



**339 SIXTH AVENUE, SUITE 1400
PITTSBURGH, PA 15222**
Phone: (412) 391-5555 Fax: (412) 391-7608
E-mail: TitleExpress@grantstreet.com

www.GrantStreet.com

PROPERTY INFORMATION REPORT

ORDER DATE: 10/24/2019

REPORT EFFECTIVE DATE: 20 YEARS UP TO 10/22/2019

CERTIFICATE # 2016-8452

ACCOUNT # 494212AK4530

ALTERNATE KEY # 311590

TAX DEED APPLICATION # 44054

COUNTY, STATE: BROWARD, FL

At the request of the County Tax Collector for the above-named county, a search has been made of the Public Records for the following described property:

LEGAL DESCRIPTION:

UNIT NO. 6439-1 IN BUILDING 15 OF BAY COLONY CLUB CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 5294, PAGE 371, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PROPERTY ADDRESS: 6439 BAY CLUB DRIVE #1, FORT LAUDERDALE FL 33308

OWNER OF RECORD ON CURRENT TAX ROLL:

6439 BAY CLUB DR LLC

PO BOX 273730

BOCA RATON, FL 33427-3730 (Matches Property Appraiser records.)

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

6439 BAY CLUB DRIVE LLC

OR: 44911, Page: 318

P.O. BOX 273730

BOCA RATON, FL 33427-3703

(Per Re-recorded Quit Claim Deed. Corrects Quit Claim Deed in 44835-1876.)

6439-1 BAY CLUB DRIVE, LLC

PO BOX 273730

BOCA RATON, FL 33427 (Per Sunbiz)

CAPITAL ONE GROUP, LLC, REGISTERED AGENT

O/B/O 6439-1 BAY CLUB DRIVE, LLC

2107 NE 60TH STREET

FORT LAUDERDALE, FL 33308 (Per Sunbiz)

(6439 Bay Club Drive, LLC a/k/a 6439 Bay Club Dr, LLC a/k/a 6439-1 Bay Club Drive, LLC)

ERIC WILLNER

OR: 46949, Page: 1803

PO BOX 273730

BOCA RATON, FL 33427 (Per Deed. Notice of Insufficiency of Deed in 47035-837, states this deed is invalid as it does not show the declaration of condo. However, it also appears to be invalid due to it was signed by Eric Willner individually not as a managing member or authorized signer for the company. This deed also contains an incomplete legal description and notary acknowledgement. No re-recorded or corrective deed found of record. Best image available.)

ERIC A. WILLNER
21 SENECA LANE
SEA RANCH LAKES, FL
(Per Re-Record Quit Claim Deed in 44911-318. No ZIP code included in address.)

ERIC A WILLNER
6439-1 BAY CLUB DRIVE, LLC
9661 NEVEDA PLACE
BOCA RATON, FL 33434 (Per Mortgage in 115815265.)

MORTGAGE HOLDER OF RECORD:

TAMMY L WILLNER
PO BOX 942
WEXFORD, PA 15090 (Per Mortgage)

Instrument: 115815265

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

AFFILIATED TAX CO LLC - 17
P.O. BOX 645040
CINCINNATI, OH 45264-5040 (Tax Deed Applicant)

PHILIP A DUVALSAINT, PLLC
707 SE 3RD AVE., #401
FT. LAUDERDALE, FL 33316 (Per Notice Charging Lien)

Instrument: 115670343

CITY OF FORT LAUDERDALE
100 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FL 33301 (Per Order)

Instrument: 116089645

CITY OF FORT LAUDERDALE
CODE ENFORCEMENT DIVISION
DEPARTMENT OF SUSTAINABLE DEVELOPMENT
700 NW 19TH AVENUE
FORT LAUDERDALE, FL 33311 (Per Order in 116089645)

BAY COLONY CLUB CONDOMINIUM INC.
6333 BAY CLUB DR
FORT LAUDERDALE, FL 33308 (Per Sunbiz. Declaration recorded in 5294-371.)

STEVENS S. GOLDWYN, P.A., REGISTERED AGENT
O/B/O BAY COLONY CLUB CONDOMINIUM INC.
2 S. UNIVERSITY DRIVE - STE. 329
PLANTATION, FL 33324 (Per Sunbiz)

(Bay Colony Club Condominium, Inc. n/k/a Bay Colony Club Condominium Association, Inc. No Sunbiz record found.)

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 4942 12 AK 4530

CURRENT ASSESSED VALUE: \$232,610

HOMESTEAD EXEMPTION: No

MOBILE HOME ON PROPERTY: No

OUTSTANDING CERTIFICATES: N/A

OPEN BANKRUPTCY FILINGS FOUND? No

OTHER INSTRUMENTS ASSOCIATED WITH PROPERTY BUT NO NOTICE REQUIRED:

Warranty Deed

OR: 21498, Page: 352

Approval

OR: 21498, Page: 354

Quit Claim Deed

OR: 44835, Page: 1876

Notice of Insufficiency of Deed
(Best image available.)

OR: 47035, Page: 837

This is a Property Information Report that has been prepared in accordance with the requirements of Sections 197.502(4) and (5), Florida Statutes, and which satisfies the minimum standards set forth in the Florida Administrative Code, Chapter 12D-13.016. This report is not title insurance. It is not an opinion of title, title insurance policy, warranty of title or any other assurance as to the status of title, and shall not be used for the purpose of issuing title insurance.

Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

Wendy Carter

Title Examiner



Site Address	6439 BAY CLUB DRIVE #1, FORT LAUDERDALE FL 33308	ID #	4942 12 AK 4530
Property Owner	6439 BAY CLUB DR LLC	Millage	0311
Mailing Address	PO BOX 273730 BOCA RATON FL 33427-3730	Use	04
Abbr Legal Description	BAY COLONY CLUB CONDO UNIT 6439-1 BLDG 15		

The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2018	\$23,260	\$209,350	\$232,610	\$232,610	
2017	\$21,170	\$190,490	\$211,660	\$211,660	\$4,184.68
2016	\$20,350	\$183,140	\$203,490	\$203,490	\$4,150.53

2018 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$232,610	\$232,610	\$232,610	\$232,610
Portability	0	0	0	0
Assessed/SOH	\$232,610	\$232,610	\$232,610	\$232,610
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$232,610	\$232,610	\$232,610	\$232,610

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
12/17/2007	DRR-T		44911 / 318			
10/30/2007	QCD-T	\$143	44835 / 1876			
12/1/1993	WD	\$92,000	21498 / 352			
3/1/1988	QCD	\$100				
1/1/1975	WD	\$38,800				
				Adj. Bldg. S.F.		1200
				Units/Beds/Baths		1/2/2
				Eff./Act. Year Built: 1974/1973		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
R								
1								

Board of County Commissioners, Broward County, Florida
Records, Taxes, & Treasury

CERTIFICATE OF MAILING NOTICES

Tax Deed #44054

STATE OF FLORIDA
COUNTY OF BROWARD

THIS IS TO CERTIFY that I, County Administrator in and for Broward County, Florida, did on the 3rd day of February 2020, mail a copy of the Notice of Application for Tax Deed to the following persons prior to the sale of property, and that payment has been made for all outstanding Tax Certificates or, if the Certificate is held by the County, that all appropriate fees have been paid and deposited:

CITY OF FORT LAUDERDALE ATTN: CITY ATTORNEY OFFICE 100 N ANDREWS AVE 7TH FLOOR FORT LAUDERDALE, FL 33301	6439 BAY CLUB DR LLC 6439 BAY CLUB DR #1 FORT LAUDERDALE, FL 33308	6439 BAY CLUB DR LLC PO BOX 273730 BOCA RATON, FL 33427-3730	ERIC WILLNER PO BOX 273730 BOCA RATON, FL 33427
6439-1 BAY CLUB DRIVE, LLC PO BOX 273730 BOCA RATON, FL 33427	ERIC A. WILLNER 21 SENECA LANE SEA RANCH LAKES, FL 33308	ERIC A WILLNER 6439-1 BAY CLUB DRIVE, LLC 9661 NEVEDA PLACE BOCA RATON, FL 33434	TAMMY L WILLNER PO BOX 942 WEXFORD, PA 15090
BAY COLONY CLUB CONDOMINIUM INC. 6333 BAY CLUB DR FORT LAUDERDALE, FL 33308	CAPITAL ONE GROUP, LLC, REGISTERED AGENT O/B/O 6439-1 BAY CLUB DRIVE, LLC 2107 NE 60TH STREET FORT LAUDERDALE, FL 33308	STEVENS S. GOLDWYN, P.A., REGISTERED AGENT O/B/O BAY COLONY CLUB CONDOMINIUM INC. 2 S. UNIVERSITY DRIVE - STE. 329 PLANTATION, FL 33324	BAY COLONY CLUB CONDOMINIUM INC. C/O KAYE BENDER REMBAUM 1200 PARK CENTRAL BLVD., SOUTH POMPANO BEACH, FL 33064
PHILIP A DUVALSAINT, PLLC 707 SE 3RD AVE., #401 FT. LAUDERDALE, FL 33316	J SCOTT GUNN, P.A. 110 SE SIXTH ST STE 1700 FORT LAUDERDALE, FL 33301	JOHN B AGNETTI, ESQ 909 N MIAMI BEACH BLVD #201 NORTH MIAMI BEACH, FL 33162	SHERYL A MOORE, ESQ MOORE RABINOWITZ LAW 8751 W BROWARD BLVD SUITE 300 PLANTATION, FL 33324
CITY OF FORT LAUDERDALE 100 NORTH ANDREWS AVENUE FORT LAUDERDALE, FL 33301	CITY OF FORT LAUDERDALE CODE ENFORCEMENT DIVISION DEPARTMENT OF SUSTAINABLE DEVELOPMENT 700 NW 19TH AVENUE FORT LAUDERDALE, FL 33311		

I certify that notice was provided pursuant to Florida Statutes, Section 197.502(4)

I further certify that I enclosed with every copy mailed, a statement as follows: 'Warning - property in which you are interested' is listed in the copy of the enclosed notice.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this 3rd day of February 2020 in compliance with section 197.522 Florida Statutes, 1995, as amended by Chapter 95-147 Senate Bill No. 596, Laws of Florida 1995.

SEAL

Bertha Henry
COUNTY ADMINISTRATOR
Finance and Administrative Services Department
Records, Taxes, & Treasury Division

By _____
Deputy Juliette M. Aikman

Broward County, Florida

INSTR # 116225261

Recorded 12/10/19 at 03:30 PM

Broward County Commission

1 Page(s)

#12

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 44054

NOTICE is hereby given that the holder of the following certificate has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of the property, and the name in which it was assessed are as follows:

Property ID: 494212-AK-4530
Certificate Number: 8452
Date of Issuance: 05/25/2017
Certificate Holder: AFFILIATED TAX CO LLC - 17
Description of Property: BAY COLONY CLUB CONDO
UNIT 6439-1 BLDG 15
PER CDO BK/PG: 5294/371

Name in which assessed: 6439 BAY CLUB DR LLC
Legal Titleholders: 6439 BAY CLUB DR LLC
PO BOX 273730
BOCA RATON, FL 33427-3730

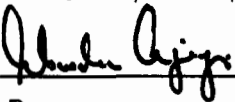
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 18th day of March, 2020. Pre-bidding shall open at 9:00 AM EDT, sale shall commence at 10:00 AM EDT and shall begin closing at 11:01 AM EDT at:

broward.deedauktion.net
**Pre-registration is required to bid.*

Dated this 2nd day of December, 2019.

Bertha Henry
County Administrator
RECORDS, TAXES, AND TREASURY DIVISION



By:
Abiodun Ajayi
Deputy



This Tax Deed is Subject to All Existing Public Purpose Utility and Government Easements. The successful bidder is responsible to pay any outstanding taxes.

Publish: DAILY BUSINESS REVIEW
Issues: 02/13/2020, 02/20/2020, 02/27/2020 & 03/05/2020
Minimum Bid: 21324.10

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

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Certificate Number: 8452

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Certificate Holder: AFFILIATED TAX CO LLC - 17

Description of Property: BAY COLONY CLUB CONDO

UNIT 6439-1 BLDG 15

PER CDO BK/PG: 5294/371

A condominium, according to the declaration of condominium recorded on O R Book 5294, Page 371, and all exhibits and amendments thereof, Public Records of Broward County, FL.

Name in which assessed: 6439 BAY CLUB DR LLC

Legal Titleholders: 6439 BAY CLUB DR LLC

PO BOX 273730

BOCA RATON, FL 33427-3730

All of said property being in the County of Broward, State of Florida.

