

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

CASE NO: 2021-023537-CA-01

CECILIA VERA,

Plaintiff,

v.

PARKWOOD CONDOMINIUM  
ASSOCIATION, INC. and ATLAS  
PROPERTY MANAGEMENT  
SERVICES, INC.,

Defendants.

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**NOTICE OF APPEAL**

NOTICE IS GIVEN that Plaintiff-Appellant, CECILIA VERA, appeals to the Third District Court of Appeal the Order of this Court rendered on October 30, 2024, which entered a final summary judgment in favor of Defendants. This judgment is final under Florida Rules of Appellate Procedure 9.110(a)(1) and 9.030(b)(1)(A), and article V, section 4(b)(1) of the Florida Constitution. A conformed copy of the Order is attached as "Exhibit A."

**CERTIFICATE OF SERVICE**

I CERTIFY that a true and correct copy of the foregoing was e-filed with the Court via the Florida Courts E-Portal on November 27, 2024, which system will issue electronic service to all counsel of record, including counsel of record on the attached service list.

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STATE OF FLORIDA, COUNTY OF MIAMI-DADE  
I HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE  
ORIGINAL ON FILE IN THIS OFFICE 12-2 AD 2024  
JUAN FERNANDEZ-BARQUIN, Clerk of the Court and Comptroller, Miami-Dade County

Deputy Clerk

*[Handwritten signature]*  
12/2/24



/s/ David L. Luck

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# **EXHIBIT A**

**IN THE CIRCUIT COURT OF THE ELEVENTH JUDICIAL  
CIRCUIT IN AND FOR MIAMI-DADE COUNTY, FLORIDA**

CASE NO: 2021-023537-CA-01

SECTION: CA23

JUDGE: Joseph Perkins

**CECILIA VERA**

Plaintiff(s)

vs.

**PARKWOOD CONDOMINIUM ASSOCIATION, INC. et al**

Defendant(s)

**(1) ORDER GRANTING DEFENDANTS' MOTION FOR FINAL SUMMARY  
JUDGMENT, AND (2) FINAL JUDGMENT**

THIS MATTER having come on to be heard on September 30, 2024, upon Defendants, PARKWOOD CONDOMINIUM ASSOCIATION, INC. and ATLAS PROPERTY MANAGEMENT SERVICES, INC.'s Motion for Final Summary Judgment, and the Court having reviewed the file, heard argument of counsel and being otherwise fully advised in the premises thereof, it is here upon,

ORDERED AND ADJUDGED as follows:

1. The Motion is **GRANTED** for the detailed reasons stated on the record (#177).
2. Final Judgment is entered herewith in favor of Defendants, PARKWOOD CONDOMINIUM ASSOCIATION, INC. and ATLAS PROPERTY MANAGEMENT SERVICES, INC. on Plaintiff's claim against them. Plaintiff shall take nothing from Defendants, PARKWOOD CONDOMINIUM ASSOCIATION, INC. and ATLAS PROPERTY MANAGEMENT SERVICES, INC. by this action and Defendants, PARKWOOD CONDOMINIUM ASSOCIATION, INC. and ATLAS PROPERTY MANAGEMENT SERVICES, INC. shall go hence without day.

3. The Court in accordance with the Florida Rules of Civil Procedure and pertinent case law shall retain jurisdiction to enter an award for reasonable attorneys' fees and costs.

**DONE and ORDERED** in Chambers at Miami-Dade County, Florida on this 30th day of October, 2024.

~~2021-023537-CA-01 10-30-2024 1:07 PM~~

2021-023537-CA-01 10-30-2024 1:07 PM

Hon. Joseph Perkins

**CIRCUIT COURT JUDGE**

Electronically Signed

Final Order as to All Parties SRS #: 12 (Other)

THE COURT DISMISSES THIS CASE AGAINST ANY PARTY NOT LISTED IN THIS FINAL ORDER OR PREVIOUS ORDER(S). THIS CASE IS CLOSED AS TO ALL PARTIES.

**Electronically Served:**

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