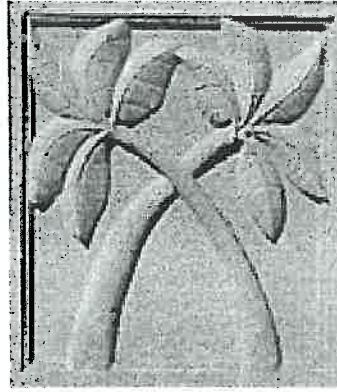


7/7/15 OFR- #4



CITY COMMISSION

2015 JUL -7 AM 9:11

ALL
COMMISSIONERS
RECEIVED

Las Olas Isles Homeowners Association

Submission to Fort Lauderdale City Commissioners

**Materials Related to Incidents Involving Vacation
Rental Property Located at 525 Coral Way**

July 6, 2015



PARROT HALL - 8 Br WATERFRONT LAS OLAS MANSION; WALK TO BEACH, DINING; SHOPS

[Read 34 Reviews](#)

Sleeps	21
Bedrooms	8
Bathrooms	4
Half Baths	1
Property type	house
Minimum Stay	4 - 7 nights

Overview

Fort Lauderdale House Rental Photos and Description

8 bedrooms, 4 1/2 bathrooms, sleeps 21 total with 12 people in individual beds

Parrot Hall is a luxurious 5500 SF British Colonial style home located in Fort Lauderdale's most exclusive neighborhood, the Las Olas Isles. Walk to beach and world class shops and restaurants. Gorgeous tropically landscaped outdoor living area; 20x40 SF heated pool; large furnished brick veranda with awning, outdoor dining under pergola. The home boasts 14 designer furnished rooms, gourmet kitchen, and beautiful water views. Vacation in style at Fort Lauderdale's best address. Charming, unique and sophisticated, this house has it all!

Las Olas Shopping and Restaurants: Easy walking distance to upscale shops, clubs and restaurants on Las Olas Blvd, or walk to Fort Lauderdale's best beaches. Don't want to walk or drive the few minutes to the Las Olas amenities or the beach, take the trolley that stops at the end of your street!

Suitability: Long-term Renters Welcome, Low Allergen Environment, Minimum Age Limit for Renters, children welcome, non smoking only, pets considered, suitable for elderly or infirm, wheelchair inaccessible



Bill Hurlman (Owner)
Member since: 2011

[Call Owner](#)
Speaks: english
[About Bill Hurlman](#)
Response time: **Within a few hours**
Response rate: **100%**
Calendar last updated: **July 6, 2015**

Enter dates to see total

Arrive Depart

2 adults

Request to Book
Request to Book

[Send a Message Contact Me](#)

[Read 34 Reviews](#)

Sleeps	21
Bedrooms	8
Bathrooms	4
Half Baths	1
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Bill Hurlman

Member since: 2011
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Request to Book
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[Send a Message Contact Me](#)

Response time:
Within a few hours
Response rate:
100%
Calendar last updated:
July 6, 2015
[Call Owner](#)



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Add vacation protection services to your booking

Three services to protect your trip:

Protect your payments in case you need to cancel.

Guarantee the rental meets your expectations

Ensure you're prepared in case of accidental damage.

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FEEDBACK



FLORIDA TRAFFIC CRASH REPORT

HIGHWAY SAFETY & MOTOR VEHICLES
 TRAFFIC CRASH RECORDS
 NEIL KIRKMAN BUILDING, TALLAHASSEE, FL 32399-0537

LONG FORM SHORT FORM UPDATE

(Electronic Version)

