

IN THE CIRCUIT COURT OF THE 17TH JUDICIAL CIRCUIT  
IN AND FOR BROWARD COUNTY, FLORIDA

CASE NO. CACE24005243 DIVISION: 07 JUDGE: Tuter, Jack B., Jr. (07)

IN RE: HERON POND CONDOMINIUM ASSOCIATION INC Petitioner

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**ORDER GRANTING RECEIVER'S MOTION TO (I) REDUCE MONTHLY ASSESSMENTS  
AND (II) FORBEAR ON COLLECTION OF JANUARY AND APRIL SPECIAL  
ASSESSMENT PAYMENTS**

THIS CAUSE came before the court for hearing on January 8, 2025 at 8:45 a.m., upon the Receiver's Motion to (I) Reduce Monthly Assessments and (II) Forbear on Collection of January and April Special Assessment Payments (the "Motion") filed by the Daniel J. Stermer, not individually, but solely in his capacity as Court-appointed Receiver (the "Receiver") for Heron Pond Condominium Association, Inc. (the "Association"). The Court, having considered the Motion and having reviewed the Court file, including the Court's *Order Granting Verified Petition for Appointment of Receiver*, entered on April 26, 2024 (the "Receivership Order") and being otherwise fully advised in the premises, it is hereupon,

ORDERED AND ADJUDGED that:

1. The Motion is hereby **GRANTED**.
2. The Receiver is authorized to reduce the Monthly Assessments due to the Association commencing January 1, 2025, in his business judgment.
3. The Receiver is further authorized to forbear on further collection of outstanding amounts due for January 2024 and April 2024 Special Assessment installments until the proceeds are received from the sale of the Property and distributed to the Unit Owners pursuant to the Plan of Termination. The Receiver is authorized to set off against the Proceeds of the sale of the Property from those Unit Owners who have not remitted same against their potential pro rata distribution of the proceeds that would be due to their Unit (the "Special Assessment Setoff"). Any funds collected from the Special Assessment

Setoff will be added to the sale proceeds, and available for distribution to Unit Owners on their pro-rata share basis to be set forth in the Plan of Termination.

4. The unpaid Special Assessment installments shall bear interest from the date when due until paid at the maximum rate permitted by law and pursuant to the Heron Pond Condominium Documents, the Receiver may, in his discretion charge an administrative fee of up to the greater of twenty-five dollars (\$25.00) or five (5%) percent fee for each delinquent installment.

5. Unit Owners shall continue to timely pay Monthly Assessments as they become due.

6. The Court reserves jurisdiction over this matter.

**DONE AND ORDERED** in Chambers at Broward County, Florida on 8th day of January, 2025.

  
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Hon. Jack Tuter

**CIRCUIT COURT JUDGE**

Electronically Signed by Jack Tuter

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