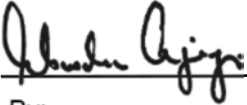
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Dated this 13th day of February, 2020.

Bertha Henry
County Administrator
RECORDS, TAXES, AND TREASURY DIVISION



By:

Abiodun Ajayi
Deputy

This Tax Deed is Subject to All Existing Public Purpose Utility and Government Easements. The successful bidder is responsible to pay any outstanding taxes.

Publish: DAILY BUSINESS REVIEW

Issues: 02/13/2020, 02/20/2020, 02/27/2020 & 03/05/2020

Minimum Bid: 21710.10

BROWARD DAILY BUSINESS REVIEW

Published Daily except Saturday, Sunday and
Legal Holidays
Ft. Lauderdale, Broward County, Florida

STATE OF FLORIDA COUNTY OF BROWARD:

Before the undersigned authority personally appeared SCHERRIE A. THOMAS, who on oath says that he or she is the LEGAL CLERK, of the Broward Daily Business Review f/ k/a Broward Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Fort Lauderdale, in Broward County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

44054
NOTICE OF APPLICATION FOR TAX DEED
CERTIFICATE NUMBER: 8452

in the XXXX Court,
was published in said newspaper in the issues of

02/13/2020 02/20/2020 02/27/2020 03/05/2020

Affiant further says that the said Broward Daily Business Review is a newspaper published at Fort Lauderdale, in said Broward County, Florida and that the said newspaper has heretofore been continuously published in said Broward County, Florida each day (except Saturday, Sunday and Legal Holidays) and has been entered as second class mail matter at the post office in Fort Lauderdale in said Broward County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

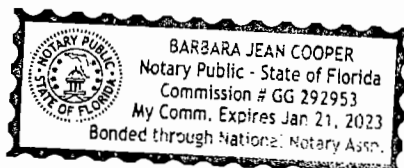
Scherrie A. Thomas

Sworn to and subscribed before me this
5 day of MARCH, A.D. 2020

Barbara Jean Cooper

(SEAL)

SCHERRIE A. THOMAS personally known to me



Broward County, Florida RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION NOTICE OF APPLICATION FOR TAX DEED NUMBER 44054

NOTICE is hereby given that the holder of the following certificate has filed said certificate for a tax deed, to be issued thereon. The certificate number and year of issuance, the

description of the property, and the name in which it was assessed are as follows:

Property ID: 494212-AK-4530

Certificate Number: 8452

Date of Issuance: 05/25/2017

Certificate Holder:

AFFILIATED TAX CO LLC - 17

Description of Property:

BAY COLONY CLUB CONDO

UNIT 6439-1 BLDG 15

PER CDO BK/PG: 5294/371

A condominium, according to the declaration of condominium recorded on OR Book 5294, Page 371, and all exhibits and amendments thereof, Public Records of Broward County, FL:

Name in which assessed:

6439 BAY CLUB DR LLC

Legal Titleholders:

6439 BAY CLUB DR LLC

PO BOX 273730

BOCA RATON, FL 33427-3730

All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 18th day of March, 2020. Pre-bidding shall open at 9:00 AM EDT, sale shall commence at 10:00 AM EDT and shall begin closing at 11:01 AM EDT at:

broward.deedauction.net

*Pre-registration is required to bid.

Dated this 13th day of February, 2020.

Bertha Henry
County Administrator
RECORDS, TAXES, AND
TREASURY DIVISION

(Seal)

By: Abiodun Ajayi
Deputy

This Tax Deed is Subject to All Existing Public Purpose Utility and Government Easements. The successful bidder is responsible to pay any outstanding taxes.

Minimum Bid: 21710.10

401-314

2/13-20-27 3/5 20-08/0000455696B

BROWARD COUNTY SHERIFF'S OFFICE

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 20005175

Broward County VS 6439 Bay Club Dr LLC

Type of Writ: Tax Sale - Broward

Serve: **6439 Bay Club Dr LLC 6439 Bay Club Drive #1 Fort Lauderdale FL 33308****RETURN OF SERVICE**

20005175

Court Case # TD 44054

Received by CCN 17912

02/13/2020 6:41 AM

Court: County / Broward FL

Served:

☒

Not Served:

☐

Broward County Revenue - Delinq Tax Section
115 S Andrews Avenue
Room A-100
Fort Lauderdale FL 33301

Date: 02/19/2020 Time: 10:54 AM

On 6439 Bay Club Dr LLC in Broward County, Florida, by serving the within named person a true copy of the writ with the date and time of service endorsed thereon by me, and copy of the complaint petition or initial pleading by the following method:

Posted Residential: By attaching a true copy to a conspicuous place on the property described in the complaint or summons. Neither the tenant nor a person residing therein 15 years of age or older could be found at the defendant's usual place of abode in accordance with F.S. 48.183

COMMENTS: Posted on front door

You can now check the status of your writ by visiting the Broward Sheriff's Office Website at www.sheriff.org and clicking on the icon "Service Inquiry"

Gregory Tony, Sheriff
Broward County, Florida

By:



D.S.

J. Palermo, #17912

RECEIPT INFORMATION

Receipt #	
Check #	
Service Fee	\$0.00
On Account	\$0.00
Quantity	
Original	1
Services	1

EXECUTION COSTS

DEMAND/LEVY INFORMATION

Judgment Date	n/a
Judgment Amount	\$0.00
Current Interest Rate	0.00%
Interest Amount	\$0.00
Liquidation Fee	\$0.00
Sheriff's Fees	\$0.00
Sheriff's Cost	\$0.00
Total Amount	\$0.00

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # 494212-AK-4530 (TD #44054)

RECEIVED SHERIFF
2020 FEB - 4 PM 1:45
BROWARD COUNTY, FLORIDA

WARNING

PROPERTY IN WHICH YOU ARE INTERESTED IS LISTED IN THE ENCLOSED NOTICE

BROWARD COUNTY SHERIFF'S DEPT
ATTN: CIVIL DIVISION
FT LAUDERDALE, FL 33312

NOTE

AS PER FLORIDA STATUTES 197.542, THIS PROPERTY IS BEING SCHEDULED FOR TAX DEED AUCTION, AND WILL NO LONGER BE ABLE TO BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW PLEASE CALL FOR MORE INFORMATION.

FLA. STATUTES MAY REQUIRE US TO NOTIFY ALL PROPERTY OWNERS WHO LIVE AROUND THE PROPERTY SCHEDULED FOR SALE. IF YOU DO NOT OWN OR HAVE LEGAL INTEREST IN THIS PROPERTY, PLEASE DISREGARD THIS LETTER.

PAYMENT MUST BE MADE IN CASH, MONEY ORDER OR CASHIER'S CHECK; PERSONAL OR BUSINESS CHECKS ARE NOT ACCEPTED.

AMOUNT NECESSARY TO REDEEM: (See amounts below)

MAKE CHECKS PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

* Amount due if paid by February 28, 2020\$17,047.82

Or

* Amount due if paid by March 17, 2020\$17,265.06

*AMOUNTS DUE MAY BE SUBJECT TO ADDITIONAL FEES. PLEASE CALL (954) 357-5374 FOR THE CORRECT AMOUNT DUE PRIOR TO SUBMITTING PAYMENT FOR REDEMPTION.

THERE ARE UNPAID TAXES ON THIS PROPERTY AND WILL BE SOLD AT PUBLIC AUCTION ON March 18, 2020 UNLESS THE BACK TAXES ARE PAID.

TO MAKE PAYMENT, OR TO RECEIVE FURTHER INFORMATION, CONTACT THE RECORD, TAXES & TREASURY DIVISION, TAX DEED SECTION, 115 S. ANDREWS AVENUE ROOM #A-100, FORT LAUDERDALE, FLORIDA 33301-1895. PHONE: (954) 357-5374 OR 5395

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

www.broward.org/recordstaxestreasury

PLEASE SERVE THIS ADDRESS OR LOCATION

**6439 BAY CLUB DR LLC
6439 BAY CLUB DR #1
FORT LAUDERDALE, FL 33308**

NOTE: THIS IS THE ADDRESS OF THE PROPERTY SCHEDULED FOR AUCTION



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

Detail by Entity Name

Florida Limited Liability Company
6439-1 BAY CLUB DRIVE, LLC

Filing Information

Document Number	L07000103784
FEI/EIN Number	N/A
Date Filed	10/12/2007
Effective Date	10/10/2007
State	FL
Status	INACTIVE
Last Event	ADMIN DISSOLUTION FOR ANNUAL REPORT
Event Date Filed	09/24/2010
Event Effective Date	NONE

Principal Address

2107 NE 60 STREET
FORT LAUDERDALE, FL 33308

Changed: 04/30/2009

Mailing Address

PO BOX 273730
BOCA RATON, FL 33427

Changed: 04/30/2009

Registered Agent Name & Address

CAPITAL ONE GROUP, LLC
2107 NE 60TH STREET
FORT LAUDERDALE, FL 33308

Address Changed: 04/30/2009

Authorized Person(s) Detail

Name & Address

Title MGRM

WILLNER, ERIC
PO BOX 273730
BOCA RATON, FL 33427

Annual Reports

Report Year	Filed Date
2008	05/01/2008
2009	04/30/2009

Document Images

04/30/2009 -- ANNUAL REPORT	View image in PDF format
05/01/2008 -- ANNUAL REPORT	View image in PDF format
10/12/2007 -- Florida Limited Liability	View image in PDF format



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

Detail by Entity Name

Florida Not For Profit Corporation
BAY COLONY CLUB CONDOMINIUM INC.

Filing Information

Document Number	717251
FEI/EIN Number	59-1581376
Date Filed	09/25/1969
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	09/11/1985
Event Effective Date	NONE

Principal Address

6333 BAY CLUB DR
FORT LAUDERDALE, FL 33308

Changed: 04/27/2007

Mailing Address

6333 BAY CLUB DR
FORT LAUDERDALE, FL 33308

Changed: 04/27/2007

Registered Agent Name & Address

STEVENS S. GOLDWYN, P.A.
2 S. UNIVERSITY DRIVE - STE. 329
PLANTATION, FL 33324

Name Changed: 05/24/2013

Address Changed: 05/24/2013

Officer/Director Detail

Name & Address

Title President

Keller, Wayne
6333 BAY CLUB DR
FORT LAUDERDALE, FL 33308

Title VP

Southworth, Lynda
6333 BAY CLUB DR
FORT LAUDERDALE, FL 33308

Title Treasurer

Glasson, Kenneth
6333 BAY CLUB DR
FORT LAUDERDALE, FL 33308

Title Secretary

Weeks, Susan
6333 BAY CLUB DR
FORT LAUDERDALE, FL 33308

Title Director

Houston, Beverley
6333 BAY CLUB DR
FORT LAUDERDALE, FL 33308

Title Director

Morgan, John
6333 BAY CLUB DR
FORT LAUDERDALE, FL 33308

Title Director

Zubko, Sandra
6333 BAY CLUB DR
FORT LAUDERDALE, FL 33308

Annual Reports

Report Year	Filed Date
2017	02/22/2017
2018	02/19/2018
2019	02/14/2019

Document Images

02/14/2019 -- ANNUAL REPORT	View image in PDF format
02/19/2018 -- ANNUAL REPORT	View image in PDF format
02/22/2017 -- ANNUAL REPORT	View image in PDF format
12/01/2016 -- AMENDED ANNUAL REPORT	View image in PDF format
02/24/2016 -- ANNUAL REPORT	View image in PDF format
04/23/2015 -- ANNUAL REPORT	View image in PDF format
02/13/2014 -- ANNUAL REPORT	View image in PDF format

04/30/2013 -- ANNUAL REPORT	View image in PDF format
05/11/2012 -- ANNUAL REPORT	View image in PDF format
04/03/2012 -- ANNUAL REPORT	View image in PDF format
10/05/2011 -- ANNUAL REPORT	View image in PDF format
03/15/2011 -- ANNUAL REPORT	View image in PDF format
03/23/2010 -- ANNUAL REPORT	View image in PDF format
05/01/2009 -- ANNUAL REPORT	View image in PDF format
05/30/2008 -- ANNUAL REPORT	View image in PDF format
02/19/2008 -- ANNUAL REPORT	View image in PDF format
04/27/2007 -- ANNUAL REPORT	View image in PDF format
08/03/2006 -- Reg. Agent Change	View image in PDF format
05/02/2006 -- ANNUAL REPORT	View image in PDF format
03/07/2005 -- ANNUAL REPORT	View image in PDF format
04/13/2004 -- ANNUAL REPORT	View image in PDF format
03/07/2003 -- ANNUAL REPORT	View image in PDF format
03/12/2002 -- ANNUAL REPORT	View image in PDF format
03/19/2001 -- ANNUAL REPORT	View image in PDF format
05/30/2000 -- ANNUAL REPORT	View image in PDF format
04/01/1999 -- ANNUAL REPORT	View image in PDF format
08/19/1998 -- ANNUAL REPORT	View image in PDF format
03/03/1997 -- ANNUAL REPORT	View image in PDF format
03/25/1996 -- ANNUAL REPORT	View image in PDF format
04/06/1995 -- ANNUAL REPORT	View image in PDF format

Name: Philip H. Hopkins
Gibraltar Title & Escrow Company
2929 E. Commercial Blvd.
Ft. Lauderdale, FL 33308
WILL CALL TRI-COUNTRY CTHS COURIER

This instrument Prepared by: as above

Address:

Property Appraisers Parcel Identification (Folio) Number(s):
9212 AK 453
Grantee(s) S.S. #(s):

WARRANTY DEED
STATUTORY
P.S. 689.02

RANCO FORM 4-1/2

93-664952 TE001
12-10-93 11:25PM
\$ 644.00
DOCU. STAMPS-DEED
RECVD. BROWARD CTY
B. JACK OSTERHOLT
COUNTY ADMIN.

