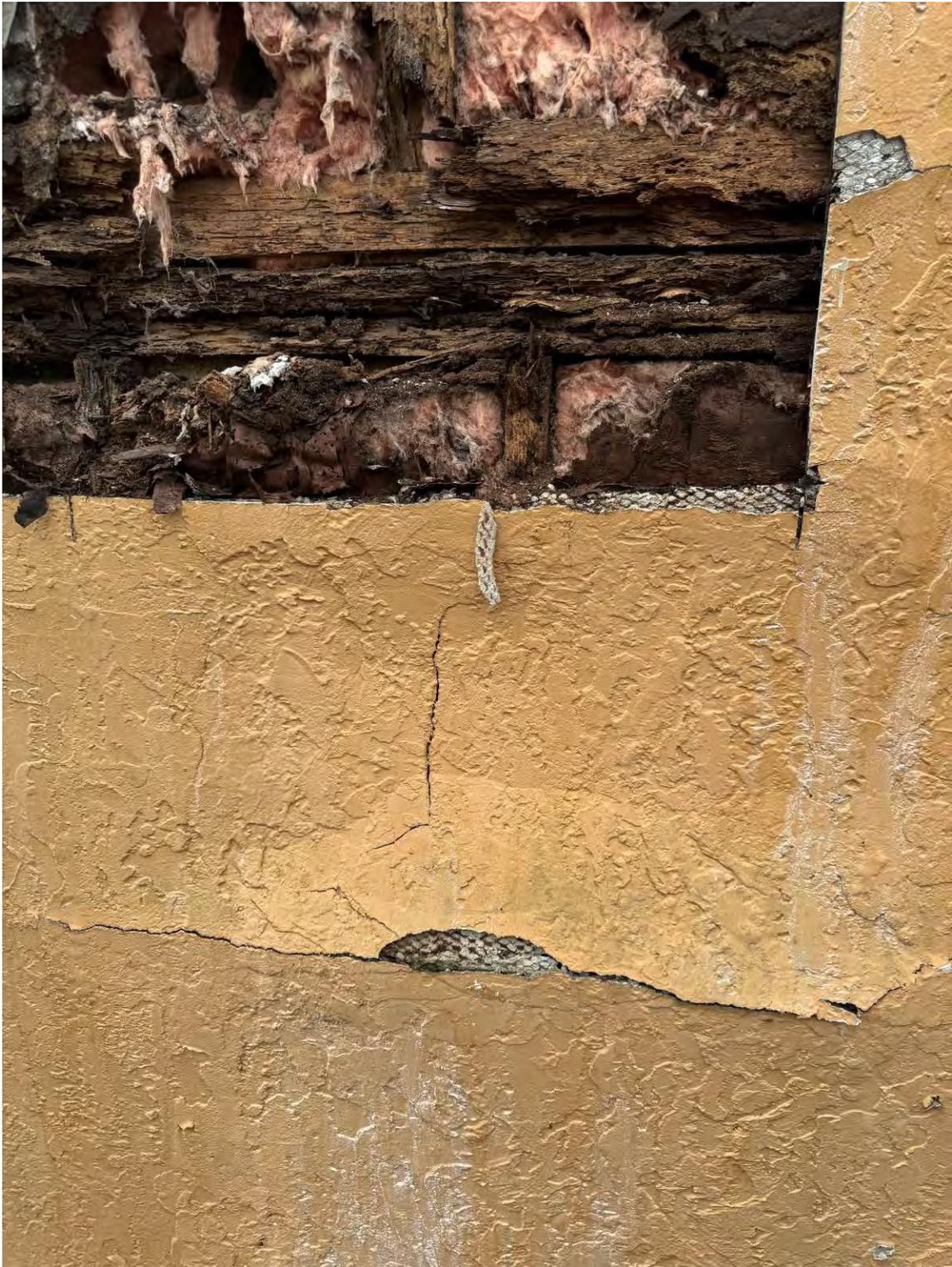
*Dade • Broward • Palm Beach*

