

MANDATE

from

Circuit Court of Duval County, Florida

To: THE HONORABLE JUDGES OF COUNTY COURT

Case No: 16-2022-AP-000015-XXXX-MA

Division: AP-A

On appeal to the Circuit Court of Duval County, Florida, from the judgment of your Court rendered on August 3, 2022 in the action that in your court is captioned:

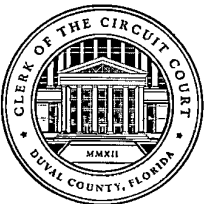
Interim Order

RLT IRA, LLC v. HOA Problem Solutions 2, Inc., Case No.: 16-2022-CC-2410-XXXX-MA, Div. CC-P

In the Circuit Court of Duval County, Florida, rendered its opinion and judgment, a copy of which is attached and made part hereof on the date recited therein.

You are hereby directed that if any further proceedings in that action in your Court are required by the judgment of the Circuit Court of Duval County, Florida, such requirements be carried out, and that any further proceedings in that action in your court be in accordance with that judgment.

WITNESS the Honorable Cooper, Feltel, Sharrit, Judge of the Circuit Court of Duval County, Florida, at Jacksonville, Florida this the 10th day of July, 20 24



JODY PHILLIPS
CLERK OF THE CIRCUIT COURT

By: Kospieth
Deputy Clerk

FILED
JUL 10 2024

DUVAL CLERK OF COURT

CC: Matthew D. Wolf
Robert L. Tankel

Filing # 199909660 E-Filed 06/05/2024 02:42:33 PM

IN THE CIRCUIT COURT, FOURTH
JUDICIAL CIRCUIT, IN AND FOR
DUVAL COUNTY, FLORIDA

CASE NO: 16-2022-AP-000015
DIVISION: AP-A

HOA PROBLEM SOLUTIONS 2, INC.,
Petitioner,
v.

KURT MALE,
Respondent.

_____ /

June 5, 2024

PER CURIAM

Petitioner challenges an order granting Respondent’s motion to intervene after the entry of final judgment. This Court has jurisdiction. See Neon Investments, LLC v. Afina Pallada, Inc., 299 So. 3d 45, 46-47 (Fla. 1st DCA 2020). Because there is a strict prohibition against post-judgment intervention, this Court finds that the lower court’s order departed from the essential requirements of the law. See, e.g., De Sousa v. JP Morgan Chase, N.A., 170 So. 3d 928, 930 (Fla. 4th DCA 2015); Whitburn, LLC v. Wells Fargo Bank, N.A., 190 So. 3d 1087, 1090-91 (Fla. 2d DCA 2015); LIV I LLC v. Regions Bank, 310 So. 3d 1136 (Fla. 2d DCA 2021). Accordingly, this Court **GRANTS** the petition for certiorari and quashes the lower court’s order allowing Respondent to intervene and conduct discovery. This Court also notes that the lower court closed the case without ruling on pending motions for issuance of certificate of title. Upon issuance of the mandate, the lower court shall reopen the case and resolve any pending motions.

COOPER, FELTEL, AND SHARRIT, JJ., CONCUR.

Matthew D. Wolf, counsel for Petitioner.

Robert L. Tankel, counsel for Respondent.