Consolidated Paper & Printing Co., Inc. 1987

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

This Indenture, Made this 7th day of December, A.D. 1993,
Between DONALD L. WALKER joined by his wife JANICE HOPE WALKER
of the County of Broward, in the State of Florida, parties of the first part, and
ERIC A. WILLNER, a single man,
of the County of Broward, in the State of Florida, whose post office address is
P.O. Box 273730, Boca Raton, FL 33427-3730
part y of the second part.

Witnesseth, That the said parties of the first part, for and in consideration of the sum of
Ten Dollars and other good and valuable consideration ----- Dollars,
to them in hand paid by the said part of the second part, the receipt whereof is hereby acknowledged,
he vengranted, bargained, and sold to the said party of the second part, his heirs and assigns forever, the
following described land, situate, and being in the County of Broward, State of Florida
to-wit:

Unit No. 6439-1 in Building 15 of BAY COLONY CLUB CONDOMINIUM,
according to the Declaration of Condominium thereof, recorded in
Official Records Book 5294, page 371, of the Public Records of Broward
County, Florida, and as amended.

SUBJECT TO covenants, conditions, restrictions, terms and other provisions
of the Declaration of Condominium, exhibits thereto and taxes for
the year 1994 and all subsequent years.

And the said parties of the first part do hereby fully warrant the title to said land, and will defend
the same against the lawful claims of all persons whomsoever.

In Witness Whereof, The said parties of the first part have hereunto set their hands
and seal s the day and year first above written.

Signed, sealed and delivered in the presence of:

Helen Dematt
Witness Signature (as to First Grantor)

Helen Dematt
Printed Name

JE RISE
Witness Signature (as to First Grantor)

JE RISE
Printed Name

Julie B Coulon
Witness Signature (as to Co-Grantor, if any)

JULIE B. COULON
Printed Name

Randa Duncan
Witness Signature (as to Co-Grantor, if any)

LOIS A DUNCAN
Printed Name

STATE OF NEW MEXICO
COUNTY OF Bernalillo

DONALD L. WALKER

known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that he
executed the same, and I witnessed the following form of identification of the above-named person: Drivers License
State of New Mexico and that an oath (was/was not) taken.

STATE OF NEW MEXICO

STATE OF NEW MEXICO

STATE OF NEW MEXICO

STATE OF NEW MEXICO

Donald L. Walker
Grantor Signature
DONALD L. WALKER

3953 N.W. 1st Place
Printed Name
Deerfield Beach, Fl. 33442

Post Office Address

Janice Hope Walker
Grantor Signature
JANICE HOPE WALKER

3953 N.W. 1st Place
Printed Name
Deerfield Beach, Fl. 33442

Post Office Address

I hereby Certify that on this day, before me, an officer duly authorized
to administer oaths and take acknowledgments, personally appeared

Witness my hand and official seal in the County and State last aforesaid this
day of December, A.D. 1993

Frank E. Dematt
Notary Signature

Frank E. Dematt
Printed Name

BK21498PC0352

②

STATE OF FLORIDA

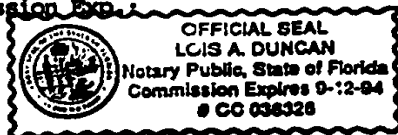
COUNTY OF BROWARD

I hereby certify that on this day, before me, an officer duly authorized, personally appeared JANICE HOPE WALKER known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that she executed the same, that I relied upon the following form of identification Florida Drivers License of the above named person(s) and that an oath (was) (was not) taken.

Witness my hand and official seal in the County and State last aforesaid this 7th day of December, 1993.

Lois A. Duncan

My Commission Exp.



RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
COUNTY ADMINISTRATOR

BK21498P60353

THIS INSTRUMENT PREPARED BY:

Deborah A. Carman
Carman and Smith, P.A.
165 E. Palmetto Park Road
Boca Raton, Florida 33432

QUIT CLAIM DEED

THIS QUIT CLAIM DEED, Executed this 30 day of Oct, 2007 A.D. by ERIC A. WILLNER, A MARRIED MAN of the first part to 6439 BAY CLUB DRIVE LLC parties of the second part, whose post office address is: P. O. Box 273730, Boca Raton, Florida 33427-3703

WITNESSETH, That the said first party, for and in consideration of the sum of Ten and No/100 paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Broward State of FLORIDA, to wit:

UNIT NO. 6439-1 IN BUILDING 15 OF BAY COLONY CLUB CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 5294, PAGE 371 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

"Property Control No: 9212-AK-45300

THE PROPERTY HEREIN IS NOT THE HOMESTEAD OF THE GRANTOR, AS DEFINED BY THE CONSTITUTION OF THE STATE OF FLORIDA AND THE GRANTORS HEREIN RESIDE AT: 21 SENECA LANE, SEA RANCH LAKES, FLORIDA

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or in equity, to the only proper use, benefit and behoof of the said second party forever.

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witnesses:

Witness(Signature)

JACALYN W. HARRIS

Witness(Printed)

Witness(Signature)

LAURETTE LACHANCE

Witness (Printed)

STATE OF Florida

COUNTY OF Palm Beach

I hereby certify that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared ERIC A. WILLNER who produced Pers. I.D. as identification and who did not take an oath, executed the foregoing instrument and they acknowledged before me that they executed same.

WITNESS my hand and official seal in the County and State last aforesaid this 30 day of Oct, 2007.

Notary Public

JACALYN W. HARRIS

INSTR # 107521523
OR BK 44835 Pages 1876 - 1876
RECORDED 11/21/07 14:46:23
BROWARD COUNTY COMMISSION
DOC STMP-D: \$0.70
DEPUTY CLERK 3330
#1, 1 Pages

THIS INSTRUMENT PREPARED BY:
Deborah A. Carman
Carman and Smith, P.A.
165 E. Palmetto Park Road
Boca Raton, Florida 33432

QUIT CLAIM DEED

THIS QUIT CLAIM DEED, Executed this 30 day of Oct, 2007 A.D. by ERIC A. WILLNER, A MARRIED MAN of the first part to 6439 BAY CLUB DRIVE LLC parties of the second part, whose post office address is: P. O. Box 273730, Boca Raton, Florida 33427-3703

WITNESSETH, That the said first party, for and in consideration of the sum of Ten and No/100 paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Broward State of FLORIDA, to wit:

UNIT NO. 6439-1 IN BUILDING 15 OF BAY COLONY CLUB CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 5294, PAGE 371 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

"Property Control No: 9212-AK-45300

THE PROPERTY HEREIN IS NOT THE HOMESTEAD OF THE GRANTOR, AS DEFINED BY THE CONSTITUTION OF THE STATE OF FLORIDA AND THE GRANTORS HEREIN RESIDE AT: 21 SENECA LANE, SEA RANCH LAKES, FLORIDA

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or in equity, to the only proper use, benefit and behoof of the said second party forever.

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witnesses:

Witness (Signature)

JACALYN W. HARRIS

Witness (Printed)

Witness (Signature)

LAURETTE LACHANCE

Witness (Printed)

STATE OF Florida

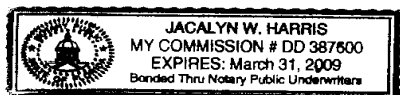
COUNTY OF Palm Beach

I hereby certify that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared ERIC A. WILLNER who produced Pers. I.D. as identification and who did not take an oath, executed the foregoing instrument and they acknowledged before me that they executed same.

WITNESS my hand and official seal in the County and State last aforesaid this 30 day of Oct, 2007.

Notary Public

JACALYN W. HARRIS



THIS INSTRUMENT IS BEING RE-RECORDED TO INCLUDE THE NOTARY SEAL THAT WAS OMITTED WHEN FIRST RECORDED.

WPC → RETURN TO: Philip H. Hopkins
Gibraltar Title And Escrow Company
2929 E. Commercial Blvd.
Suite 100
Ft. Lauderdale, FL 33308

93-564953 TE002
12-10-93 11:25PM

A P P R O V A L

The undersigned officers of BAY COLONY CLUB CONDOMINIUM, INC. hereby certify that the Board of Directors of BAY COLONY CLUB CONDOMINIUM, INC. having received the application to PURCHASE (lease or buy) submitted by ERIC WILLNER did by resolution approve the PURCHASE of the following described unit from DONALD WALKER & JANICE HOPE WALKER

BLDG.#15
UNIT NO. 6439-1 of BAY COLONY CLUB CONDOMINIUM, according to the Declaration of Condominium thereof recorded in the Official Records Book 5294 at Page 371 of the Public Records of Broward County, Florida.

DATED this 2ND day of DECEMBER, 1993.

BAY COLONY CLUB CONDOMINIUM, INC.

BY: [Signature] President

ATTEST: [Signature] Secretary

STATE OF FLORIDA)
COUNTY OF BROWARD) SS:

I HEREBY CERTIFY that on this day, before me, an officer duly authorized to take acknowledgements, personally appears GEORGE KATZ and DAVE ENGLE to me well known to be the President and Secretary respectively of BAY COLONY CLUB CONDOMINIUM, INC. and they acknowledged to me that they have read the foregoing Consent and they severally acknowledged executing same freely and voluntarily under authority vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 2nd day of December, 1993.

[Signature]
NOTARY PUBLIC

My Commission expires:

Dec 23, 1995

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
COUNTY ADMINISTRATOR



JOANE P. CONE
Notary Public, State of Florida
MY COMM. EXP. DEC. 23, 1995
CC169929/BONDED

BK21498P60354

①

Parcel Identification No:

This Instrument Prepared By
and Return to:

Grantee S.S. Number:

Name:

Grantee S.S. Number:

Name:

QUITCLAIM DEED

This Quitclaim Deed, made this 15th day of MARCH, 2000,
between 6439 BAY CLUB DR. LLC whose address is PO BOX 273730, BSEA RATION, Grantor, and
ERIC WILLNER whose address is PO BOX 273730 BSEA RATION FL 33427
Grantee.

Witnesseth, that the Grantor, for and in consideration of the sum of -----TEN & NO/100 (\$10.00)-----
DOLLARS, and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt of which
is hereby acknowledged, has granted, bargained and quitclaimed to the said Grantee and Grantee's heirs and assigns
forever, the following described land, situate, lying and being in the County of BROWARD State of Florida, to-wit:

BAY COLONY CLUB CONDO UNIT 6439-1 BLDG 15

To Have and to Hold the same together with all and singular the appurtenances thereto belonging or in anywise
appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantor, either in law or
equity, for the use, benefit and profit of the said Grantee forever.

In Witness Whereof, the Grantor has hereunto set he/she hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Witness #1 Signature

Beth Wilkerson
Witness #1 Printed Name

[Signature]
Witness #2 Signature

Cynthia M. May
Witness #2 Printed Name

[Signature]
ERIC WILLNER

STATE OF
COUNTY OF

The foregoing instrument was acknowledged before me this 17 day of March,
2000, by Eric Willner who is personally known to me or who has produced
as identification.



