



**GOREN CHEROF
DOODY & EZROL P.A.**
ATTORNEYS AT LAW

November 30, 2023

Via Email

Benjamin A. Solomon, Esq.
Association Law Group, Attorneys at Law
1101 Brickell Avenue, Suite N1101
Miami, FL 33131
ben@algpl.com

Re: Heron Pond Condominium Association, Inc. ("HOA" or "Client") / Property Located at 8400 SW 1st Street, Pembroke Pines, FL. 33025 ("Property" or "Heron Pond") / Meeting Request

Dear Mr. Solomon:

This letter shall serve as confirmation of the City's receipt of the updated and revised technical structural analyses for each building within Heron Pond (the "Reports"). The purpose of this letter is to request an in-person meeting between The City Administration, Chief Building Official, and Fire Marshal ("City Officials") and your Client, Client's Engineer of Record, and Client's Property Manager.

The City Officials would like to schedule an in-person meeting at City Hall this coming **Monday, December 4, 2023 at 11:00 AM** to discuss the updated and additional information provided by the HOA's Engineer of Record within the Reports. More particularly, the City Officials wish to discuss the following:

1. HOA's anticipated timeline to submit building permit applications for the thirteen (13) buildings that require building permit approvals prior to commencing repair work;
2. HOA's anticipated construction schedule to address all structural issues noted within the Reports and to bring each building into compliance with the City Code, Florida Building Code, and the Florida Fire Prevention Code;
3. Updated estimated cost of repairs for each building within Heron Pond and HOA's financial ability or plan to pay for such repairs;
4. HOA's position on the required repair work within the interior of units including, but not limited to, ceiling, drywall, electrical, plumbing, and HVAC; and

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5. HOA's plan to address the Building Safety Inspection Program that matured this year.

Please confirm your Client's availability to meet this coming **Monday, December 4, 2023 at 11:00 AM**, to discuss the aforementioned topics related to the updated and revised technical structural analyses. In the interim, please contact us should you have additional questions regarding this matter.

Sincerely,

Samuel S. Goren

SAMUEL S. GOREN
City Attorney

Paul B. Hernandez

PAUL B. HERNANDEZ
Assistant City Attorney

cc: Frank C. Ortis, Mayor
Members of the City Commission
Charles F. Dodge, City Manager
Michael Stamm, Assistant City Manager and Director of Planning and Economic
Development
Jonathan Bonilla, Assistant City Manager
Daniel Almaguer, Fire Marshal
Steve Pizzillo, Chief Building Official