

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

CASE NO: 2021-015089-CA-01

SECTION: CA43

JUDGE: Michael Hanzman

**In Re:**

**Champlain Towers South Collapse Litigation**

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**RECEIVER'S MOTION FOR ENTRY OF AN ORDER AUTHORIZING  
RECEIVER TO RETURN OVERPAID FUNDS TO MANUEL DREZNER**

Michael I. Goldberg (the "Receiver"), pursuant to Rule 4 of the Complex Business Litigation Rules, seeks entry of an Order authorizing the Receiver to return to Manuel Drezner maintenance funds he previously overpaid. In support thereof, the Receiver states:

1. At a hearing conducted on July 2, 2021 (the "Commencement Date"), in the captioned cases, the Court ordered the appointment of Michael I. Goldberg as Receiver for the Association. Following the hearing, the Court entered an order formally appointing Mr. Goldberg as Receiver.

2. This receivership is the result of multiple lawsuits that were filed after the tragic collapse of a portion of the real property with a physical address of 8777 Collins Avenue, Surfside, Florida 33154 (the "Property").

3. During a hearing on December 1, 2021, Evelyn Drezner-Faigenblat represented to the Court that her father Manuel Drezner, who owned Unit 1009, overpaid his maintenance fee in the amount of \$9,266.44 and requested the return of these funds.

4. The Receiver has learned that starting in 2019, Mr. Drezner inadvertently overpaid his maintenance obligation to the CTS Condominium Association (the "Association") when he continued to pay his maintenance fee by check at the same time that an automatic deduction process was set up to debit his bank account for the same amount. When this error was

discovered, the Association and Mr. Drezner agreed that the overpayment would be credited to his 2021 special assessment obligation.

5. The Association was in the process of crediting Mr. Drezner's maintenance overpayment to his special assessment obligation when the building collapsed, and the transfer of funds from the Association's operating account to the escrow account the Association created to hold special assessments was never completed.

6. As per this Court's prior ruling, the other 2021 special assessment payments received by the Association, which were maintained in the separate special assessment escrow account, have been returned to the payors.

7. Accordingly, the Receiver respectfully requests the Court enter an Order granting this Motion, thereby authorizing the Receiver to refund Manuel Drezner \$9,266.44 from the Association's operating account that was mistakenly overpaid to the Association toward maintenance fees.

Respectfully submitted,

/s/ Michael I. Goldberg

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Court-Appointed Receiver

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that on December 10, 2021, a copy of the foregoing was electronically filed with the Clerk of Court by using the Florida Courts E-Filing Portal and a copy of same was furnished to all counsel of record through the Florida Court's E-Filing Portal.

By: s/ Michael I. Goldberg  
Michael I. Goldberg