My Commission Expires:
Our File #

[Signature]
Notary Signature

Beth Wilkerson
Printed Notary Signature

This Instrument was prepared by:
Broward County Property Appraiser's Office
115 S. Andrews Ave. Room 111
Fort Lauderdale, FL 33301-1899
954-357-6830 - www.bcpa.net

Re: Property ID: 9212-AK-4530

NOTICE OF INSUFFICIENCY OF DEED

COMES NOW Lori Parrish, in her official capacity as the Broward County Property Appraiser, by and through the undersigned Deputy Property Appraiser who, being duly sworn and under oath, gives notice to the following parties:

WILLNER,ERIC

**6439 BAY CLUB DR LLC
PO BOX 273730
BOCA RATON FL 33427**

that upon review the attached deed(attached hereto as Exhibit A) recorded in the official records of Broward County at Book 46949, Page 1803 is legally insufficient for the following reason:

- Legal needs to show the declaration of condo, please refer to your original deed. If you have any questions, please contact me at 954-357-6816 or bdunkley@bcpa.net.

and is therefore REJECTED by the Property Appraiser as INVALID. Accordingly, said property transfer will not be entered into the official tax roll of Broward County. Done this 23 day of April, 2010, in Fort Lauderdale, Broward County, Florida.

**LORI PARRISH
BROWARD COUNTY PROPERTY APPRAISER**

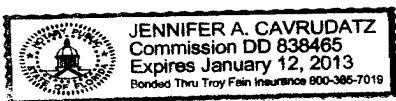
By: **Patti Huston**
Deputy Appraiser



**STATE OF FLORIDA
COUNTY OF BROWARD**

Sworn to or affirmed and signed by me on April 23 2010 by Patti Huston, a Deputy Appraiser, who is personally known.

[Seal]



NOTARY PUBLIC

Exhibit A - Page 1 of 1

CFN # 109215426, OR BK 46949 Page 1803, Page 1 of 1, Recorded 03/17/2010 at 03:19 PM, Broward County Commission, Dec. D \$0.70 Deputy Clerk 3305

Parcel Identification No: _____

This Instrument Prepared By
and Return to:

Charles S.S. Boardman
Name: _____
Charles S.S. Number: _____
Name: _____

QUITCLAIM DEED

This Quitclaim Deed, made this 15 day of MARCH, 2010,
between JOY ME FIVE LLC whose address is PO BOX 272915 S.W. 26th Ave
and JOY ME FIVE LLC whose address is PO BOX 272915 S.W. 26th Ave
Grantee:

Witnesseth, that the Grantor, for and in consideration of the sum of ONE (\$1.00) DOLLARS, and other good and valuable consideration to Grantee in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, conveyed and confirmed to the said Grantee, and Grantee's heirs and assigns

MORTGAGE

THIS MORTGAGE is made this 9th day of November 2018 between Mortgagor, ERIC A. WILLNER, individually and as managing member of 6439-1 Bay Club Drive, LLC and 6439-1 Bay Club Drive, LLC (collectively referred to as "ERIC WILLNER" or "Mortgagor"), whose address is 9661 Nevada Place, Boca Raton, FL 33434 and the MORTGAGEE, TAMMY L. WILLNER, whose address is PO Box 942, Wexford, PA 15090.

Whereas, the Mortgagor, ERIC A. WILLNER, is indebted to TAMMY L. WILLNER in the principal sum of \$150,000.00, which indebtedness is evidenced by Mortgagor's Note dated 24th day of October 2018 (hereinafter "Note"), providing that the Mortgagor, ERIC WILLNER, pays to the Mortgagee, TAMMY L. WILNER, the amount of \$150,000.00 One Hundred and Fifty Thousand Dollars on or before August 29, 2019.

TO SECURE to Mortgagee the repayment of the indebtedness evidenced by the Note, in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Mortgagor herein contained, the Mortgagor, ERIC WILLNER, does hereby mortgage, grant and convey to the Mortgagee, TAMMY L. WILLNER, with power of sale, the following described property located in the County of Broward, State of Florida, which has the address of 6439 Bay Club Drive #1, Fort Lauderdale, Florida 33308.

LEGAL DESCRIPTION:

UNIT NO. 6439-1 IN BUILDING 15 OF BAY COLONY CLUB CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 44911, PAGE 318 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

PARCEL ID NO.: 494212AK4530

TOGETHER with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Mortgagor covenants that Mortgagor is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Mortgagor will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Mortgagee's interest in the Property.

Charges; Liens. Mortgagor shall pay all taxes assessments and other charges, fines and impositions attributable to the Property which may attain a priority over this Mortgage, and leasehold payments or ground rents, if not paid in such manner, by Mortgagor making payment, when due, directly to the payee thereof. Mortgagor shall promptly furnish to Mortgagee all notices of amounts due under this paragraph, and in the event Mortgagor shall make payment directly, Mortgagor shall promptly furnish to the Mortgagee all receipts evidencing such payments. Mortgagor shall promptly discharge any lien which has priority over this Mortgage; provided, that Mortgagor shall not be required to discharge any such lien so long as Mortgagor shall agree in writing to the payment of the obligation secured by such lien in a manner acceptable to Mortgagee, or shall in good faith contest such lien by, or defend enforcement of such lien in, legal proceedings which operate to prevent the enforcement of the lien or forfeiture of the Property or any part thereof.

Hazard Insurance. Mortgagor shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extended coverage", and such other hazards as Mortgagee may require and in such amounts and for such periods as Mortgagee may require; provided, that Mortgagee shall not require that the amount of such coverage exceed that amount of coverage required to pay the sums secured by this Mortgage. The insurance carrier providing the insurance shall be chosen by Mortgagor subject to approval by Mortgagee; provided, that such approval shall not be unreasonably withheld. All premiums on insurance policies shall be paid in the manner provided hereof. All insurance policies and renewals thereof shall be in form acceptable to Mortgagee and shall include a standard mortgage clause in favor of and in form acceptable to Mortgagee. Mortgagee shall have the right to hold the policies and renewals thereof, and Mortgagor shall promptly furnish to Mortgagee all renewal notices and all receipts of paid premiums. In the event of loss, Mortgagor shall give prompt notice to the insurance carrier and Mortgagee. Mortgagee may make proof of loss if not made promptly by Mortgagor. Unless Mortgagee and Mortgagor otherwise agree in writing, insurance proceeds shall be applied to restoration or repair of the Property damaged, provided such restoration or repair is economically feasible and the security of this Mortgage is not thereby impaired. If such restoration or repair is not economically feasible or if the security of this Mortgage would be impaired, the insurance proceeds shall be applied to the sums secured by this Mortgage, with the excess insurance proceeds, if any, paid to Mortgagor. If the Property is abandoned by Mortgagor, or if Mortgagor fails to respond to Mortgagee within 30 days from the date notice is mailed by Mortgagee to Mortgagor that the insurance carrier offers to settle a claim for insurance benefits, Mortgagee is authorized to collect and apply the insurance proceeds at Mortgagee's option either to restoration or repair of the Property or to the sums secured by this Mortgage. If the Property is acquired by Mortgagee, all right, title and interest of Mortgagor in and to any insurance policies and in and to the proceeds thereof resulting from damage to the Property prior to the sale or acquisition shall pass to Mortgagee.

Preservation and Maintenance of Property: Leaseholds; Condominiums; Planned Unit Developments. Mortgagor shall keep the Property in good repair and shall not commit waste or permit impairment or deterioration of the Property and shall comply with the provisions of any lease if this Mortgage is on a leasehold. If this Mortgage is on a unit in a condominium or a planned

unit development, Mortgagor shall perform all of Mortgagor's obligations under the declaration or covenants creating or governing the condominium or planned unit development, the by-laws and regulations of the condominium or planned unit development, and constituent documents. If a condominium or planned unit development rider is executed by Mortgagor and recorded together with this Mortgage, the covenants and agreements of such rider shall be incorporated into and shall amend and supplement the covenants and agreements of this Mortgage as if the rider were a part hereof.

Protection of Mortgagee's Security. If Mortgagor fails to perform the covenants and agreements contained in this Mortgage, or if any action or proceeding is commenced which materially affects Mortgagee's interest in the Property, including, but not limited to, eminent domain, insolvency, code enforcement, or arrangements or proceedings involving a bankrupt or decedent, then Mortgagee at Mortgagee's option, upon notice to Mortgagor, may make such appearances, disburse such sums and take such action as is necessary to protect Mortgagee's interest.

Condemnation. The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of the Property, or part thereof, or for conveyance in lieu of condemnation are hereby assigned and shall be paid to Mortgagee. In the event of a total taking of the Property, the proceeds shall be applied to the sums secured by this Mortgage with the excess, if any, paid to Mortgagor. In the event of a partial taking of the Property, unless Mortgagor and Mortgagee otherwise agree in writing, there shall be applied to the sums secured by this Mortgage such proportion of the proceeds as is equal to that proportion which the amount of the sums secured by this Mortgage immediately prior to the date of taking bears to the fair market value of the Property immediately prior to the date of taking, with the balance of the proceeds paid to Mortgagor.

The Mortgagor hereby further covenants and agrees to pay the complete balance due in the amount of \$150,000.00 provided for in said Note and this Mortgage; to pay all of the singular the taxes, assessments, levies, liabilities, obligations, and encumbrances of every nature on said property; to permit, commit or suffer no waste, impairment or deterioration of said land or the improvements thereon at any time; to keep the building now or hereafter on said land fully insured in a sum of not less than \$150,000.00; to perform, comply with and abide by each and every agreement, stipulation, condition and covenant set forth in said note and this mortgage.

If any sum of money herein referred to be not promptly paid by August 29, 2019, or if each and every of the agreements, stipulations, conditions and covenants of said note and this mortgage or either, are not fully performed, complied with and abided by, then the entire sum mentioned in said note and this mortgage, or the entire balance unpaid thereon, shall forthwith or thereafter, at the option of the Mortgagee, become and be due and payable. Failure by the Mortgagee to exercise any of the rights or options herein provided shall not constitute a waiver of any rights or options under said note or this mortgage accrued or thereafter accruing.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]

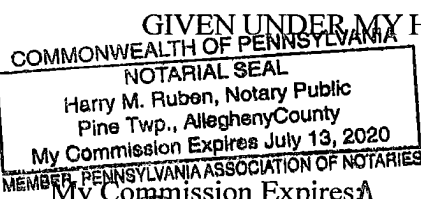
Witness

Burhan S. [Signature]

Witness

STATE OF
COUNTY OF ~~COMMONWEALTH OF PENNSYLVANIA~~
COUNTY OF ALLEGHENY

BEFORE ME, the undersigned authority, this day personally appeared Tammy L. Willner who is personally known to me or has produced FC Drivers License as identification and acknowledged to me that he/she executed this Agreement in the capacity herein stated and for the purposes and considerations herein expressed.



[Signature]

Witness

[Signature]

Witness

STATE OF FLORIDA
COUNTY OF Broward

BEFORE ME, the undersigned authority, this day personally appeared Eric Willner who is personally known to me or has produced FC Drivers License as identification and acknowledged to me that he/she executed this Agreement in the capacity herein stated and for the purposes and considerations herein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 19 day of November ~~October~~ 2018

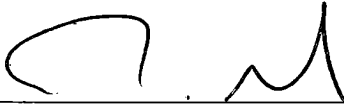

[Signature]

NOTARY PUBLIC

My Commission Expires:



H. W. WOJDA, JR.
MY COMMISSION # FF 199615
EXPIRES: February 15, 2019
Bonded Thru Budget Notary Services


Witness 

Witness

STATE OF FLORIDA
COUNTY OF Broward

BEFORE ME, the undersigned authority, this day personally appeared Eric Willner, who is personally known to me or has produced FL DRIVER'S LICENSE as identification and acknowledged to me that he/she executed this Agreement in the capacity herein stated and for the purposes and considerations herein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 19 day of November ~~October~~ 2018


NOTARY PUBLIC

My Commission Expires:



H. W. WOJDA, JR.
MY COMMISSION # FF 199615
EXPIRES: February 15, 2019
Bonded Thru Budget Notary Services

**PROMISSORY NOTE
SECURED WITH MORTGAGE**

Date: November 9, 2018

Amount owed: \$150,000.00

ADDRESS: 6439 Bay Club Drive #1, Fort Lauderdale, FL 33308

LEGAL DESCRIPTION:

UNIT NO. 6439-1 IN BUILDING 15 OF BAY COLONY CLUB CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 44911, PAGE 318 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

Parcel ID No.: 494212AK4530

1. BORROWER'S PROMISE TO PAY

I, Mortgagor, ERIC A. WILLNER and 6439-1 BAY CLUB DRIVE LLC (collectively referred to as "Willner"), jointly and severally, promise to pay the amount of One Hundred Fifty Thousand Dollars (\$150,000.00) (this amount will be called "principal") to Mortgagee, TAMMY L. WILLNER, whose address is: PO Box 942 Wexford, PA 15090.

