



ADMIN OFFICE 23/MAY/17AM 10:55

May 16, 2023

VIA FEDEX OVERNIGHT MAIL AND ELECTRONIC MAIL

Mayor Frank C. Ortis
601 City Ctr Wy
Pembroke Pines, FL 33025
fortis@ppines.com

**RE: Urgent Assistance Required for Residents of
Heron Pond Condominium Association, Inc.**

Dear Mayor Ortis:

Our law firm represents the Heron Pond Condominium Association, Inc. (the “Association”), which manages and maintains the Heron Pond Condominium (the “Condominium”) located at 8400 SW 1st St, Pembroke Pines, FL 33025 in the City of Pembroke Pines (your “City”). We write to inform you of a serious situation and threat to the well-being of over 1,000 residents of the Condominium that live in your City. It has recently come to the Association’s attention that your City is attempting to force certain residents of the Condominium to vacate their units due to alleged unsafe structures within the Condominium.

First, the Association takes the issue of structural safety very seriously. However, the Condominium is only a 2-story structure that has 19 separate buildings (so the structures are all separate). Additionally, many of the engineering study findings are of an un-structural (cosmetic) nature. The Association proposes the City take a common sense approach to separating any work that is not a life-safety, urgent concern and those items that the Association can be give more time to address. In other words, only serious structural life-safety issues should ever require the drastic step of vacating families’ apartments, as a true last resort.

The Association has been in close contact with your City’s building officials including Joel Ripoll and Stephen Pizzillo of Calvin, Giordano & Associates, Inc. We noticed that the building official, Mr. Pizzillo, who provided the notice to vacate our residents, is an outside consultant to your City. Due to the gravity of such issues, we wanted to make sure you were personally aware of how serious these decisions by Mr. Pizzillo are and that they have already resulted in forcing our residents from their homes on an emergency basis. We presume as Mayor you would agree that forcing families from their homes should only be done as an absolute last resort.

Our client is in direct contact with Mr. Pizzillo regarding the initial vacating of 3 units, which occurred yesterday. Mr. Pizzillo then gave the Association notice that a minimum of 4 buildings must be assessed by May 26, 2023, at which time potentially dozens of other units could be affected risking the wellbeing of hundreds of additional residents. This situation also has the

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potential of creating negative publicity for the Condominium and your City, if not addressed properly and responsibly.

Our client is requesting a meeting with your Honor to further discuss these issues and seek your City's assistance in this matter of public importance. The president of the Association and I would appreciate the opportunity to meet with you as soon as possible, or we can schedule a Zoom meeting if that's more convenient. Please also feel free to contact me with any questions or to schedule the meeting. Thank you for your anticipated assistance and support for the Association and the residents of the Condominium.

Sincerely,

/s/ Ben A. Solomon

BEN SOLOMON, ESQ.
Managing Partner

cc: client via email

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