



**II. FISCAL IMPACT ANALYSIS**

**A. Five Year Summary of Fiscal Impact:**

Fiscal Years	2010	2011	2012	2013	2014
Capital Expenditures	_____	_____	_____	_____	_____
Operating Costs	_____	_____	_____	_____	_____
External Revenues	_____	_____	_____	_____	_____
Program Income (County)	_____	_____	_____	_____	_____
In-Kind Match (County)	_____	_____	_____	_____	_____
<b>NET FISCAL IMPACT</b>	<u><del>*</del></u>	=====	=====	=====	=====
# ADDITIONAL FTE POSITIONS (Cumulative)	_____	_____	_____	_____	_____

Is Item Included in Current Budget: Yes \_\_\_\_\_ No \_\_\_\_\_

Budget Account No: Fund \_\_\_\_\_ Dept \_\_\_\_\_ Unit \_\_\_\_\_ Object \_\_\_\_\_  
Program \_\_\_\_\_

**B. Recommended Sources of Funds/Summary of Fiscal Impact:**

None.

**C. Departmental Fiscal Review:** \_\_\_\_\_

**III. REVIEW COMMENTS**

**A. OFMB Fiscal and/or Contract Development Comments:**

\* Approval would net a fiscal impact of \$0.

[Signature]  
OFMB  
2/1/10

[Signature] 1/19/10  
Contract Development and Control

**B. Legal Sufficiency:**

[Signature] 2/10/10  
Assistant County Attorney

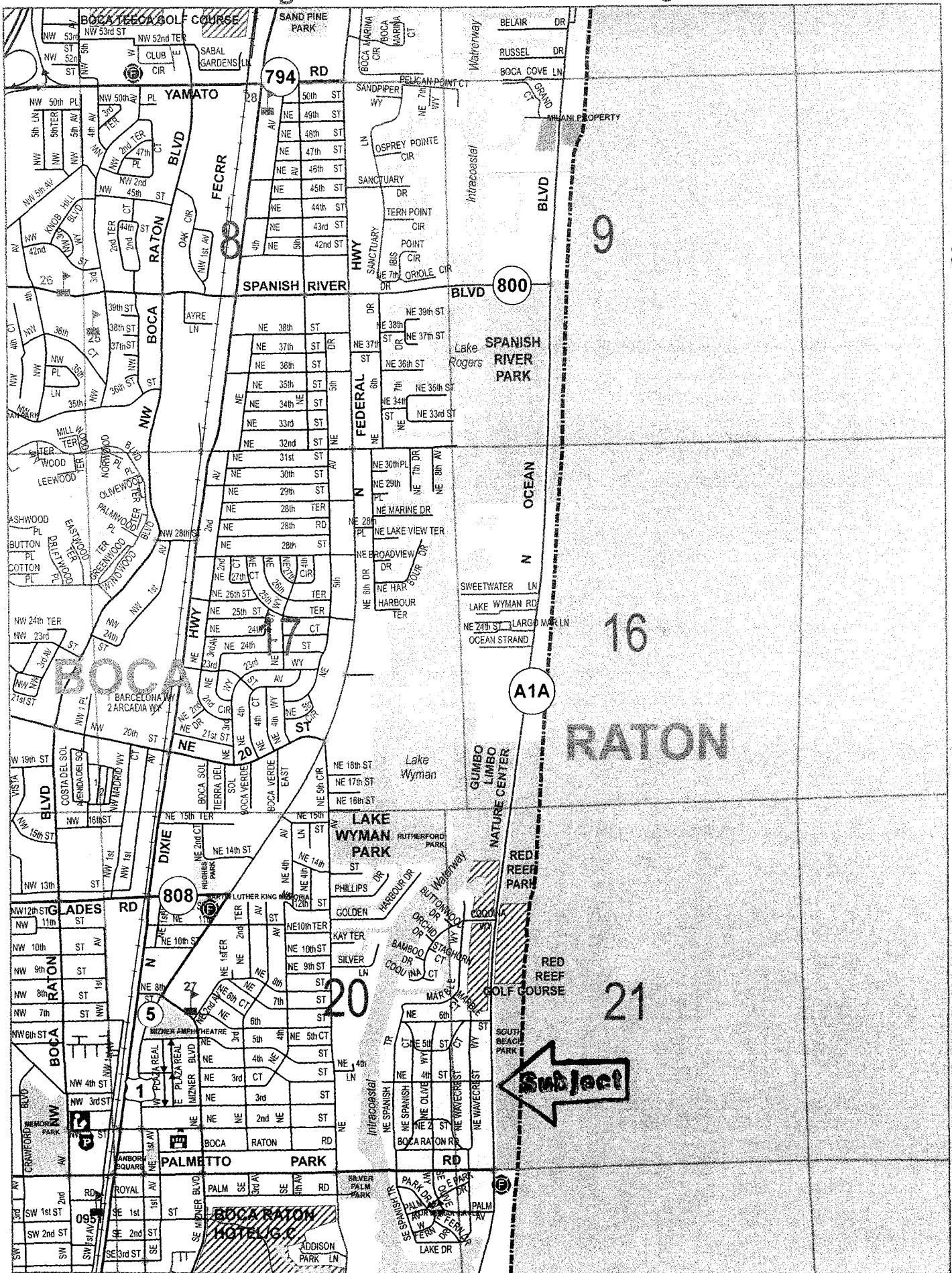
**C. Other Department Review:**

\_\_\_\_\_  
Department Director

T47

17

T47



40

41

42

# LOCATION MAP

## ATTACHMENT # 1



PREPARED BY AND RETURN TO:  
SAMARA J. COOPER  
PALM BEACH COUNTY  
PROPERTY & REAL ESTATE MANAGEMENT DIVISION  
2633 Vista Parkway  
West Palm Beach, FL 33411-5605

PCN: Time-share Unit 19 Week 6 in 06-43-47-21-04-000-0000  
Closing Date: \_\_\_\_\_  
Purchase Price: 0.00

## COUNTY DEED

This COUNTY DEED, made \_\_\_\_\_, by PALM BEACH COUNTY, a political subdivision of the State of Florida, whose legal mailing address is 301 North Olive Avenue, West Palm Beach, Florida, 33401-4791, "County", and LA BOCA CASA CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation, whose legal mailing address is 365 North Ocean Boulevard, Boca Raton, Florida 33432, ("ASSOCIATION").