2. PAYMENT

Willner understands and agrees that Willner shall pay to the Mortgagee, TAMMY L. WILLNER, the amount of \$150,000.00 on or before August 29, 2019, pursuant to our Settlement Agreement and Final Judgment. Willner also understands if any of the following events occur before August 29, 2019, the unpaid principal balance of the Note shall be immediately due and payable in full: (a) Willner sells, transfers or disposes of the property or home either voluntarily or involuntarily; (b) Willner dies, or if Willner is married, Willner's survivor or spouse, dies; or (c) Willner refinances the first mortgage loan at which time the remaining principal balance is due.

3. BORROWER'S PAYMENT BEFORE PAYMENT IS DUE

Willner has the right to make payment, in full, on this Note at any time before it is due. This payment is known as a "Full prepayment." No partial prepayments can be made at any time on the principal of the loan. When Willner makes a full prepayment, Willner will tell the Note Holder in a letter that Willner is doing so.

4. BORROWER'S FAILURE TO PAY AS REQUIRED

(A) **Default** – If Willner does not pay the full amount as required above, Willner will be in default. If Willner is in default, the Note Holder/Mortgagee may bring about any actions not prohibited by applicable law and require me to pay the Note Holder's costs and expenses as described in (D) below.

- (B) **Notice of Default** – If Willner is in default, the Note Holder shall send me a written notice telling me that if Willner does not pay the overdue amount by a certain date, the Note Holder shall require Willner to pay immediately the full amount of principal which has not been paid and all the interest that Willner owes on that amount. That date must be at least 30 days after the date on which the notice is delivered or mailed to me.
- (C) **No Waiver by Note Holder** – Even if, at a time when Willner is in default, the Note Holder does not require me to pay immediately in full as described above, the Note Holder will still have the right to do so if Willner is in default at a later time.
- (D) **Payment of Note Holder's Costs and Expenses** – If the Note Holder takes such actions as described above, the Note Holder will have the right to be paid back for all of her costs and expenses including, but not limited to, reasonable attorney's fees, whether incurred by the Note Holder before filing suit, at trial, and on appeal.

5. THIS NOTE SECURED BY A MORTGAGE

In addition to the protections give to the Note Holder under this Note, a Mortgage, dated same date as this Note, protects the Note Holder from possible losses which might result if Willner does not keep the promises which Willner makes in this Note. That Mortgage describes how and under what conditions Willner may be required to make immediate payment in full of all amounts that Willner owes under this Note. This Note and Mortgage are non-assumable.

6. BORROWER'S AGREES NOT TO ASSIGN THIS NOTE

Willner agrees this note is not assignable to anyone or anything.

7. GIVING OF NOTICES

Any notice that must be given to Willner under this Note will be given by delivering it or by mailing it to Willner at the following agreed upon address: 9661 Nevada Place, Boca Raton, FL 33434.

Should Willner provide an alternate address, notice shall be mailed to the alternate address.

8. RESPONSIBILITY OF PERSONS UNDER THIS NOTE

If more than one person signs this Note, each of us is fully and personally obligated to pay the full amount owed and to keep all of the promises made in this Note. Any guarantor, surety, or endorser of this Note is also obligated to do these things. The Note Holder may enforce her rights under this Note against each of us individually or against all of us together and may enforce its rights under this Note against all of us together and may enforce her rights against any of us in any order. This means that any one of us may be required to pay all of the amounts owed under this Note.

[Signature]
Witness

[Signature]
Witness

[Signature]
Witnesses

[Signature]
Witness

[Signature]
ERIC WILLNER, individually/personally

[Signature]
ERIC A. WILLNER, as managing member
of the dissolved entity 6439-1 Bay Club
Drive, LLC

STATE OF FLORIDA
COUNTY OF Broward

BEFORE ME, the undersigned authority, this day personally appeared Eric Willner, who is
personally known to me or has produced FL Drivers License as identification
and acknowledged to me that he/she executed this Agreement in the capacity herein stated and
for the purposes and considerations herein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 19 ^{November} day of October 2018.

STATE OF FLORIDA

COUNTY OF _____

BEFORE ME, the undersigned authority, this day personally appeared _____, who is
personally known to me or has produced _____ as identification
and acknowledged to me that he/she executed this Agreement in the capacity herein stated and
for the purposes and considerations herein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of October 2018.



H. W. WOJDA, JR. NOTARY PUBLIC
MY COMMISSION # FF 19965
EXPIRES: February 15, 2019
Bonded Thru Budget Notary Services
My Commission Expires:

[Signature]

NOTARY PUBLIC
My Commission Expires:

Filing # 86218036 E-Filed 03/12/2019 08:42:10 AM

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

ERIC A. WILLNER,
Petitioner/Husband,

Case Number: FMCE17-010252

and

TAMMY L. WILLNER ,
Respondent/Wife.

_____/

NOTICE OF CHARGING LIEN OF PHILIP A. DUVALSAINT, PLLC.

The law firm of Philip A. Duvalsaint, PLLC (hereinafter, "DUVALSAINT") hereby gives notice of its intention to enforce a charging lien against any property or proceeds received or receivable by Petitioner, ERIC A. WILLNER, in this action, whether by settlement, judgment, or otherwise, and in support thereof, states as follows:

1. On or about March 20, 2018, the Petitioner, ERIC A. WILLNER, retained the law firm of J. Scott Gunn, P.A., to represent him in this action. (See Exhibit 1 attached.)
3. On or about October 30, 2018, J. Scott Gunn, P.A. was purchased by Philip A. Duvalsaint, PLLC (hereinafter, "DUVALSAINT"), including all assets and any cases in which the clients agreed to continue representation with DUVALSAINT.
4. On November 19, 2018 with the Consent of Mr. Willner, DUVALSAINT substituted in as counsel of record on behalf of Mr. Willner. (See Exhibit 2 attached.) DUVALSAINT continued to represent Mr. Willner as counsel of record in this action until February 1, 2019.
5. On or about February 1, 2019, Petitioner notified DUVALSAINT that he was terminating the representation, and DUVALSAINT was to cease any further work on the case. On February 1, 2019, Mr. Agnetti substituted in as counsel of record for Mr. Willner.
6. DUVALSAINT has a right to a charging lien against any property or funds, received or

Willner v. Willner
Notice of Charging Lien
Case No. FMCE17-010252

receivable, by Petitioner in this action, whether by settlement, judgment, or otherwise.

7. DUVALSAINT has performed legal services for the Petitioner, and is owed \$3,486.00.
(See Exhibit 3 attached.)

8. DUVALSAINT is entitled to a charging lien, and such lien is necessary to protect DUVALSAINT'S fees until such time as said fees are paid to DUVALSAINT.

9. By filing this Notice of Charging Lien of DUVALSAINT, and the service of same on the Petitioner and counsel of record, DUVALSAINT places all parties to this action on notice of its charging lien against any property or funds, received or receivable, by Petitioner in this action, whether by settlement, judgment, or otherwise.

WHEREFORE, PHILIP A. DUVALSAINT, PLLC, respectfully requests that this Court recognize its entitlement to a charging lien as set forth herein, and that this Court retain jurisdiction to address any disputes pertaining to this charging lien.

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing was filed via the efilings portal on March 12, 2019 and served to Sheryl A. Moore, Esq., MOORE RABINOWITZ LAW, 8751 W. Broward Blvd., Suite 300, Plantation, FL 33324 and John B. Agnetti, Esq., 909 N. Miami Beach Blvd., #201, N. Miami Beach, FL 33162.

PHILIP A. DUVALSAINT, PLLC
707 SE 3rd Ave., #401
Ft. Lauderdale, FL 33316
(954) 760-5646
(954) 760-5643 facsimile
pad@browardlawyer.us
david@browardlawyer.us

By: /s/ Philip A. Duvalsaint
PHILIP A. DUVALSAINT, ESQ.
FBN#: 156752

SCOTT - PER OUR DISCUSSION PLEASE FIND MY RETAINER AGREEMENT. ALSO PER THAT DISCUSSION OUR FIRST ORDER OF BUSINESS IS TO:

- 1) FILE FOR A REDUCTION OF TEMP. SUPPORT PAYMENT
- 2) FILE FOR A CONTINUANCE OF MEDIATION DUE TO:

J. SCOTT GUNN, P.A.

ATTORNEYS AT LAW

110 SE 6th St., #1700

Ft. Lauderdale, FL 33301

3. WHY NOT HAVE FINAL HEARING AT SAME TIME OF RELOCATION (SET 2 DAYS ASIDE)?

J. Scott Gunn, Esq.
scott@jscottgunn.com

1. NO DISCOVERY/DEPOSITIONS
2. HER INCOMPLETE DISCLOSURE
3. GUARDIAN AD LITEM APPOINTED IS NOT ABLE

Phone: 954.462.1323 TO ACCEPT
Toll Free: 866.286.4530 CASE DUE
Fax: 954.462.1335 TO TRAVEL
CONFLICT.

FEE AGREEMENT AND AUTHORITY TO REPRESENT—Eric Willner

THIS AGREEMENT is made effective the 20th day of March, 2018, by, between, and among ERIC WILLNER and his successors, and assigns, (hereinafter individually and collectively "you" or "your"), and the law firm of J. SCOTT GUNN, P.A., (hereinafter "we", "our", or "us"), located at 110 S.E. Sixth Street, Suite 1700, Fort Lauderdale, FL 33301.

The purpose of this Agreement is to provide, for the benefit of all parties, an understanding about the manner in which legal fees will be determined, how much, and when we expect you to pay for our services. We cannot tell you at this time exactly how much your need for legal services will be. This is due in part because we cannot predict the demands that will be made on our time by you and/or persons over whom we have no control. You hereby employ us in representing you in connection with any and all matters as to which you request our legal services. The following, therefore, is the Fee Agreement and Authority to Represent you in regards to:

Willner v. Willner, Broward Circuit Case No. FMCE17-010252.

FEES

J. SCOTT GUNN, P.A., agrees to provide legal services for you as requested by you from time to time. You give us authority to act as your attorneys, and you agree to pay us \$425.00 per hour for attorney's fees for J. Scott Gunn, Esq., \$225.00 per hour for associate fees and \$95.00 per hour paralegal fees, plus all out of pocket costs and expenses as hereinafter provided. The above hourly rates will be increased from time to time but will not increase, in any given twelve (12) month period, by more than ten percent (10%). Any increase in the hourly fee charged for any services rendered shall be noticed in writing and shall serve as a modification of this agreement upon execution of the parties. We will compute the periodic billing of fees based upon the amount of time we devote to your various legal matters.

COSTS

During the course of our legal representation of you, there will be numerous costs incurred for which you also agree to pay. On our request you agree to pay all out-of-pocket costs incurred by us, including but not limited to: filing and other court fees; recording fees; copying costs at our office or elsewhere; title search costs; deposition costs; copies of transcripts;

EXHIBIT 1

telephone charges; facsimile transmission charges; costs of private investigation; postage; the cost of any experts; courier services; express delivery services and such other items that we incur or pay out-of-pocket. In addition, we may request sums from you as a deposit for future costs to be incurred. Out-of-pocket costs are not part of our legal fees. Regardless of the outcome of the case, I shall be solely responsible for all third party costs incurred and shall indemnify and hold harmless J. Scott Gunn, P.A. for any responsibility or liability arising out of costs incurred for third party services. Generally, our legal fees and out-of-pocket costs and/or deposits for future costs will be billed monthly, and, if not paid in full within fifteen (15) days of the date of the mailing of a statement to you, we reserve the right to cease rendering legal services to you and we will notify you of such cessation. If we do cease rendering legal services for you, we will notify you, in writing, of such cessation. Any unpaid balance, or past due amount shall incur interest at 12% per annum for costs and fees. An invoice shall be considered past due thirty (30) days after it is submitted for payment.

RETAINER

You will provide us with a **\$3,500.00 refundable** retainer for the payment of legal fees to secure this office as your counsel. A cost retainer of \$0 shall be required at the execution of this agreement. These retainers will be held in our trust account and billed against until your final statement is sent to you, at which time the balance due on that statement will be deducted from the remaining balance. Any fee or cost retainer received is refundable unless otherwise indicated in this agreement. Once your balance is reduced below \$500.00 you must make another deposit of the same amount into trust to replenish your account. Failure to timely make such a retainer deposit will be considered a breach of this agreement. These retainers will be held in our trust account and billed against upon the preparation of your final statement. The balance due on that statement will be deducted from the Trust retainer, with any remaining balance refunded to you. Should your retainer be insufficient to satisfy your final bill, an additional payment shall be required upon the conclusion of your case. Any fee or cost retainer is refundable unless otherwise indicated in this agreement.