Crash Date JUNE 17, 2015		Time of Crash 11:10 PM		Date of Report JUNE 18, 2015		Reporting Agency Case Number 341506095820		HSMV Crash Report Number 86010310				
CRASH IDENTIFIERS												
County Code 10		City Code 38		County of Crash BROWARD		Place or City of Crash FORT LAUDERDALE		Within City Limits YES	Time Reported 11:13 PM	Time Dispatched 11:16 PM		
Time on Scene 11:22 PM		Time Cleared Scene 01:55 AM		Completed NO	Reason (if investigation NOT Complete) HIT AND RUN					Notified By LAW ENFORCEMENT		
ROADWAY INFORMATION (CHOOSE ONLY 1 OF 4 OPTIONS)												
Crash Occurred On Street, Road, Highway CORAL WAY					1 At Street Address # 707		2 At Latitude And Longitude		4 Or From Milepost #			
At Feet		Miles	Direction	3 At / From Intersection With Street, Road, Highway								
Road System Identifier 5 LOCAL				Type of Shoulder 2 UNPAVED		Type of Intersection 1 NOT AT INTERSECTION						
CRASH INFORMATION (CHECK IF PICTURES TAKEN) <input checked="" type="checkbox"/>												
Light Condition 5 DARK - NOT LIGHTED		Weather Condition 1 CLEAR		Roadway Surface Condition 1 DRY		School Bus Related 1 NO		Manner of Collision 77 OTHER (EXPLAIN IN NARRATIVE)				
First Harmful Event Type 3 COLLISION WITH FIXED OBJECT		First Harmful Event 39 OTHER FIXED OBJECT (WALL, BUILDING, ETC.)		First Harmful Event Location 2 OFF ROADWAY		Within Interchange 1 NO	First Harmful Event Relation to Junction 1 NON-JUNCTION					
Contributing Circumstances: Road 1 NONE			Contributing Circumstances: Road			Contributing Circumstances: Road						
Contributing Circumstances: Environment 1 NONE			Contributing Circumstances: Environment			Contributing Circumstances: Environment						
Work Zone Related 1 NO	Crash in Work Zone		Type of Work Zone		Workers in Work Zone	Law Enforcement in Work Zone						
VEHICLE <input checked="" type="checkbox"/> Check if Commercial												
Vehicle 01	Motor Vehicle Type 1 VEH IN TRANSPORT		Hit and Run 2 YES	Veh License Number CWBG89	State FL	Reg. Expires JUNE 30, 2015	Permanent Reg 1 NO	VIN SCBEC9ZA1EC094038				
Year 2014	Make BENT	Model	Style 4D	Color BLK	Extent of Damage 1 DISABLING	Est. Damage \$200000	Towed Due To Damage 2 YES	Vehicle Removed By WESTWAY TOWING	Rotation 1 TOW ROTATION LIST			
Insurance Company (Driver) ALLSTATE INSURANCE COMPANY							Insurance Policy Number 648241779					
Name of Vehicle Owner (Business) <input checked="" type="checkbox"/> IRREVOCABLE TRUST THE FABRIKANT FAMILY IRR				Current Address 6363 INDIAN CREEK DR 517		City & State MIAMI BEACH, FL		Zip Code 33141				
Trailer One:	License Number	State	Reg. Expires	Permanent Reg.	VIN	Year	Make	Length	Axles			
Trailer Two:	License Number	State	Reg. Expires	Permanent Reg.	VIN	Year	Make	Length	Axles			
Vehicle Direction Traveling S		On Street, Road, Highway CORAL WAY					At Est. Speed 40	Posted Speed 25	Total Lanes 02			
CMV Configuration			Cargo Body Type			Area of Initial Impact			Most Damaged Area			
Comm GVWR/GCWR			Trailer Type (Trailer One)		Trailer Type (Trailer Two)							
Haz. Mat. Release	Haz. Mat. Placard	Number		Class								
Motor Carrier Name				US DOT Number								
Motor Carrier Address				City & State			Zip Code		Phone Number			
Comm/Non-Commercial		Vehicle Body Type 1 PASSENGER CAR		Vehicle Defects (one) 1 NONE		Vehicle Defects (two)		Emergency Vehicle Use 1 NO	Special Function of MV 1 NO SPECIAL FUNCTION			
Vehicle Maneuver Action 1 STRAIGHT AHEAD		Trafficway 1 TWO-WAY, NOT DIVIDED		Roadway Grade 1 LEVEL	Roadway Alignment 1 STRAIGHT	Most Harmful Event 3 COLLISION WITH FIXED OBJECT		Most Harmful Event Detail 39 OTHER FIXED OBJECT (WALL, BUILDING, ETC.)				
Traffic Control Device For This Vehicle 1 NO CONTROLS		First (1) Sequence of Events 39 OTHER FIXED OBJECT (WALL, BUILDING, ETC.)		Second (2) Sequence of Events		Third (3) Sequence of Events		Fourth (4) Sequence of Events				

