

# Third District Court of Appeal

State of Florida, July Term, A.D. 2013

Opinion filed November 27, 2013.  
Not final until disposition of timely filed motion for rehearing.

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Nos. 3D12-3392, 3D12-3391  
Lower Tribunal No. 10-27754

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**William H. Hubbell,**  
Appellant,

vs.

**HH Condominium Investments, LLC.**  
Appellee.

Appeals from the Circuit Court for Miami-Dade County, Michael A. Genden, Judge.

John S. Jaffer (Sarasota), for appellant.

Coffey Burlington and Susan E. Raffanello and Benjamin H. Brodsky, for appellee.

Before SUAREZ, LAGOA and EMAS, JJ.

SUAREZ, J.

We affirm the entry of final judgment in favor of appellee HH Condominium Investments, LLC. We reverse the entry of final judgment in favor

of appellee Victoria Martin. We conclude the record presents genuine issues of material fact that remain in dispute as to Ms. Martin, which were not explained or clarified on appeal due to Ms. Martin's failure to participate in these appellate proceedings.

Affirmed in part, and reversed in part.