To protect our fees and costs, you are specifically granting us a lien on all of your documents, property, or money in possession for the payment of all sums due to us from you under the terms of this agreement. In addition, we will be entitled to a charging lien on all real and personal property in which you have an interest ensuring that, if we elect, payment will come to us from any assets that we recover, preserve, or protect for you. In the event our services are terminated before completion of your legal matter, we shall be entitled to obtain an order protecting our right to a charging lien and have the amount of said lien for fees and costs determined in the same case. Any mortgage or security agreement encumbering any property of yours issued to satisfy the payment of our fees and costs shall be additional security above any charging lien that may be asserted by our firm and does not constitute a waiver of our right to a charging lien. In connection herewith and immediately upon any nonpayment of fees and costs, you agree that we may, without liability, file and record a Lis Pendens against any and all real property solely owned by you or against your interest in any real property jointly owned by you and others, now or hereafter. Said Lis Pendens shall not be dischargeable until all sums due and owing to our firm have been paid in full.

CREDIT CARD PAYMENTS

All charges paid via credit card are deemed valid if the receipts are signed and/or the client sends written or verbal authorizations. The client acknowledges that the chargeback process with the credit card company is not the way to dispute attorney's fees. Fraudulently using the chargeback process could result in prosecution of the client for theft, as well as subject the client to a civil case by the attorney.

Should the client wish to contest the charges, the client agrees to arbitration to settle the dispute. More information about the State Bar's dispute process may be found at <https://www.floridabar.org/public/consumer/pamphlet009/>. I further agree that a copy of this agreement will serve as proof to the financing bank that my chargeback request should and will be denied.

3rd Party Payments: By signing I understand I am paying for legal fees on behalf of RANDOLPH LINARES, who is a client of this firm. I understand that I will receive no direct benefit from this transaction or the legal services provided. I also understand that I am waiving my right to dispute this charge with my bank for claims of services not received by cardholder or other similar claim of non-service.

SECURITY INTEREST/LIEN

You agree to be and, in fact are, jointly and severally responsible for all of your obligations to us under this Agreement including but not limited to, the payment of legal fees and costs. You consent that we have a security interest and lien on all of your documents, property, and/or money in our possession for the payment of all sums due us from you. All costs of collection of legal fees and out-of-pocket costs due us, including reasonable attorney's fees at all trial and appellate levels, in the event of litigation, shall be paid by you. Venue for all provisions of this Agreement shall lie in Broward County, Florida.

ENTIRE AGREEMENT

This Agreement constitutes the entire agreement between you and us with respect to the subject matter hereof. No course of dealing or trade usage, or other supplement, modification, or amendment of this Agreement shall be binding unless in writing and signed by you and us.

MISCELLANEOUS

This Agreement shall be construed in accordance with and governed by the laws of the State of Florida. This Agreement shall be binding on and inure to the benefit of the parties hereto and their respective heirs, personal representatives, legal representatives, successors, and assigns.

Each of the parties by signing this Agreement agrees (1) to the terms set forth herein, and (2) that we, as your attorneys, have made no warranties or guarantees as to the disposition of any phase of our legal representation of you. All representations and expressions relative to the outcome of legal matters are only expressions of our opinions and do not constitute warranties or guarantees.

SUBSTITUTION, DISCHARGE OR WITHDRAWAL OF ATTORNEY

You have the right to terminate this Agreement and discharge us at any time by notifying us in writing. However, you agree and acknowledge that if you terminate this Agreement and discharge us, we are entitled to legal fees for services rendered to you and costs incurred by us through and including the date we receive your written notice from you of such termination and discharge. Furthermore, if a court order is required to be secured to substitute counsel or secure a withdraw, the client shall be responsible for all fees incurred in the preparation of the necessary documents and attendance at any required hearings. If such termination occurs, all balances become due and owing immediately. In addition, we reserve the right to withdraw from representing you if you (a) misrepresent or fail to disclose material facts to us; or (b) fail to follow our legal advice and counsel; and (c) you hereby permit us to withdraw from representing you under either of such circumstances.

CLIENT FILES

This office shall retain all client files for a period of not less than six (6) years after conclusion of the subject matter. The client may request a copy of the file at anytime which will be duplicated at their own expense. At the conclusion of six years the files will be discarded unless this office receives written notice prior to that time to forward the file or make it available for copying. All original or important documents shall be secured by the client from the file at the conclusion of the representation and shall become the responsibility of the client.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals effective the day and year first above written.

WITNESSES:

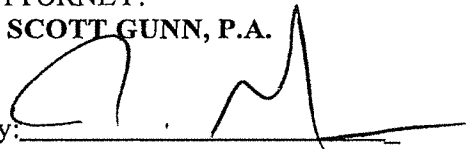
CLIENT:



ERIC WILLNER

WITNESSES:

ATTORNEY:
J. SCOTT GUNN, P.A.

By: 

J. SCOTT GUNN, ESQ.

Filing # 80961606 E-Filed 11/19/2018 09:07:11 AM

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

ERIC A. WILLNER,
Petitioner/Husband,

Case Number: FMCE17-010252

and

TAMMY L. WILLNER ,
Respondent/Wife.

_____ /

CONSENT OF CLIENT TO SUBSTITUTION OF COUNSEL

Pursuant to Fla. R. Jud. Admin. 2.505(e)(2), I, ERIC A. WILLNER, hereby consent to the substitution of Philip A. Duvalsaint, Esq. and Philip A. Duvalsaint, PLLC for J. Scott Gunn, Esq. and the law firm of J. Scott Gunn, P.A. as my counsel in the above-captioned case.



ERIC A. WILLNER

EXHIBIT 2

Filing # 80961606 E-Filed 11/19/2018 09:07:11 AM

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

ERIC A. WILLNER,
Petitioner/Husband,

Case Number: FMCE17-010252

and

TAMMY L. WILLNER ,
Respondent/Wife.

_____ /

STIPULATION FOR SUBSTITUTION OF COUNSEL

Pursuant to Fla. R. Jud. Admin. 2.505(e)(2) and (f)(2), the undersigned attorneys, with the consent of the Petitioner, ERIC A. WILLNER, hereby stipulate, consent, and agree to the withdrawal of J. Scott Gunn, Esq. and J. Scott Gunn, P.A. as counsel of record for the Petitioner and the substitution of Philip A. Duvalsaint, Esq. and Philip A. Duvalsaint, PLLC as counsel of record for the Petitioner in this action. Copies of all future pleadings, notices, and other papers shall be forwarded to Philip A. Duvalsaint, PLLC at the address listed below.

RESPECTFULLY SUBMITTED,

Philip. A. Duvalsaint, PLLC
707 SE 3rd Ave., #401
Fort Lauderdale, FL 33316
Telephone (954) 760-5646
pad@browardlawyer.us
scott@browardlawyer.us
david@browardlawyer.us

J. Scott Gunn, P.A.
110 SE 6th St., #1700
Ft. Lauderdale, FL 33301
Telephone 954.462.1323
scott@jscottgunn.com

By: /s/ Philip A. Duvalsaint
Philip A. Duvalsaint, Esq.
FBN: 156752

By: /s/ J. Scott Gunn
J. Scott Gunn, Esq.
FBN: 984035

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing was filed via the efilings portal on November 19, 2018 and served to Sheryl A. Moore, Esq., MOORE RABINOWITZ LAW, 8751 W. Broward Blvd., Suite 300, Plantation, FL 33324.

PHILIP A. DUVALSAINT, PLLC
Attorneys for Petitioner
707 SE 3rd Ave., #401
Ft. Lauderdale, FL 33316
(954) 760-5646
(954) 760-5643 facsimile
pad@browardlawyer.us
scott@browardlawyer.us
david@browardlawyer.us

By: /s/ Philip A. Duvalsaint
PHILIP A. DUVALSAINT, ESQ.
FBN#: 156752

PHILIP A. DUVALSAINT, PLLC

ATTORNEYS AT LAW

707 SE 3rd Ave., #401

Ft. Lauderdale, FL 33316

Philip A. Duvalsaint, Esq.
pad@BrowardLawyer.usPhone: 954.760.5646
Toll Free: 888.444.1529
Fax: 954.760.5643

January 10, 2019

Eric Willner
P. O. Box 273730
Boca Raton, FL 33427
capitalew@gmail.com**PROFESSIONAL SERVICES RENDERED****(Willner v. Willner)****Services rendered in November, December 2018**

FEES:	QUANTITY	
Philip A. Duvalsaint, Esq.: \$350.00 per hour	1.1	\$385.00
Paralegal DB: \$115.00 per hour	1.2	\$138.00
Paralegal: SG \$115.00 per hour	1.3	\$149.50
TOTAL FEES:		\$672.50

COSTS:	QUANTITY	
Photocopies: 0.25¢ each	0	\$0.00
Postage:	0	\$0.00
TOTAL COSTS:		\$0.00

PAST DUE:	DAYS LATE	
Past due balance		\$0.00
Interest: 12% per annum	0	\$0.00
TOTAL W/ INTEREST:		\$0.00

TOTAL FEES & COSTS:	\$672.50
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TRUST ACCOUNT ACTIVITY:	DATE	
Beginning Trust Balance:		\$0.00
Trust Account Deposit:		\$0.00
Trust Account Withdrawal:		\$0.00
TRUST BALANCE:		\$0.00

PAYMENTS:	
Direct:	\$0.00

BALANCE DUE:	\$672.50
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EXHIBIT 3

**WORK PERFORMED
(LEGAL MATTER)**

ATTORNEY:

Date	Client	Description	Time
12/17/18	Willner	File review and conf with Scott	1.1

Total Billable Time: 1.1

PARALEGAL SG:

Date	Client	Description	Time
12/13/18	Willner	Emails from client	0.2
12/14/18	Willner	Email from oc and call to client	0.3
12/17/18	Willner	File review and conf with David	0.4
11/19/18	Willner	Meeting with client	0.4

Total Billable Time: 1.3

PARALEGAL DB:

Date	Client	Description	Time
11/19/18	Willner	Meet with client, execute documents.	0.2
11/20/18	Willner	Letter and documents email to OC.	0.3
12/5/18	Willner	Email OC; schedule and notice final hearing.	0.4
12/6/18	Willner	Email to OC.	0.1
12/11/18	Willner	Meet with Scott; email client; cancel hearing.	0.2
	Willner		
	Willner		

Total Billable Time: 1.2

PHILIP A. DUVALSAINT, PLLC**ATTORNEYS AT LAW**707 SE 3rd Ave., #401
Ft. Lauderdale, FL 33316Philip A. Duvalsaint, Esq.
pad@BrowardLawyer.usPhone: 954.760.5646
Toll Free: 888.444.1529
Fax: 954.760.5643

February 21, 2019

Eric Willner
P. O. Box 273730
Boca Raton, FL 33427
capitalew@gmail.com**“Final Bill”****PROFESSIONAL SERVICES RENDERED****(Willner v. Willner)****Services rendered in January and February 2019**

FEES:	QUANTITY	
Philip A. Duvalsaint, Esq.: \$350.00 per hour	3.8	\$1,330.00
Paralegal DB: \$115.00 per hour	7.3	\$839.50
Paralegal: SG \$115.00 per hour	5.6	\$644.00
TOTAL FEES:		\$2,813.50

COSTS:	QUANTITY	
Photocopies: 0.25¢ each	0	\$0.00
Postage:	0	\$0.00
TOTAL COSTS:		\$0.00

PAST DUE:	DAYS LATE	
Past due balance		\$672.50
Interest: 12% per annum	0	\$0.00
TOTAL W/ INTEREST:		\$672.50

TOTAL FEES & COSTS:	\$3,486.00
--------------------------------	-------------------

TRUST ACCOUNT ACTIVITY:	DATE	
Beginning Trust Balance:		\$0.00
Trust Account Deposit:		\$0.00
Trust Account Withdrawal:		\$0.00
TRUST BALANCE:		\$0.00

PAYMENTS:

Direct: \$0.00

BALANCE DUE: **\$3,486.00**

**WORK PERFORMED
(LEGAL MATTER)**

ATTORNEY:

Date	Client	Description	Time
1/8/19	Willner	Review of informal settlement proposal	0.3
		Email from oc. Regarding liens	0.2
		Representation in foreclosure case	0.1
		Review of proposed parenting plan	0.5
		Email to oc regarding new lien demands	0.2
		Review parenting plan	0.3
1/9/19	Willner	Meeting with JSG	0.4
		Review notice of hearing	0.1
		Review motion to set aside MSA	0.5
1/10/19	Willner	Review 57.105 Letter	0.5
1/23/19	Willner	Phone conf	0.5
		Phone call to client re: status	0.1
		Conf call with client	0.1

Total Billable Time: **3.8**

PARALEGAL SG:

Date	Client	Description	Time
1/3/19	Willner	Meeting with client	0.5
	Willner	Parenting plan	1.6
	Willner	Changes to long distance plan	0.5
1/8/19	Willner	Changes to plan	0.3
1/9/19	Willner	Email from client and conf. with Phillip	0.4
		Email from client	0.1
		Meeting with client and conf with David	0.9
1/11/19	Willner	Review emails	0.2
		Review 57.105 Letter	0.4
1/31/19	Willner	Call from client and review letter from oc	0.3
2/1/19	Willner	Conf with David and call to willner	0.2
		Call to client	0.2

Total Billable Time: **5.6**

PARALEGAL DB:

Date	Client	Description	Time
1/8/19	Willner	Review email from client re: mortgage.	0.1
1/8/19	Willner	Several emails to client re: Parenting Plan.	0.2
1/9/19	Willner	Prepare for hearing; attend hearing.	2.8
1/9/19	Willner	Meet with client.	0.7
1/10/19	Willner	Draft 57.105 letter, motion; email client.	2.0
1/11/19	Willner	Revise and send 57.105 letter.	0.9
1/23/19	Willner	Emails to and from client.	0.1
2/1/19	Willner	Review email from OC re liens; send to client; TC recording office.	0.5

Total Billable Time:**7.3**

ORDER IMPOSING A FINE

SPECIAL MAGISTRATE
CITY OF FORT LAUDERDALE, FLORIDA

Space Reserved Recording Information

CITY OF FORT LAUDERDALE
Petitioner,

CASE NO. CE19022149

vs.