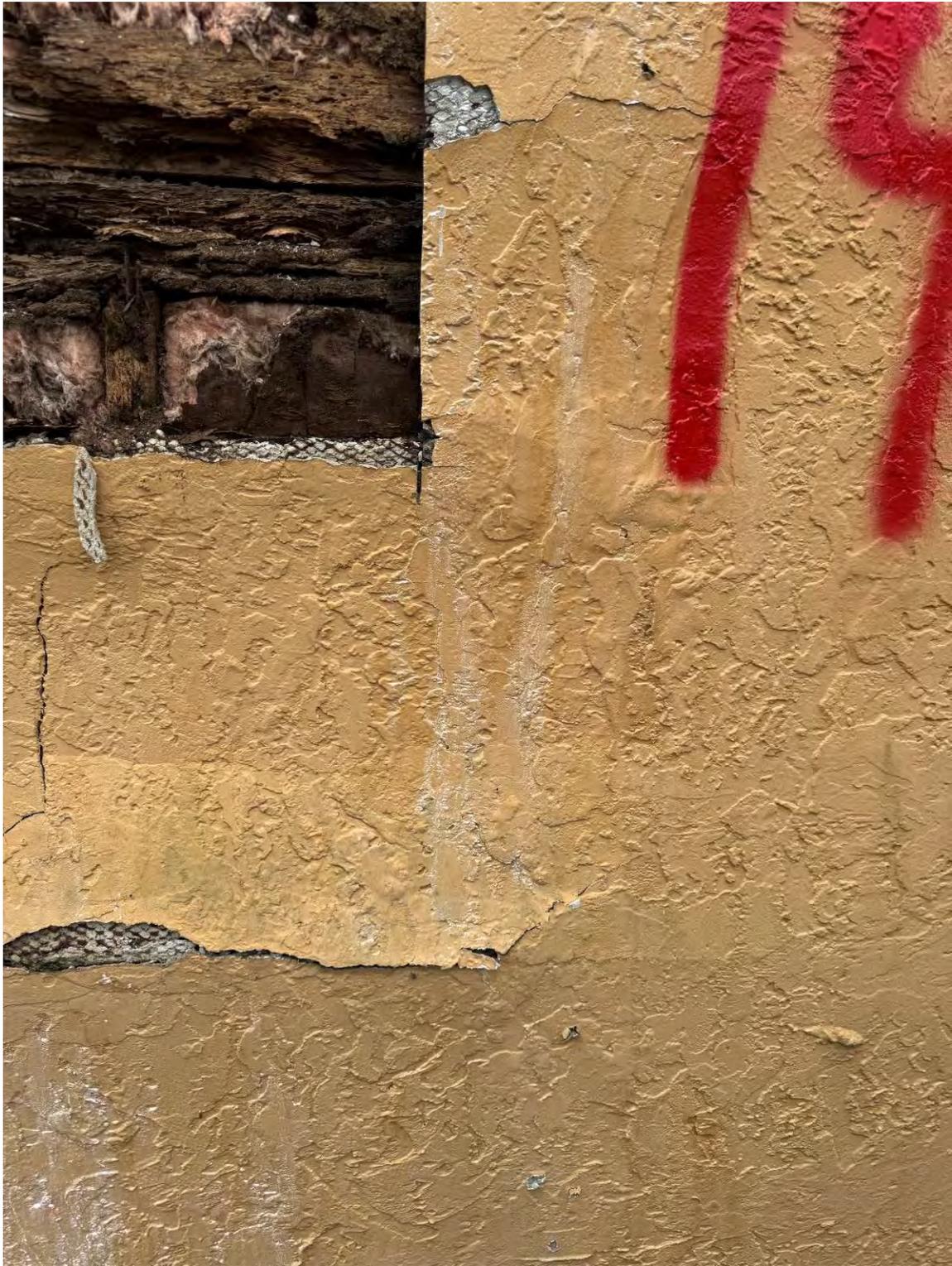




SPECIALTY ENGINEERING CONSULTANTS, Inc.