Crash Date JUNE 17, 2015		Time of Crash 11:10 PM	Date of Report JUNE 18, 2015	Reporting Agency Case Number 341506095820	HSMV Crash Report Number 86010310		
PERSON							
Person # 01	Description 3 PASSENGER	Vehicle # 01	Name DEVIN A. CIPRIANI	Date of Birth AUGUST 4, 1993	Sex 1 MALE	Injury Severity 3...	Ejection 88 UNKNOWN
Address 127 E 87TH ST			City & State BROOKLYN, NY		Zip Code		
Restraint Systems 2 NONE USED - MV OCCUPANT		Air Bag Deployed 6 DEPLOYED - COMBINATION	Helmet Use 3 NO HELMET	Eye Protection 3 NOT APPLICABLE	Seating Location Seat 88 UNKNOWN	Seating Location Row 88 UNKNOWN	Seating Location Other 88 UNKNOWN
Source of Transport to Medical Facility 77 OTHER (EXPLAIN IN NARRATIVE)		EMS Agency Name or ID		EMS Run Number	Medical Facility Transported To BROWARD GENERAL MEDICAL CENTER		
WITNESSES							
Name DONDRE M. MANTACK		Address 000 UNKNOWN		City & State BROOKLYN, NY		Zip Code 00000	
NON VEHICLE PROPERTY DAMAGE							
Vehicle # 01	Person #	Property Damage - Other Than Vehicle FRONT WALL/FENCE					Est. Amount \$20000
Business 2 NO	Owner's Name STEVE HALMOS		Address 707 CORAL WAY		City & State FORT LAUDERDALE, FL		Zip Code 33312
NARRATIVE							
<p>I responded to the area in reference to a report of a vehicle hitting a wall. Upon my arrival Vehicle 1 was on fire and the fire department was on scene.</p> <p>Residents that were standing in the roadway stated that approximately 6 black males ran north on Coral way from the burning vehicle. They witnessed several of the subjects jump into an unknown model vehicle and leave the scene. They said the vehicle the was parked in front of 525 Coral Way.</p> <p>I checked Vehicle 1 and it was unoccupied. Units checked the area and could not find anyone that was injured. I advised dispatch to alert nearby hospitals to be on the look out for anyone coming in that was involved in a accident.</p> <p>I made contact with Dondre Mantack, who was standing in the roadway. He stated that he was visiting friends that had rented a house for the weekend (525 Coral Way). Units responded to the home to make sure no one was injured. Everyone at the home denied knowing anything about the accident or knowing anyone involved with the accident. Mantack stated that the people seen leaving the area were just going to 7-11.</p> <p>While I was speaking to Mantack, officers were advised that a male who may of been involved in the accident had arrived at Broward Health Medical Center. He was dropped off by an unknown black male and black female. They were driving a white Nissan SUV. Ofc Santiago responded to hospital and spoke to him. The males name was Devin Ciproani. Ofc Santiago advised me that Ciproani stated that he was involved in the accident but Ciproani did not know if he was a driver or passenger. Ciproani claimed that he couldn't remember anything he had done on 06/17/2015. Ciproani had injuries to his face and several teeth missing. Ciproani's injuries were not life threatening. Ciproani was not able/ willing to tell officers who else was in the vehicle.</p> <p>I made contact with Steve Halmos who owned the property (Wall) that was damaged. He stated that he was inside his home (707 Coral Way) when he heard a loud crash and felt the house shake. He did not see the accident or anyone get out of the vehicle. Halmos estimated the damage to the wall, front gate, gate mechanism, and electrical system to be approximately \$20,000.</p> <p>While I was speaking to Halmos a passerby that the vehicle witnesses saw the subjects leave the scene in had returned to 525 Coral way. I walked back over to the residence and observed a white Nissan Rouge bearing FL tag BEGB76. The vehicle matched the description of the vehicle that dropped Ciproani off at the hospital.</p> <p>I made contact with Orlando Britton in front of 525 Coral Way. I asked him if he was in the SUV and he stated no he had been standing out front smoking a cigarette. I asked him who was driving the SUV and he stated that he didn't know. I asked him how that could be. Not only was he standing outside when they arrived but he is staying in the same house as the person. Britton continued to be evasive in his answers and uncooperative. I knock on the door of the home and the occupants refused to answer the door.</p> <p>I took photos of Vehicle 1 and the damage to 707 Coral Way. Vehicle 1 was towed from the scene by West Way. Vehicle 1 suffered major damage from hitting the wall and catching fire. I was unable to make contact with the registered owner of vehicle 1.</p> <p>Note: I did not observe any skid marks on the ground near the accident or any indicators that vehicle 1 attempted to stop.</p> <p>I took photos of the scene. In the photos the roadway is wet due the fire department putting out the fire. The roadway appeared to be dry at the time of the accident.</p> <p>No witnesses came forward that could identify who was driving the vehicle.</p>							
REPORTING OFFICER							
ID/Badge Number 1671	Rank and Name OFFICER D. ISAAC			Department FT LAUDERDALE POLICE DEPARTMENT		Type of Department 2 PD	