WILLNER, ERIC A
WILLNER, TAMMY LYNN
Respondent(s)

That pursuant to Chapter 11 of the Code of Ordinances of the City of Fort Lauderdale, the City of Fort Lauderdale Special Magistrate, 100 North Andrews Avenue, Fort Lauderdale, Florida 33301, hereby enters its Order based on the following findings of fact and conclusions of law. Please be advised that this Order shall constitute a lien on your property.

1. That the violation(s) of the City of Fort Lauderdale Code of Ordinances occurred on the following described real property situate, lying and being in Broward County, Florida, to wit:

Folio: 9307070060

Legal: THE LANDINGS SECOND SEC 56-37 B LOT 6 BLK 9

More commonly known as: 3110 NE 59 ST

2. That the Special Magistrate did issue on the 18th day of April 2019, a Final Order in the above captioned case commanding the above name respondents(s) to bring the violations specified in said Final Order into compliance on or before the 9th day of May 2019 or pay a fine in the amount of \$100.00 per day for the violation of 9-306, 9-280(h)(1), 9-280(b), 9-278(e), 8-91.(c) and 47-19.3.(f)(4).
3. On August 15, 2019 the Special Magistrate found that the respondent(s) did not comply with the Final Order and any subsequent orders on or before the date specified therein, based on the testimony and evidence as presented. The Special Magistrate, on the 15th day of August, 2019, did impose a fine in the amount of \$58,200.00 which continues to accrue.
4. It is the order of the Special Magistrate that the fine specified in said Final Order is hereby confirmed and ratified, plus the recovery of reasonable attorney's fees in any foreclosure of the lien.
5. The City shall record a certified copy of this Order in the Public Records of Broward County 30 days from the above date of the Special Magistrate Hearing. Once recorded, this Order shall constitute a lien on the subject property as well as on any other real or personal property owned by the Respondent.

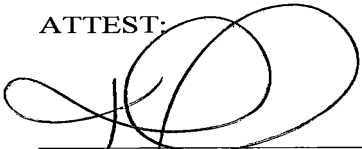
Case No: CE19022149
Property: 3110 NE 59 ST

LIEN AND FORECLOSURE NOTICE:

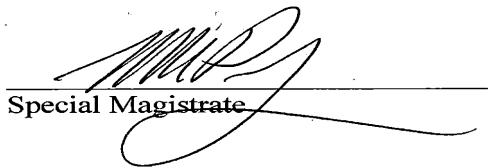
Please be advised that this lien shall be recorded in the public records for Broward County and may be foreclosed by the City of Fort Lauderdale if not paid in full within ninety days.

DONE AND ORDERED this 15th day of August 2019.

ATTEST:



Clerk, Special Magistrate



Special Magistrate

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgements, personally appeared Mark Purdy Special Magistrate, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he executed same, and who did (did not) take an Oath.

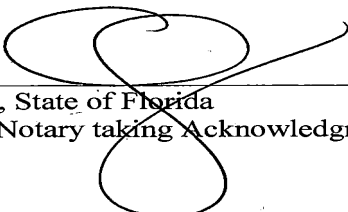
STATE OF FLORIDA:
COUNTY OF BROWARD:

The foregoing instrument was acknowledged before me this 21st day of August 2019, by Katrina Jordan as Clerk and Mark Purdy as Special Magistrate for the City of Fort Lauderdale, who are personally known to me or have produced N/A as identification.

(SEAL)



CRYSTAL GREEN-GRIFFITH
MY COMMISSION # GG 039790
EXPIRES: October 18, 2020
Bonded Third Budget Notary Services



Notary Public, State of Florida
(Signature of Notary taking Acknowledgment)

Name of Notary Typed, Printed or Stamped

My Commission Expires: _____

Commission Number: _____

This instrument prepared by and returns to:

Crystal Green-Griffith
Code Enforcement Division
Department of Sustainable Development
City of Fort Lauderdale
700 NW 19th Avenue
Fort Lauderdale, FL 33311
(954) 828-4608

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: February 3rd, 2020
PROPERTY ID # 494212-AK-4530 (TD # 44054)

WARNING

PROPERTY IN WHICH YOU ARE INTERESTED IS LISTED IN THE ENCLOSED NOTICE

6439 BAY CLUB DR LLC
PO BOX 273730
BOCA RATON, FL 33427-3730

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 6439 BAY CLUB DRIVE #1, FORT LAUDERDALE, FL 33308 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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MAKE CASHIER'S CHECK OR
MONEY ORDER PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

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Or
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FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT
www.broward.org/recordstaxestreasury

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
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FORT LAUDERDALE, FL 33308

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PO BOX 273730
BOCA RATON, FL 33427

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ERIC A WILLNER 6439-1 BAY CLUB DRIVE, LLC
9661 NEVEDA PLACE
BOCA RATON, FL 33434

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ERIC A. WILLNER
21 SENECA LANE
SEA RANCH LAKES, FL 33308

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TAMMY L WILLNER
PO BOX 942
WEXFORD, PA 15090

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CITY OF FORT LAUDERDALE
100 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FL 33301

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CITY OF FORT LAUDERDALE CODE ENFORCEMENT DIVISION DEPARTMENT OF
SUSTAINABLE DEVELOPMENT
700 NW 19TH AVENUE
FORT LAUDERDALE, FL 33311

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PHILIP A DUVALSAINT, PLLC
707 SE 3RD AVE., #401
FT. LAUDERDALE, FL 33316

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BAY COLONY CLUB CONDOMINIUM INC.
6333 BAY CLUB DR
FORT LAUDERDALE, FL 33308

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AMOUNTS SHOWN BELOW ARE ESTIMATED AMOUNTS DUE WHICH MAY BE SUBJECT TO ADDITIONAL FEES. PLEASE CALL (954) 357-5374 FOR THE CORRECT AMOUNT DUE PRIOR TO SUBMITTING ANY PAYMENT TO REDEEM UNPAID TAXES AND REMOVE THE PROPERTY FROM AUCTION.

MAKE CASHIER'S CHECK OR
MONEY ORDER PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

- * Estimated Amount due if paid by February 28, 2020\$17,047.82
Or
- * Estimated Amount due if paid by March 17, 2020\$17,265.06

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TO MAKE PAYMENT, OR TO RECEIVE FURTHER INFORMATION, CONTACT THE RECORDS, TAXES & TREASURY DIVISION, TAX DEED SECTION, 115 S. ANDREWS AVENUE ROOM #A-100, FORT LAUDERDALE, FLORIDA 33301-1895. PHONE: (954) 357-5374

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT
www.broward.org/recordstaxestreasury

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: February 3rd, 2020
PROPERTY ID # 494212-AK-4530 (TD # 44054)

WARNING

PROPERTY IN WHICH YOU ARE INTERESTED IS LISTED IN THE ENCLOSED NOTICE

CAPITAL ONE GROUP, LLC, REGISTERED AGENT O/B/O 6439-1 BAY CLUB DRIVE, LLC
2107 NE 60TH STREET
FORT LAUDERDALE, FL 33308

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BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: February 3rd, 2020
PROPERTY ID # 494212-AK-4530 (TD # 44054)

WARNING

PROPERTY IN WHICH YOU ARE INTERESTED IS LISTED IN THE ENCLOSED NOTICE

STEVENS S. GOLDWYN, P.A., REGISTERED AGENT O/B/O BAY COLONY CLUB
CONDOMINIUM INC.
2 S. UNIVERSITY DRIVE - STE. 329
PLANTATION, FL 33324

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BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: February 3rd, 2020
PROPERTY ID # 494212-AK-4530 (TD # 44054)

WARNING

PROPERTY IN WHICH YOU ARE INTERESTED IS LISTED IN THE ENCLOSED NOTICE

BAY COLONY CLUB CONDOMINIUM INC.
C/O KAYE BENDER REMBAUM
1200 PARK CENTRAL BLVD., SOUTH
POMPANO BEACH, FL 33064

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BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: February 3rd, 2020
PROPERTY ID # 494212-AK-4530 (TD # 44054)

WARNING

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CITY OF FORT LAUDERDALE
ATTN: CITY ATTORNEY OFFICE
100 N ANDREWS AVE 7TH FLOOR
FORT LAUDERDALE, FL 33301

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BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: February 3rd, 2020
PROPERTY ID # 494212-AK-4530 (TD # 44054)

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J SCOTT GUNN, P.A.
110 SE SIXTH ST STE 1700
FORT LAUDERDALE, FL 33301

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JOHN B AGNETTI, ESQ
909 N MIAMI BEACH BLVD #201
NORTH MIAMI BEACH, FL 33162

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RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: February 3rd, 2020
PROPERTY ID # 494212-AK-4530 (TD # 44054)

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SHERYL A MOORE, ESQ
MOORE RABINOWITZ LAW
8751 W BROWARD BLVD SUITE 300
PLANTATION, FL 33324

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<input type="checkbox"/> Adult Signature Required \$	
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Street and Apt. No.	CITY OF FORT LAUDERDALE
City, State, ZIP+4	ATTN: CITY ATTORNEY OFFICE
	100 N ANDREWS AVE 7TH FLOOR
	FORT LAUDERDALE, FL 33301
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

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6439 BAY CLUB DR #1
FORT LAUDERDALE, FL 33308

PS Form 3800, April 2015 PSN 7530-02-000-9047

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PO BOX 273730
BOCA RATON, FL 33427-3730

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ERIC WILLNER
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BOCA RATON, FL 33427

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TD 44054 MARCH 2020 WARNING
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PO BOX 273730
BOCA RATON, FL 33427

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TD 44054 MARCH 2020 WARNING

ERIC A. WILLNER
21 SENECA LANE
SEA RANCH LAKES, FL 33308

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TD 44054 MARCH 2020 WARNING

ERIC A WILLNER
6439-1 BAY CLUB DRIVE, LLC
9661 NEVEDA PLACE
BOCA RATON, FL 33434

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City, State, ZIP+4

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TD 44054 MARCH 2020 WARNING

TAMMY L WILLNER
PO BOX 942
WEXFORD, PA 15090

PS Form 3800, April 2015 PSN 7530-02-000-9047

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BAY COLONY CLUB CONDOMINIUM INC.
6333 BAY CLUB DR
FORT LAUDERDALE, FL 33308

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Postmark
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TD 44054 MARCH 2020 WARNING
CAPITAL ONE GROUP, LLC, REGISTERED
AGENT O/B/O 6439-1 BAY CLUB DRIVE, LLC
2107 NE 60TH STREET
FORT LAUDERDALE, FL 33308

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7019 2280 0000 6055 7846

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
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OFFICIAL USE

Certified Mail Fee \$	Postmark Here
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy) \$	
<input type="checkbox"/> Return Receipt (electronic) \$	
<input type="checkbox"/> Certified Mail Restricted Delivery \$	
<input type="checkbox"/> Adult Signature Required \$	
<input type="checkbox"/> Adult Signature Restricted Delivery \$	
Postage \$	
Total Postage and \$	
Sent To	TD 44054 MARCH 2020 WARNING
Street and Apt. No.	STEVENS S. GOLDWYN, P.A., REGISTERED AGENT O/B/O BAY COLONY CLUB CONDOMINIUM INC.
City, State, ZIP+4	2 S. UNIVERSITY DRIVE - STE. 329 PLANTATION, FL 33324

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 2280 0000 6055 7853

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OFFICIAL USE

Certified Mail Fee

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Extra Services & Fees (check box, add fee as appropriate)

- | | | |
|--|----|--|
| <input type="checkbox"/> Return Receipt (hardcopy) | \$ | |
| <input type="checkbox"/> Return Receipt (electronic) | \$ | |
| <input type="checkbox"/> Certified Mail Restricted Delivery | \$ | |
| <input type="checkbox"/> Adult Signature Required | \$ | |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ | |

Postmark
Here

Postage

\$

Total Postage and

\$

Sent To

Street and Apt. No.