### WITNESSETH:

That County, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) to it in hand paid by ASSOCIATION, the receipt whereof is hereby acknowledged, has granted, bargained and sold to ASSOCIATION, its successors and assigns forever, the following described land lying and being in Palm Beach County, Florida:

The time-share with Legal description "P19 LA BOCA CASA 6" (also known as Unit 19 Week 6) located at 365 North Ocean Boulevard, Boca Raton, FL 33432.

Prior instrument reference Official Records: Book 3910 Page 1681 and Book 13331, Page 0731

IN WITNESS WHEREOF, County has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chair or Vice Chair of said Board, the day and year aforesaid.

### ATTEST:

SHARON R. BOCK  
CLERK & COMPTROLLER

PALM BEACH COUNTY, a political  
subdivision of the State of Florida

By: \_\_\_\_\_  
Deputy Clerk

By: \_\_\_\_\_  
Burt Aaronson, Chair

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY

(OFFICIAL SEAL)

By: \_\_\_\_\_  
Assistant County Attorney



# GREENSPOON MARDER

A PROFESSIONAL ASSOCIATION

MAY 13 2009

**From the Desk of:**

**Sharon B. Warner**  
Capital Plaza I, Suite 500  
201 East Pine Street  
Orlando, Florida 32801  
407-425-6559 (Office)  
407-422-6583 (Fax)  
Sharon.Warner@greenspoonmarder.com

May 12, 2009

Ross Hering, Director  
Property & Real Estate Management  
2633 Vista Parkway  
West Palm Beach, FL 33411

Re: La Boca Casa Condominium Assoc., Inc. Unit 19, Week 6  
Our File No.: 15201.0004

Dear Mr. Hering:

We represent La Boca Casa Condominium Assoc. Inc., with regard to timeshare foreclosures in Palm Beach County Florida. The above referenced timeshare was referred to our office for foreclosure and a review of the title search revealed that Mr. Golick prepared and recorded a Quit Claim Deed in favor of Palm Beach County in 2002. Enclosed please find a copy of the Quit Claim Deed for your reference.

