

NOT FINAL UNTIL TIME EXPIRES  
TO FILE REHEARING MOTION  
AND, IF FILED, DISPOSED OF.

IN THE DISTRICT COURT OF APPEAL  
OF FLORIDA  
THIRD DISTRICT  
JULY TERM, A.D. 2002

HERBERT ROSE,

\*\*

Appellant,

\*\*

vs.

\*\*

CASE NO. 3D02-498

THE VILLAGE OF KINGS CREEK

\*\*

LOWER

CONDOMINIUM ASSOCIATION, INC.,

TRIBUNAL NO. 98-10157

MAYRA ARRONDO, ASTRID BUTTARI,\*\*

DERRICK CHIN, ERIC COLLAZO,

PATRICIA COONS, BETTYE CREARY,\*\*

WINNIE DELLOW, LANCE PASKEWICH,

EDWARD SHEETS, LINNEA SHEETS,\*\*

THOMAS SPRINGER & CY TETENMAN,

\*\*

Appellees.

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Opinion filed October 16, 2002.

An appeal from the Circuit Court for Miami-Dade County,  
Jennifer D. Bailey, Judge.

Law Offices of Murphy & O'Brien, and William F. Murphy, III;  
Herbert S. Rose, for appellant.

Tew, Cardenas, Rebak, Kellogg, Lehman, DeMaria, Tague, Raymond  
& Levine, L.L.P., and Joseph L. Rebak, and Peter F. Valori; Holland  
& Knight, L.L.P. and Lance G. Paskewich (New York), for appellees.

Before GREEN, FLETCHER, and SHEVIN, JJ.

PER CURIAM.

Affirmed. See Fox v. Prof'l Wrecker Operators of Fla., Inc., 801 So. 2d 175, 181 (Fla. 5<sup>th</sup> DCA 2001); Perlow v. Goldberg, 700 So. 2d 148, 150 (Fla. 3d DCA 1997); Munder v. Circle One Condo., Inc., 596 So. 2d 144, 145 (Fla. 4<sup>th</sup> DCA 1992). See also Banco Latino Int'l v. Gomez Lopez, 95 F. Supp. 2d 1327, 1334 (S.D. Fla. 2001).