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IN THE CIRCUIT COURT OF THE 11TH
JUDICIAL CIRCUIT, IN AND FOR
MIAMI-DADE COUNTY, FLORIDA

CASE NO.: 09-47263 CA (01)

**TURNBERRY ON THE GREEN
CONDOMINIUM ASSOCIATION, INC.,** a
Florida non-profit corporation,

Plaintiff,

vs.

KRAVETZ REALTY GROUP, LLC, a New
York limited liability company,

Defendant.

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CLERK, CIRCUIT & COUNTY COURTS
DADE COUNTY, FLA.
CIVIL #110

SUMMARY FINAL JUDGMENT

THIS CAUSE, having come to be considered upon Plaintiff's Verified Motion for Summary Judgment, and this Honorable Court having read the motion, reviewed the file, heard argument, and being otherwise fully advised in the premises, it is hereby **ORDERED AND ADJUDGED:**

FACTUAL FINDINGS

1. This Honorable Court, finds as a matter of fact that between September of 2008 and March of 2009, the defendant, Kravetz Realty Group ("Kravetz"), while acting as the community association management firm of the plaintiff, Turnberry On The Green Condominium Association, Inc. (the "Association"), stole one hundred and sixty-five thousand dollars (\$165,000.00) (the "Stolen Funds") from the Association by:

a) Depositing payments for assessments that were made by the Association's membership into bank accounts that were owned or controlled by Kravetz, for the sole purpose of depriving the Association of such funds; and

b) Withdrawing funds from the Association's bank accounts without the Association's knowledge or permission and depositing such sums into bank accounts owned or controlled by Kravetz, for the sole purpose of depriving the Association of such funds.

2. This Honorable Court also finds as a matter of fact that Kravetz has never returned the Stolen Funds to the Association, and the Association continues to be deprived of the Stolen Funds.

LEGAL DETERMINATIONS

3. This Honorable Court finds as a matter of law that the conduct of Kravetz, as described *infra*, is tantamount to theft, as defined by § 812.014 Fla. Stat.

4. This Honorable Court further finds as a matter of law that the Association is entitled to recover from Kravetz threefold the actual damages it has sustained as a result of such theft, as provided for by § 772.11 Fla. Stat.

5. This Honorable Court further finds as a matter of law that all conditions precedent to the filing and maintenance of this action have been performed, occurred or otherwise waived.

6. This Honorable Court further finds as a matter of law that the Association is the prevailing party in this action, and is entitled to recover the reasonable attorneys' fees and costs incurred in this regard pursuant to § 772.11 Fla. Stat.

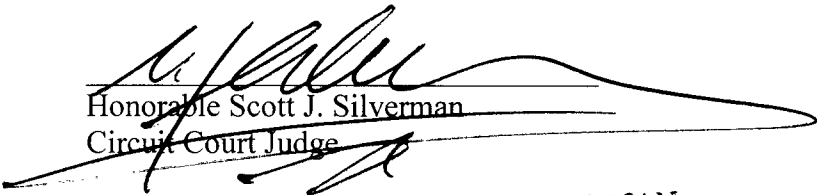
RECOVERY

7. Based upon the foregoing, the Association shall recover from Kravetz, the principal sum of four hundred and ninety-five thousand dollars (\$495,000.00), together with pre-judgment interest in the amount of (\$33,412.50), for an aggregate of five hundred and twenty-eight thousand, four hundred and twelve dollars and fifty cents (\$528,412.50), which shall bear

interest at the rate of eight percent (8%) per year until satisfied, for which sums let execution issue forthwith.

8. The address of the plaintiff is: Turnberry On The Green Condominium Association, Inc., c/o Glazer & Associates, P.A., One Emerald Place, 3113 Stirling Road, Suite 201, Hollywood, Florida 33312.

DONE AND ORDERED, in Chambers in Miami Dade County, Florida, this 29 day of June, 2010.


Honorable Scott J. Silverman
Circuit Court Judge

HON. SCOTT J. SILVERMAN
CIRCUIT COURT

cc: Eric M. Glazer, Esquire
Kravetz Realty Group, Inc.