We assume that the County was unaware of this transfer and does not want to retain ownership of the timeshare at La Boca Casa. It is our understanding that John F. Koons, Chairman of the County of Palm Beach Commissioners is able to execute a Quit Claim Deed, after Board approval. Therefore, we have enclosed a Quit Claim Deed for Mr. Koons execution transferring the ownership from Palm Beach County to La Boca Casa. Please have the Deed executed by Mr. Koons according to the enclosed instructions and return to our office.

If you have any questions, please contact my assistant, Joanne Hill. Thank you.

Very truly yours,

Greenspoon Marder, PA

Sharon B. Warner  
Paralegal

SBW/jmh  
Enclosures

K:\Foreclosure\15201\Mack.0004\CountyQCD.ltr.DOC

[www.greenspoonmarder.com](http://www.greenspoonmarder.com)  
888-491-1120

Locations Throughout Florida

Fort Lauderdale

Orlando

Hollywood

Boca Raton

West Palm Beach

St. Petersburg

**ATTACHMENT # 3**



VACATION RESORTS  
INTERNATIONAL

**Corporate Office / Western**

27,447 Avenida de la Carota  
Suite 400  
Cerritos, CA 92625  
Tel: (949) 587-2295  
Fax: (949) 587-2274

**Central**

11111 Old Orchard Court  
Suite 200  
Dallas, TX 75244  
Tel: (972) 960-9000  
Fax: (972) 960-9000

**International**

11111 Old Orchard Court  
Suite 200  
Dallas, TX 75244  
Tel: (972) 960-9000  
Fax: (972) 960-9000

**Mid-Atlantic Coast**

11111 Old Orchard Court  
Suite 200  
Dallas, TX 75244  
Tel: (972) 960-9000  
Fax: (972) 960-9000

**Northeast**

11111 Old Orchard Court  
Suite 200  
Dallas, TX 75244  
Tel: (972) 960-9000  
Fax: (972) 960-9000

**Northwest**

11111 Old Orchard Court  
Suite 200  
Dallas, TX 75244  
Tel: (972) 960-9000  
Fax: (972) 960-9000

**Southeast**

11111 Old Orchard Court  
Suite 200  
Dallas, TX 75244  
Tel: (972) 960-9000  
Fax: (972) 960-9000

June 4, 2009

Mr. Ross C. Hering, Director  
Palm Beach County  
Property and Real Estate Management Division  
2633 Vista Parkway  
West Palm Beach, FL 33411-5605

Re: La Boca Casa Condominium Association, Inc  
Unit 19 Week 6

Dear Mr. Hering:

Your letter dated May 26, 2009 to Ms. Sharon Warner of Greenspoon Marder has been forwarded to me for a response. As the Vice President of Resort Operations for Vacation Resorts International, the management company for La Boca Casa, as well as the licensed real estate broker handling resales at the resort, I am in a position to answer the questions you outlined in your letter.

The unpaid assessments, late fees and interest due to La Boca Casa on the above mentioned timeshare week is currently \$3,442.80. The current value of this week on the resale market is approximately \$3,000-\$4,000, exclusive of closing costs and commissions, which costs usually total about forty percent (40%) of the selling price.

Please do not hesitate to contact me directly with any further questions you may have relating to this matter.