Crash Date
JUNE 17, 2015

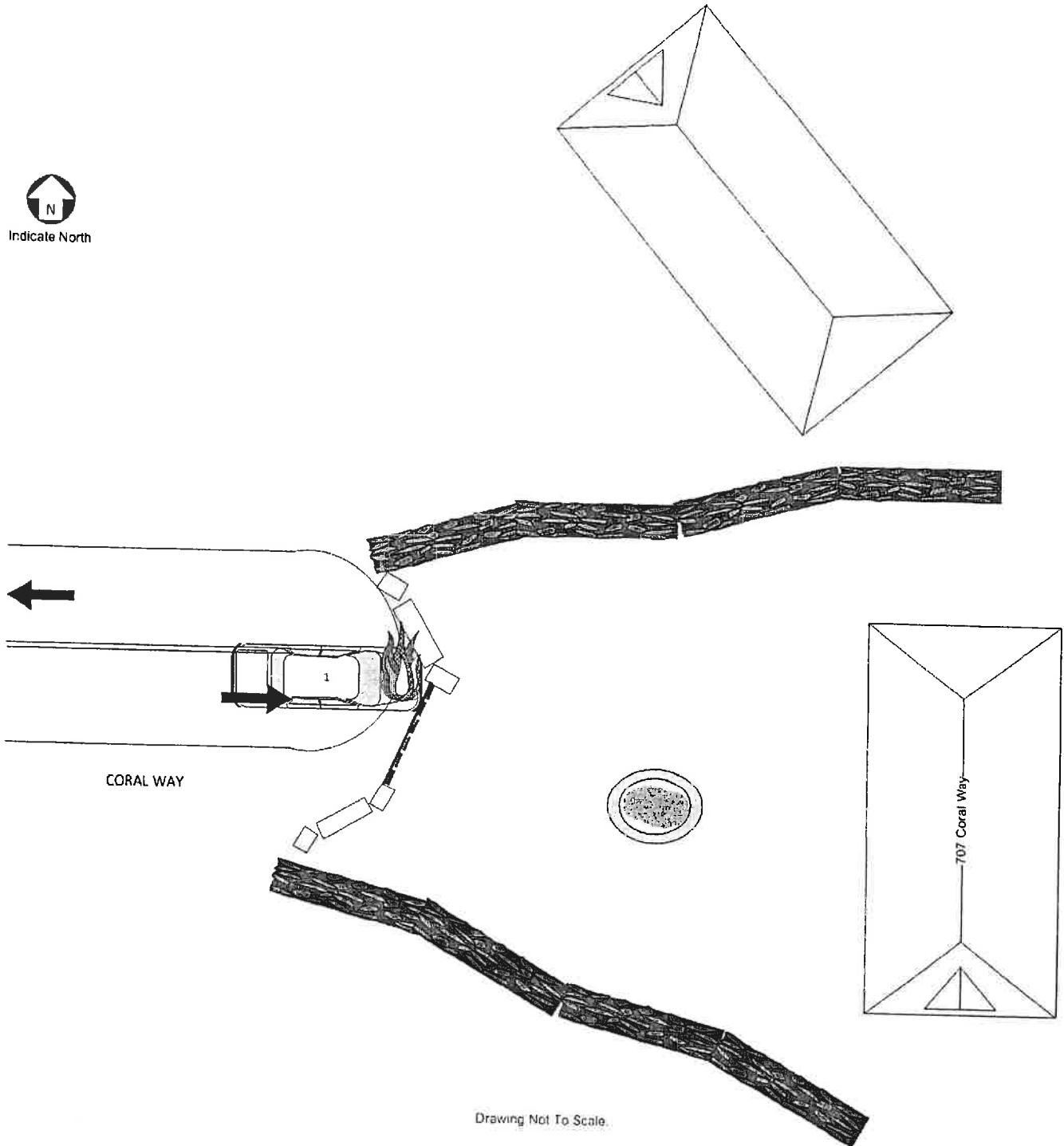
Time of Crash
11:10 PM

Date of Report
JUNE 18, 2015

Reporting Agency Case Number
341506095820

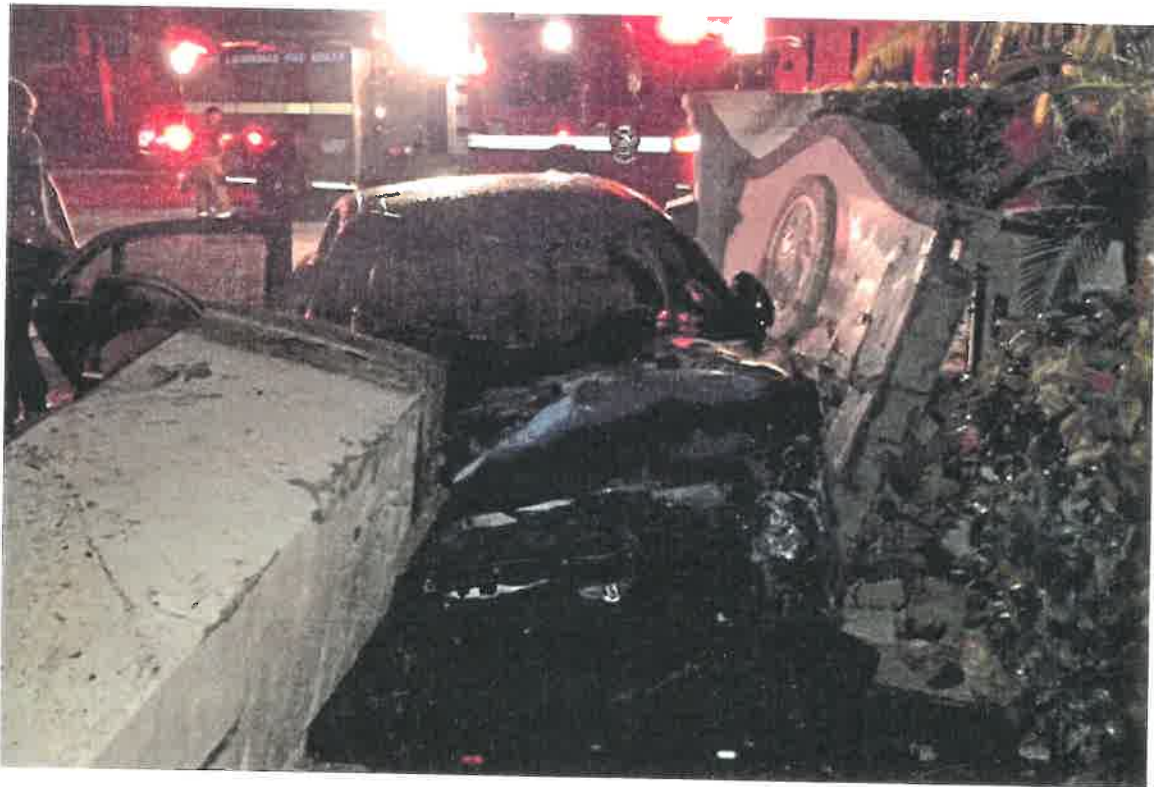
HSMV Crash Report Number
86010310

DIAGRAM



Drawing Not To Scale.







Hugh Chappell

From: Steve Halmos <steve.halmos@reuniongroup.com>
Sent: Friday, June 19, 2015 11:23 AM
To: Hugh Chappell
Subject: FW: Wreck at my house

Here are some facts re the wreck at my house at 707 Coral Way, Ft. lauderdale 33301:

- > Happened about 11:15pm or so on 6-17-15.
- > We heard a loud boom and house shook. We saw the car had hit our front gate/wall. I immediately call 911 to dispatch police and fire dept.
- > Wife Madelaine saw 4 or 5 young African American people, at least 1 a female, getting out of the car, helping one person out of the car and then immediately hurrying down the street to the north.
- > The car was on fire til the fire dept came and put it out with water.
- > The car was a black Bentley coupe, FL license CWB G89, rented from a high end auto rental outfit in Miami.
