

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

DANIEL J. STERMER AS RECEIVER OF THE
HERON POND CONDOMINIUM
ASSOCIATION, INC.,

CASE NO.: CACE-24-015112
DIVISION: 12

Plaintiff,

v.

HERON POND CONDOMINIUM
ASSOCIATION, INC. AND ALL UNIT
OWNERS LISTED ON EXHIBIT "D" AND
OTHER INTERESTED PARTIES LISTED ON
EXHIBIT "E TO THE COMPLAINT,

Defendants.

**ANSWER AND DEFENSE OF FIRSTKEY MORTGAGE, LLC TO COMPLAINT FOR
JUDICIAL TERMINATION OF CONDOMINIUM**

Defendant FIRSTKEY MORTGAGE, LLC ("Defendant"), through undersigned counsel, hereby files this Answer and Affirmative Defenses, based on its mortgage lien on the property located at 241 SW 84th Ave., #201, Pembroke Pines, FL 33025, and states as follows:

INTRODUCTION

1. Defendant is without knowledge, therefore denied.
2. Defendant is without knowledge, therefore denied.
3. Defendant is without knowledge, therefore denied.
4. Defendant is without knowledge, therefore denied. Defendant demands strict proof thereof.
5. Defendant is without knowledge, therefore denied. Defendant demands strict proof thereof.
6. Defendant is without knowledge, therefore denied.

THE PARTIES AND JOINING OWNERS

PLAINTIFF

7. Admitted that Exhibit B is attached to the Complaint. Except as expressly admitted, denied.
8. Admitted that Exhibit B speaks for itself. Except as expressly admitted, denied.

JOINING OWNERS

9. Defendant is without knowledge, therefore denied.
10. Defendant is without knowledge, therefore denied.
11. Defendant is without knowledge, therefore denied.
12. Defendant is without knowledge, therefore denied.
13. Defendant is without knowledge, therefore denied.
14. Admitted that Composite Exhibit C is attached to the Complaint. Except as expressly admitted, denied.

DEFENDANTS

15. Admitted that Exhibit D is attached to the Complaint. Except as expressly admitted, denied.
16. Admit.
17. Admit.
18. Admit.
19. Admitted that Exhibit E is attached to the Complaint. Admitted that Defendant has an interest in the Condo Property as the owner and holder of the Mortgage initially recorded on January 5, 2007, and re-recorded on March 29, 2007, granted by Claudia Reynolds, as to the property located at 241 SW 84 Avenue, #201, Pembroke Pines, FL 33025. Except as expressly admitted, denied.
20. Admitted that Exhibit C is attached to the Complaint. Except as expressly admitted, denied.
21. Admitted that Exhibit C is attached to the Complaint. Except as expressly admitted, denied.

JURISDICTION AND VENUE

- 22. Admitted for jurisdictional purposes only.
- 23. Admitted for venue purposes only.
- 24. Defendant is without knowledge, therefore denied.
- 25. Defendant is without knowledge, therefore denied.
- 26. Defendant is without knowledge, therefore denied.

TERMINATION

- 27. Admit.
- 28. The Declaration speaks for itself.
- 29. Florida Statute §718.118 speaks for itself.
- 30. Denied.
- 31. Defendant is without knowledge, therefore denied.
- 32. Defendant is without knowledge, therefore denied.
- 33. The Receivership Order speaks for itself. As to all other allegations in paragraph 33, Defendant is without knowledge, therefore denied.
- 34. Admit that Receiver Reports are posted on the Receiver's website. As to all other allegations in paragraph 34, Defendant is without knowledge, therefore denied.
- 35. Defendant is without knowledge, therefore denied.
- 36. Admitted that Composite Exhibit F is attached to the Complaint. Except as expressly admitted, denied.
- 37. Admitted that Composite Exhibit G is attached to the Complaint. Except as expressly admitted, denied.
- 38. Defendant is without knowledge, therefore denied.
- 39. Defendant is without knowledge, therefore denied.
- 40. Defendant is without knowledge, therefore denied.