Very truly,

Richard M. Schwartz

P.O. Box 970683, Boca Raton, Florida 33497-0683  
(561) 451-2503/richard.schwartz@vriresorts.com

*A Professional Management Company*

*Perfecting the Art of Hospitality*

**ATTACHMENT # 4**

ASSOCIATION'S DISCLOSURE OF BENEFICIAL INTERESTS

TO: PALM BEACH COUNTY CHIEF OFFICER, OR HIS OR HER OFFICIALLY DESIGNATED REPRESENTATIVE

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority, this day personally appeared, JOSEPH HEIDRICH, hereinafter referred to as "Affiant", who being by me first duly sworn, under oath, deposes and states as follows:

1. Affiant is the President of La Boca Casa Condominium Association, Inc., a Florida not-for-profit corporation, (the "Buyer") which entity is the recipient of the real property legally described as follows:

The time-share with Legal description "P19 LA BOCA CASA 6" (also known as Unit 19 Week 6) located at 365 North Ocean Boulevard, Boca Raton, FL 33432.

2. Affiant's address is: 365 North Ocean Blvd., Boca Raton, Florida 33432.

3. Affiant hereby states that Association is a not-for-profit corporation, and that no person or entity has a five percent (5%) or greater beneficial interest in the Association.

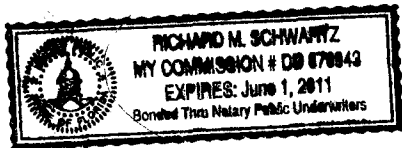
4. Affiant further states that Affiant is familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath.

5. Under penalty of perjury, Affiant declares that Affiant has examined this Affidavit and to the best of Affiant's knowledge and belief it is true, correct, and complete, and will be relied upon by Palm Beach County relating to its conveyance of the property.

FURTHER AFFIANT SAYETH NAUGHT.

Joseph Heidrich, Affiant  
(Print Affiant Name)

The foregoing instrument was sworn to, subscribed and acknowledged before me this 12 day of JANUARY, 2010, by JOSEPH HEIDRICH the President of La Boca Casa Condominium Association, Inc. [  ] who is personally known to me or [  ] who has produced \_\_\_\_\_ as identification and who did take an oath.



Richard M. Schwartz  
Notary Public  
RICHARD M. SCHWARTZ  
(Print Notary Name)

NOTARY PUBLIC  
State of Florida at Large

My Commission Expires: 6/1/11

## ACKNOWLEDGMENT AND RELEASE

**THIS ACKNOWLEDGMENT AND RELEASE** is made this 12<sup>th</sup> day of January, 2010 by La Boca Casa Condominium Association, Inc., a Florida not-for-profit corporation, whose legal mailing address is 365 North Ocean Boulevard, Boca Raton, Florida 33432, ("Association") to Palm Beach County, Florida, a political subdivision of the State of Florida (ACounty@).

### WITNESSETH:

**WHEREAS**, County agreed to convey to the Association for and in consideration of the Association agreeing to release any claims it may have to collect the outstanding dues and/or assessments, late fees and interest due the Association in the amount of \$4,097.44 and for other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, the following property located in Palm Beach County, and more particularly described as follows:

The time-share with Legal description "P19 LA BOCA CASA 6" (also known as Unit 19 Week 6 located at 365 North Ocean Boulevard, Boca Raton, Florida (AProperty@)

**WHEREAS**, the Association has agreed to accept the Property and any improvements in an AAS IS CONDITION,@ without warranties and/or representations.

**NOW THEREFORE**, in consideration of the conveyance of the Property, Association hereby acknowledges to County and agrees as follows:

1. The facts as set forth above are true and correct and incorporated herein.
2. The Association acknowledges that it has inspected the Property and hereby accepts the Property in AAS IS CONDITION.@ Association further acknowledges that the County has made no warranties or representations of any nature whatsoever regarding the Property including, without limitation, any relating to its value, County=s title to the Property, the environmental condition of the Property, the physical condition of the Property, its zoning, any improvements located thereon, or the suitability of the Property or any improvements for Association=s intended use of the Property.



3. Without in any way limiting the generality of the preceding paragraph, Association specifically acknowledges and agrees that upon County=s conveyance of the Property to Association, Association waives, releases and forever discharges any claims, actions, and damages it has, might have had or may have against the County with respect to this transaction, the Property, or association dues and/or assessments. Said claims, actions and damages shall include but not be limited to those whether they be known, unknown, foreseen or unforeseen, patent or latent. This Acknowledgment and Release shall survive delivery and recording of the County Deed and possession of the Property by the Association.