City, State, ZIP+4

TD 44054 MARCH 2020 WARNING
BAY COLONY CLUB CONDOMINIUM INC.
C/O KAYE BENDER REMBAUM
1200 PARK CENTRAL BLVD., SOUTH
POMPANO BEACH, FL 33064

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7019 2280 0000 6055 7860

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OFFICIAL USE

Certified Mail Fee

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Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage

\$

Total Postage and

\$

Sent To

Street and Apt. N

City, State, ZIP+4

Postmark
Here

TD 44054 MARCH 2020 WARNING

PHILIP A DUVALSAINT, PLLC

707 SE 3RD AVE., #401

FT. LAUDERDALE, FL 33316

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7019 2280 0000 6055 7877

U.S. Postal ServiceTM
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Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark
Here

Postage	
\$	
Total Postage and	
\$	
Sent To	
Street and Apt. No.	
City, State, ZIP+4	

TD 44054 MARCH 2020 WARNING
J SCOTT GUNN, P.A.
110 SE SIXTH ST STE 1700
FORT LAUDERDALE, FL 33301

7019 2280 0000 6055 7884

U.S. Postal Service[™]
CERTIFIED MAIL[®] RECEIPT
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Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	

Postage

\$

Total Postage at

\$

Sent To

Street and Apt. #

City, State, ZIP+

Postmark
Here

TD 44054 MARCH 2020 WARNING

JOHN B AGNETTI, ESQ
909 N MIAMI BEACH BLVD #201
NORTH MIAMI BEACH, FL 33162

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7019 2280 0000 6055 7891

U.S. Postal ServiceTM
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OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- | | | |
|--|----|--|
| <input type="checkbox"/> Return Receipt (hardcopy) | \$ | |
| <input type="checkbox"/> Return Receipt (electronic) | \$ | |
| <input type="checkbox"/> Certified Mail Restricted Delivery | \$ | |
| <input type="checkbox"/> Adult Signature Required | \$ | |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ | |

Postage

\$

Total Postage and

\$

Sent To

Street and Apt. No.

City, State, ZIP+4

TD 44054 MARCH 2020 WARNING

SHERYL A MOORE, ESQ

MOORE RABINOWITZ LAW

8751 W BROWARD BLVD SUITE 300

PLANTATION, FL 33324

Postmark
Here

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7019 2280 0000 6055 7907

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee \$	Postmark Here
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy) \$	
<input type="checkbox"/> Return Receipt (electronic) \$	
<input type="checkbox"/> Certified Mail Restricted Delivery \$	
<input type="checkbox"/> Adult Signature Required \$	
<input type="checkbox"/> Adult Signature Restricted Delivery \$	
Postage \$	
Total Postage at \$	
Sent To	TD 44054 MARCH 2020 WARNING
Street and Apt. #	CITY OF FORT LAUDERDALE
	100 NORTH ANDREWS AVENUE
	FORT LAUDERDALE, FL 33301
City, State, ZIP+	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

7019 2280 0000 6055 7914

U.S. Postal Service™
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OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- | | | |
|--|----|--|
| <input type="checkbox"/> Return Receipt (hardcopy) | \$ | |
| <input type="checkbox"/> Return Receipt (electronic) | \$ | |
| <input type="checkbox"/> Certified Mail Restricted Delivery | \$ | |
| <input type="checkbox"/> Adult Signature Required | \$ | |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ | |

Postmark
Here

Postage

\$

Total Postage and

\$

Sent To

Street and Apt. No.

City, State, ZIP+4

TD 44054 MARCH 2020 WARNING
CITY OF FORT LAUDERDALE CODE
ENFORCEMENT DIVISION DEPARTMENT
OF SUSTAINABLE DEVELOPMENT
700 NW 19TH AVENUE
FORT LAUDERDALE, FL 33311

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

TD 44054 MARCH 2020 WARNING
ERIC A. WILLNER
21 SENECA LANE
SEA RANCH LAKES, FL 33308



9590 9402 4173 8092 1565 38

7019 2280 0000 6055 7792

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- ☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- | | |
|--|---|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Return Receipt for Merchandise |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Delivery Restricted Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Mail Restricted Delivery | |
| <input type="checkbox"/> Mail Restricted Delivery (over \$500) | |

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

TD 44054 MARCH 2020 WARNING
CITY OF FORT LAUDERDALE
ATTN: CITY ATTORNEY OFFICE
100 N ANDREWS AVE 7TH FLOOR
FORT LAUDERDALE, FL 33301



9590 9402 4173 8092 1564 53

2

7019 2280 0000 6055 7747

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

Gendron

C. Date of Delivery

2/1

D. Is delivery address different from item 1?

☐ Yes

If YES, enter delivery address below:

☐ No

3. Service Type

☐ Adult Signature☐ Adult Signature Restricted Delivery☐ Certified Mail®☐ Certified Mail Restricted Delivery☐ Collect on Delivery☐ Delivery Restricted Delivery

if

Restricted Delivery

(over \$500)

☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted Delivery☐ Return Receipt for Merchandise☐ Signature Confirmation™☐ Signature Confirmation

Restricted Delivery

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

TD 44054 MARCH 2020 WARNING
CITY OF FORT LAUDERDALE
100 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FL 33301



9590 9402 4173 8092 1563 61

2.

7019 2280 0000 6055 7907

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- ☐ Agent
☐ Addressee

B. Received by (Printed Name)

D. Gendreau

C. Date of Delivery

2/6

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- | | |
|--|---|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Return Receipt for Merchandise |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Delivery Restricted Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Restricted Delivery (over \$500) | |

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

TD 44054 MARCH 2020 WARNING
CITY OF FORT LAUDERDALE CODE
ENFORCEMENT DIVISION DEPARTMENT
OF SUSTAINABLE DEVELOPMENT
700 NW 19TH AVENUE
FORT LAUDERDALE, FL 33311



9590 9402 4173 8092 1563 78

2.

7019 2280 0000 6055 7914

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☒ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

Andrea Faye Levers

D. Is delivery address different from item 1?

☐ Yes

If YES, enter delivery address below:

☒ No

3. Service Type

☐ Adult Signature☐ Adult Signature Restricted Delivery☐ Certified Mail®☐ Certified Mail Restricted Delivery☐ Collect on Delivery

Delivery Restricted Delivery

☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted Delivery☐ Return Receipt for Merchandise☐ Signature Confirmation™☐ Signature Confirmation Restricted Delivery☐ Restricted Delivery (over \$500)

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

TD 44054 MARCH 2020 WARNING
BAY COLONY CLUB CONDOMINIUM INC.
C/O KAYE BENDER REMBAUM
1200 PARK CENTRAL BLVD., SOUTH
POMPANO BEACH, FL 33064



9590 9402 4173 8092 1565 07

2 7019 2280 0000 6055 7853

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

By Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Delivery Restricted Delivery
- ☐ Insured Mail Restricted Delivery (over \$500)

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

TD 44054 MARCH 2020 WARNING
SHERYL A MOORE, ESQ
MOORE RABINOWITZ LAW
8751 W BROWARD BLVD SUITE 300
PLANTATION, FL 33324



9590 9402 4173 8092 1559 37

7019 2280 0000 6055 7891

COMPLETE THIS SECTION ON DELIVERY

A. Signature

Julie D. Moore
B. Received by (Printed Name)
Julie D. Moore

☐ Agent☐ Addressee

C. Date of Delivery

*2-6*D. Is delivery address different from item 1?
If YES, enter delivery address below:☐ Yes☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery

Delivery Restricted Delivery

all Restricted Delivery

(over \$500)

☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted

Delivery

☐ Return Receipt for

Merchandise

☐ Signature Confirmation™☐ Signature Confirmation

Restricted Delivery

SENDER COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

TD 14054 MARCH 2020 WARNING
STEVENS S. GOLDWYN, P.A., REGISTERED
AGENT O/B/O BAY COLONY CLUB
CONDOMINIUM INC.
2 S. UNIVERSITY DRIVE - STE. 329
PLANTATION, FL 33324



9590 9402 4173 8092 1559 75

7019 2280 0000 6055 7846

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ YesIf YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted Delivery☐ Return Receipt for Merchandise☐ Signature Confirmation™☐ Signature Confirmation Restricted Delivery

(over \$500)

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

FD 44654 MARCH 2020 WARNING
PHILIP A DUVALSAINT, PLLC
707 SE 3RD AVE., #401
FT. LAUDERDALE, FL 33316



9590 9402 4173 8092 1559 06

2.

7019 2280 0000 6055 7860

COMPLETE THIS SECTION ON DELIVERY

A. Signature

- ☐ Agent
☐ Addressee

B. Received by (Printed Name)

D. Baroff

C. Date of Delivery

2-6-20

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- | | |
|--|---|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Return Receipt for Merchandise |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Delivery Restricted Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Restricted Delivery | |

(over \$500)

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

TD 44054 MARCH 2020 WARNING
ERIC WILLNER
PO BOX 273730
BOCA RATON, FL 33427



9590 9402 4173 8092 1565 14

2. 7019 2280 0000 6055 7778

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- | | |
|--|---|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Return Receipt for Merchandise |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500) | <input type="checkbox"/> Signature Confirmation Restricted Delivery |

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

TD 44054 MARCH 2020 WARNING
6439 BAY CLUB DR LLC
PO BOX 273730
BOCA RATON, FL 33427-3730



9590 9402 4173 8092 1564 08

2

7019 2280 0000 6055 7761

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- ☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- | | |
|--|---|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Return Receipt for Merchandise |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Delivery Restricted Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500) | |

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

JD 44054 MARCH 2020 WARNING
JOHN B AGNETTI, ESQ
909 N MIAMI BEACH BLVD #201
NORTH MIAMI BEACH, FL 33162



9590 9402 4173 8092 1559 20

2

7019 2280 0000 6055 7884

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☒ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

2/10

D. Is delivery address different from item 1?
If YES, enter delivery address below:☐ Yes
☒ No

3. Service Type

- | | |
|--|---|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Return Receipt for Merchandise |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Delivery Restricted Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Mail Restricted Delivery (over \$500) | |

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

TD 44054 MARCH 2020 WARNING

TAMMY L WILLNER
PO BOX 942
WEXFORD, PA 15090



9590 9402 4173 8092 1559 44

7019 2280 0000 6055 7815

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

- ☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

2-10-2020

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- | | |
|--|---|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Return Receipt for Merchandise |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Delivery Restricted Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Mail Restricted Delivery | |

(over \$500)

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

TD 44054 MARCH 2020 WARNING
6439-1 BAY CLUB DRIVE, LLC
PO BOX 273730
BOCA RATON, FL 33427



9590 9402 4173 8092 1565 21

2.

7019 2280 0000 6055 7785

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☐ Adult Signature☐ Adult Signature Restricted Delivery☐ Certified Mail®☐ Certified Mail Restricted Delivery☐ Collect on Delivery

Delivery Restricted Delivery

☐ Restricted Delivery
(over \$500)☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted Delivery☐ Return Receipt for Merchandise☐ Signature Confirmation™☐ Signature Confirmation Restricted Delivery

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

TD 44054 MARCH 2020 WARNING
BAY COLONY CLUB CONDOMINIUM INC.
6333 BAY CLUB DR
FORT LAUDERDALE, FL 33308



9590 9402 4173 8092 1559 51

2. /

7019 2280 0000 6055 7822

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Sascha Dunlap*☐ Agent
☐ Addressee

B. Received by (Printed Name)

Dunlap, Sascha

C. Date of Delivery

2-7-20

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- | | |
|--|---|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Return Receipt for Merchandise |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500) | <input type="checkbox"/> Signature Confirmation Restricted Delivery |