



October 16, 2023

**VIA ELECTRONIC MAIL**

Samuel S. Goren, Esq.  
Goren, Cherof, Doody & Ezrol P.A.  
3099 E Commercial Blvd #200  
Fort Lauderdale, FL 33308  
[SGoren@gorencherof.com](mailto:SGoren@gorencherof.com)

**RE: Heron Pond Condominium Association, Inc.**

Dear Mr. Goren:

As you are aware, our law firm represents Heron Pond Condominium Association, Inc. (the "Association"). We write to address the structural concerns recently raised by the City. Enclosed herewith are three reports dated October 9, 2023, prepared by ACG Engineering Services Inc., a qualified engineering professional thoroughly evaluating the condition of Buildings 9, 11, and 12 (The "Reports").

**Engineer Structural Analysis and Report:** The attached engineering reports for Buildings 9, 11, and 12 are submitted in compliance with the City's request for an assessment of our progress. The Association, in accordance with these findings, hereby notifies the City of the following:

- Building #9: Units #206 and #207 (where soft floors were observed), and Units #106 and #107 below, are recommended to be vacated. **All other units within the building, based on visual inspection of finishes, are deemed safe for habitation.**
- Building #11: Units #202, #204, #207, and those directly below (Units #102, #104, and #107) shall be vacated. **The remaining units, as per visual inspection of finishes, are considered safe for habitation.**
- Building #12: Only Units #101 and #201 are recommended to be vacated. **All other units within the building are considered safe for habitation.**

**Inspections and Progress on Other Buildings:** The Association received a notice on September 22, 2023, indicating a 30-day period to submit all required reports, with the potential consequence of vacating certain units within the community. Despite this short period, the Association has made significant progress. Inspections are completed for Buildings #13, #15, #8, #7, and #17. The schedule for the remaining buildings is outlined as follows:

- October 17th - Building 18
- October 19th - Building 4
- October 24th - Building 19
- October 26th - Building 1

Furthermore, contract signatures and prepared permit packages for submission are ready for Buildings #5, #14, and #16. Given the complexity of the structural assessments, the Association reasonably requests a 10-day extension to submit all additional reports for these buildings.

Accordingly, we request the City acknowledge the Reports, including the recommendations that certain Units do not need to be vacated, as well as grant the Association's request for a 10-day extension. Should you have any questions, please contact the undersigned.

Sincerely,

*/s/ Ben Solomon*

BEN SOLOMON, ESQ.  
*Managing Partner*

cc: client via email

Enclosures.