**IN WITNESS WHEREOF**, Association has caused this Acknowledgment and Release to be executed on the day and year first aforesaid.

Signed, sealed and delivered  
in the presence of:

LA BOCA CASA CONDOMINIUM  
ASSOCIATION, INC., a Florida not-for-  
profit corporation

C.R. White  
Witness Signature

C. R. White  
Print Name

Howard Gener  
Witness Signature

HOWARD GENER  
Print Name

By: Joseph Hendrick  
Print Name: Jac HENDRICK  
Print Title: PAES

LA BOCA CASA CONDOMINIUM ASSOCIATION, INC.

CORPORATE RESOLUION

1. That Howard Aener is the Secretary of La Boca Casa Condominium Association, Inc., a corporation organized and existing in good standing under the laws of the State of Florida hereinafter referred to as the "Corporation", and that the following Resolutions are true and correct copies of certain Resolutions adopted by the Board of Directors of the Corporation as of the 12th day of January, 2010, in accordance with the laws of the State of the state of incorporation of the Corporation, the Articles of Incorporation and the By-laws of the Corporation:

**RESOLVED**, that the Corporation shall enter into that certain Agreement between Palm Beach County, a political subdivision of the State of Florida and the Corporation, a copy of which is attached hereto, and be it

**FURTHER RESOLVED**, that Joseph Heidrich, the President of the Corporation, is hereby authorized and instructed to execute such Agreement and such other instruments as may be necessary and appropriate for the Corporation to fulfill its obligations under the Agreement.

2. That the foregoing resolutions have not been modified, amended, rescinded, revoked or otherwise changed and remain in full force and effect as of the date hereof.

Joseph Heidrich  
Signature

JOSEPH HEIDRICH  
Printed Name

FLORIDA DEPARTMENT OF STATE DIVISION OF CORPORATIONS					
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<a href="#">Previous on List</a>	<a href="#">Next on List</a>	<a href="#">Return To List</a>		<input type="text" value="Entity Name Search"/>	
<a href="#">Events</a>	<a href="#">No Name History</a>	<input type="button" value="Submit"/>			
<b>Detail by Entity Name</b>					
<b>Florida Non Profit Corporation</b>					
LA BOCA CASA CONDOMINIUM ASSOCIATION, INC.					
<b>Filing Information</b>					
Document Number	750367				
FEI/EIN Number	592595544				
Date Filed	12/26/1979				
State	FL				
Status	ACTIVE				
Last Event	REINSTATEMENT				
Event Date Filed	11/07/1997				
Event Effective Date	NONE				
<b>Principal Address</b>					
365 NORTH OCEAN BLVD BOCA RATON FL 33432					
Changed 11/01/1983					
<b>Mailing Address</b>					
PO BOX 540669 MERRITT ISLAND FL 32954					
Changed 04/27/2009					
<b>Registered Agent Name &amp; Address</b>					
HEIDRICH, JOSEPH 271 CROCKETT BLVD MERRITT ISLAND FL 32953					
Name Changed: 04/27/2009					
Address Changed: 03/18/2008					
<b>Officer/Director Detail</b>					
<b>Name &amp; Address</b>					
Title PD					
HEIDRICH, JOSEPH H 365 N OCEAN BLVD BOCA RATON FL 33432					
Title VPD					
WHITE, CHARLES 365 N OCEAN BLVD BOCA RATON FL					
Title D					
TOMKO, MARY 365 N. OCEAN BOULEVARD BOCA RATON FL 33432					
Title STD					
MACYUSKI, ALBERT 365 N OCEAN BLVD BOCA RATON FL 33432					