- > At the house which is on the rental market for short term rentals at 525 Coral Way, this Bentley had been seen in the driveway.
- > According to Officer Isaac (ID# 1671) of FT Laud police, they found one of the people in the car at the hospital, I think Broward General. He was banged up but ok. They interviewed him.
- > The Ft Laud. Fire Dept inspector who investigated and apparently wrote a report is Julio Arias, phone # 954-829-8927.
- > the police case number is 34-1506-095820. On the card given to me by Officer Isaac that has this case # it says it was a "hit and run".
- > The damage to our property included such things as a wall being destroyed, 2 concrete posts knocked over and destroyed, filter for the fountain crushed, gate opener crushed, one gate mangled, sprinkler system torn up, landscaping torn up. I estimate about \$50,000 in damage.
- > There were no skid marks leading to the impact. The impact was so great that the gate, which I estimate weighed at least 100 pounds, was torn of its hinges and landed about 75 feet away by our front steps.
- > Sometime after we went to sleep about 12:30am this morning the wrecked car was towed away, apparently by the police dept.
- > Our next door neighbors to the north, the Murrays, came to the front of their house after hearing the impact and saw several people hurrying away from the scene toward the rental house, one of them a woman helping a man who appeared injured.

Hugh Chappell

From: Steve Halmos <steve.halmos@halmosholdings.com>
Sent: Monday, June 22, 2015 1:20 PM
To: Matthew Perlman
Subject: Re: 525 Coral Way

Matt,

FYI: I was in my front driveway yesterday when a couple walking their dogs came by. They apparently live a couple of doors from your rental house. They told me that Sat night the woman was walking her little dog and was in front of the house at 628 Coral Way when some cars from your house came down the street at a high rate of speed and went around and through the circular driveway at that house (the owners aren't around very much). She grabbed up her dog as she was concerned that it would be run over. Another example of your tenants being out of control. Again, these are far from the "CEO types" that you claim are your tenants.