41. Defendant is without knowledge, therefore denied.
42. Defendant is without knowledge, therefore denied.
43. Defendant is without knowledge, therefore denied.
44. Defendant is without knowledge, therefore denied.
45. Defendant is without knowledge, therefore denied.
46. Defendant is without knowledge, therefore denied.
47. Defendant is without knowledge, therefore denied.
48. Defendant is without knowledge, therefore denied.
49. Admitted that Unit Owners with mortgages encumbering their Units must continue to pay their monthly mortgage obligations, including Defendant's borrower, Claudia Reynolds. As to the remaining allegations in paragraph 49, Defendant is without knowledge, therefore denied.
50. Defendant is without knowledge, therefore denied.
51. Defendant is without knowledge, therefore denied.
52. Defendant is without knowledge, therefore denied.
53. Defendant is without knowledge, therefore denied.
54. Defendant is without knowledge, therefore denied.
55. Defendant is without knowledge, therefore denied.
56. Defendant is without knowledge, therefore denied.
57. Defendant is without knowledge, therefore denied.
58. Defendant is without knowledge, therefore denied.
59. Defendant is without knowledge, therefore denied.
60. Defendant is without knowledge, therefore denied.
61. Defendant is without knowledge, therefore denied.
62. Admit that Plaintiff proposes to bifurcate the proceedings.

AFFIRMATIVE DEFENSES

1. Defendant is the owner and holder of that certain note and Mortgage granted by Claudia Reynolds, dated November 30, 2006 and initially recorded on January 5, 2007, in Official Records Book 43387, Page 1864, Broward County, Florida, which was re-recorded on March 29, 2007, in Official Records Book 43821, Page 91, Broward County, Florida (“**Mortgage**”). The Mortgage is a first priority lien encumbering the property located at 241 SW 84th Ave., #201, Pembroke Pines, FL which is located within the Condo Property and legally described as follows:

CONDOMINIUM UNIT NO. 201, IN BUILDING NO. ¹⁸ OF HERON POND CONDOMINIUM, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 42216, page 910, of the Public Records of Broward County, Florida.

(“**Property**”). Accordingly, Defendant, has an interest in the Property and the proceeds resulting from any sale or termination of the Property or Condo Property. As of December 9, 2024, the amounts owed under the loan include the unpaid principal balance of \$124,180.97, together with interest, advances, fees and costs, including ongoing and future advances and attorney’s fees.

2. Plaintiff fails to state a cause of action for equitable relief under Florida Statute §718.118, and failed to mitigate its damages, as the Property and the Condo Property as a whole have not suffered “substantial damage to or destruction of all or a substantial part of the condominium property ...” or “substantial damage to or destruction of all or a substantial part of the Condominium Property ...” under Section XI of the Declaration. Paragraphs 27 – 62 set forth allegations which describe a situation where the Condo Property and the Property were not properly maintained by the Heron Pond Condominium Association, Inc., resulting in the current deteriorated condition of the Condo Property and the Property, which circumstances are addressed under Florida Statute §718.117(2), “Termination Because of Economic Waste or Impossibility,”

and Plaintiff does not allege or sufficiently state a cause of action for condominium termination under Florida Statute §718.117, et. seq.

**RESERVATION OF RIGHT TO AMEND OR SUPPLEMENT
AFFIRMATIVE DEFENSES**

Defendant reserves the right to amend or supplement these affirmative defenses, including raising additional affirmative defenses.

PRAYER FOR ATTORNEYS' FEES AND COSTS

Defendant retained the undersigned counsel to represent it in this matter. Under Florida law and the subject loan documents, including Paragraph 9 of the Mortgage, Defendant is entitled to attorneys' fees and costs to defend its interest in these proceedings.

WHEREFORE, Defendant respectfully requests this Court to order that all amounts owed to the Defendant under the Mortgage be paid from the proceeds from the termination or sale of the subject property, to protect Defendant's interests in the property, including the first priority lien of the Mortgage, to award Defendant's attorneys' fees and costs and for such other and further relief as the Court deems just and reasonable.

QUARLES & BRADY LLP

By: /s/ Joseph T. Kohn

Benjamin B. Brown
Florida Bar No. 13290
Joseph T. Kohn
Florida Bar No. 113869
Elizabeth A. Hazelbaker
Florida Bar No. 914541
1395 Panther Lane, Suite 300
Naples, FL 34109
239/262-5959 Telephone
239/434-4999 Facsimile
benjamin.brown@quarles.com
joseph.kohn@quarles.com
elizabeth.hazelbaker@quarles.com
cyndi.trotti@quarles.com
kerlyne.luc@quarles.com
docketFL@quarles.com
*Counsel for Defendant,
FirstKey Mortgage, LLC*

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that the foregoing was filed on January 27, 2025, using the Court's Florida E-filing Portal which will electronically serve a copy of the foregoing to all registered parties.

/s/ Joseph T. Kohn

Joseph T. Kohn