Title D

GLENER, HOWARD  
365 N OCEAN BLVD  
BOCA RATON FL 33432

Title AS

SCHWARTZ, RICHARD M  
365 N OCEAN BLVD  
BOCA RATON FL 33432

**Annual Reports**

Report Year	Filed Date
2007	06/14/2007
2008	03/18/2008
2009	04/27/2009

**Document Images**

04/27/2009 -- ANNUAL REPORT	<a href="#">View image in PDF format</a>
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04/29/2003 -- ANNUAL REPORT	<a href="#">View image in PDF format</a>
04/30/2002 -- ANNUAL REPORT	<a href="#">View image in PDF format</a>
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03/09/1998 -- ANNUAL REPORT	<a href="#">View image in PDF format</a>
11/07/1997 -- REINSTATEMENT	<a href="#">View image in PDF format</a>
03/18/1996 -- ANNUAL REPORT	<a href="#">View image in PDF format</a>
02/10/1995 -- ANNUAL REPORT	<a href="#">View image in PDF format</a>

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**2009 NOT-FOR-PROFIT CORPORATION ANNUAL REPORT****FILED  
Apr 27, 2009  
Secretary of State**

DOCUMENT# 750367

Entity Name: LA BOCA CASA CONDOMINIUM ASSOCIATION, INC.

**Current Principal Place of Business:**365 NORTH OCEAN BLVD  
BOCA RATON, FL 33432**New Principal Place of Business:****Current Mailing Address:**271 CROCKETT BLVD  
MERRITT ISLAND, FL 32953**New Mailing Address:**PO BOX 540669  
MERRITT ISLAND, FL 32954

FEI Number: 59-2595544

FEI Number Applied For ( )

FEI Number Not Applicable ( )

Certificate of Status Desired ( )

**Name and Address of Current Registered Agent:**PRICE, ROBERT  
271 CROCKETT BLVD  
MERRITT ISLAND, FL 32953 US**Name and Address of New Registered Agent:**HEIDRICH, JOSEPH  
271 CROCKETT BLVD  
MERRITT ISLAND, FL 32953 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: JOSEPH HEIDRICH

04/27/2009

Electronic Signature of Registered Agent

Date

**OFFICERS AND DIRECTORS:**Title: P ( ) Delete  
Name: HEIDRICH, JOSEPH H  
Address: 365 N OCEAN BLVD  
City-St-Zip: BOCA RATON, FL 33432Title: VPD ( ) Delete  
Name: WHITE, CHARLES  
Address: 365 N OCEAN BLVD  
City-St-Zip: BOCA RATON, FLTitle: D ( ) Delete  
Name: TOMKO, MARY  
Address: 365 N. OCEAN BOULEVARD  
City-St-Zip: BOCA RATON, FL 33432Title: STD ( ) Delete  
Name: MACYAUSKI, ALBERT  
Address: 365 N OCEAN BLVD  
City-St-Zip: BOCA RATON, FL 33432Title: D ( ) Delete  
Name: GLENER, HOWARD  
Address: 365 N OCEAN BLVD  
City-St-Zip: BOCA RATON, FL 33432Title: AS ( ) Delete  
Name: SCHWARTZ, RICHARD M  
Address: 365 N OCEAN BLVD  
City-St-Zip: BOCA RATON, FL 33432**ADDITIONS/CHANGES TO OFFICERS AND DIRECTORS:**Title: PD (X) Change ( ) Addition  
Name: HEIDRICH, JOSEPH H  
Address: 365 N OCEAN BLVD  
City-St-Zip: BOCA RATON, FL 33432Title: ( ) Change ( ) Addition  
Name:  
Address:  
City-St-Zip:Title: ( ) Change ( ) Addition  
Name:  
Address:  
City-St-Zip:Title: ( ) Change ( ) Addition  
Name:  
Address:  
City-St-Zip:Title: ( ) Change ( ) Addition  
Name:  
Address:  
City-St-Zip:Title: ( ) Change ( ) Addition  
Name:  
Address:  
City-St-Zip:

I hereby certify that the information supplied with this filing does not qualify for the exemption stated in Chapter 119, Florida Statutes. I further certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 617, Florida Statutes; and that my name appears above, or on an attachment with an address, with all other like empowered.

SIGNATURE: ALBERT MACYAUSKI

STD

04/27/2009

Electronic Signature of Signing Officer or Director

Date