*Dade • Broward • Palm Beach*

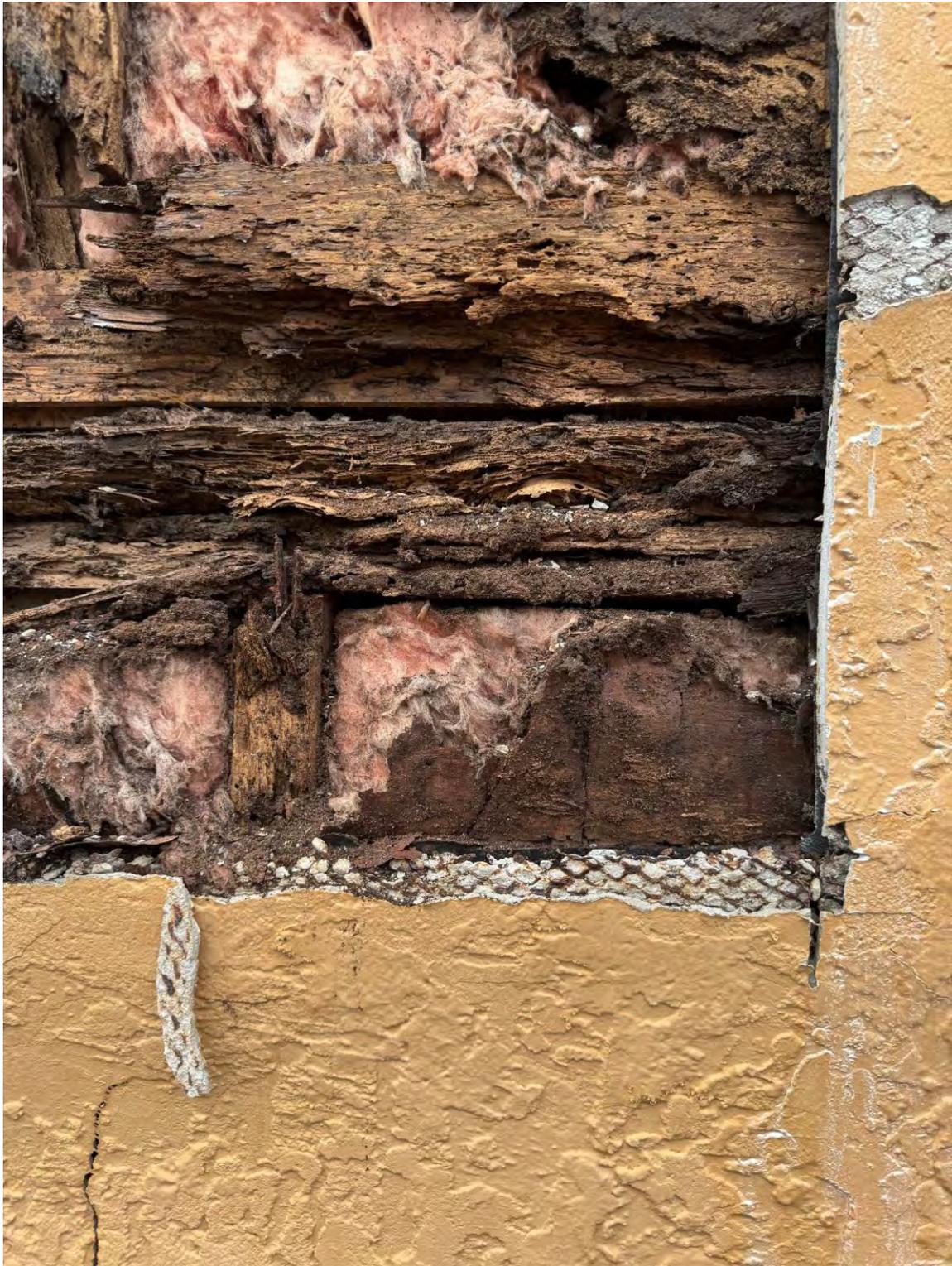






SPECIALTY ENGINEERING CONSULTANTS, Inc.

*Dade • Broward • Palm Beach*





SPECIALTY ENGINEERING CONSULTANTS, Inc.

*Dade • Broward • Palm Beach*





SPECIALTY ENGINEERING CONSULTANTS, Inc.

*Dade • Broward • Palm Beach*







SPECIALTY ENGINEERING CONSULTANTS, Inc.

*Dade • Broward • Palm Beach*





SPECIALTY ENGINEERING CONSULTANTS, Inc.

*Dade • Broward • Palm Beach*





SPECIALTY ENGINEERING CONSULTANTS, Inc.

*Dade • Broward • Palm Beach*









## OPENING #14 OBSERVATIONS:

- Gabled end roof truss destroyed by water damage and termite damage
- Bearing wall top plate destroyed by water damage and termite damage
- Bearing wall studs destroyed by water damage and termite damage
- Wall sheathing destroyed by water damage and termite damage
- Gabled end faced with felt board