Steve Halmos

On 6/20/15, 11:36 PM, "Matthew Perlman" <mptwo@aol.com> wrote:

Steve,

Just prior to my receiving your email I contacted Fort Lauderdale police who are investigating and I am waiting to hear back from them. The people congregating at the house are not allowed to be there. I am canceling a trip abroad to handle this situation and will be in Fort Lauderdale first thing in the morning. I apologize profusely for what u are going through. Matt

Sent from my iPhone

On Jun 20, 2015, at 11:15 PM, Steve Halmos <steve.halmos@halmosholdings.com> wrote:

I talked with both of you today, one of you being the owner of the rental house from which someone smashed the Bentley into my wall/gate and the other being the renter of the house.

In a nutshell, you, Michael, told me that your two sons had a party against your wishes the night of the wreck and you, Matt, told me that your "typical renter is a CEO" and that big parties do not happen. Well, a party resulting in at least one car "racing up and down the street" (your words, Michael) did in fact happen the night of the wreck, 6/17. And I just came home about 15 minutes ago, having passed your house where I counted 8 cars in the driveway and out front, with about 30 youths hanging around on the street and I suspect a lot more inside the house.

These kids have already done an estimated \$50,000 in damage at my house, totaled a \$200,000 car, and have sent at least one person to the hospital. The two of you are continuing to fail to control what's going on at the house you own/rent. I'm once again putting you on notice of that and of the fact that I intend to hold you both liable for the damage I've incurred and for any future damages of any kind I may sustain. Hopefully no innocent person will be harmed as result of your failure to act and by your indifference.

By the way, This morning about 9:30 as I and a friend were walking south on the street toward your house and mine a white BMW came out of your driveway and sped by us at high speed.....I estimate at least 60mph. Thankfully no kids were playing in the street at the time.

Now that you have once again been put on notice, govern yourselves accordingly.

Steve Halmos

2015 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L11000121631

Entity Name: PARROT HALL LLC

Current Principal Place of Business:

525 CORAL WAY
FORT LAUDERDALE, FL 33301

Current Mailing Address:

1314 E. LAS OLAS BLVD.
1205
FORT LAUDERDALE, FL 33301 US

FEI Number: NOT APPLICABLE

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

NUGENT, PATRICIA
2455 E. SUNRISE BLVD.
SUIT 807
FORT LAUDERDALE, FL 33301 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: _____

Electronic Signature of Registered Agent

_____ Date

Authorized Person(s) Detail :

Title MGRM
Name PERLMAN, MATTHEW
Address 1314 E. LAS OLAS BLVD. #1205
City-State-Zip: FORT LAUDERDALE FL 33301

I hereby 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 a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: MATTHEW PERLMAN

MANAGING MEMBER

03/25/2015

_____ Electronic Signature of Signing Authorized Person(s) Detail

_____ Date



Site Address	525 CORAL WAY, FORT LAUDERDALE	ID #	5042 12 17 0250
Property Owner	PARROT HALL LLC	Millage	0312
Mailing Address	525 CORAL WAY FORT LAUDERDALE FL 33301	Use	01

Abbreviated Legal Description:	CORAL ISLES 15-47 B LOT 28 BLK 1
--------------------------------	----------------------------------

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values					
Click here to see 2014 Exemptions and Taxable Values as reflected on the Nov. 1, 2014 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2015	\$735,000	\$766,660	\$1,501,660	\$1,461,250	
2014	\$735,000	\$593,410	\$1,328,410	\$1,328,410	\$26,762.52
2013	\$714,000	\$529,770	\$1,243,770	\$1,243,770	\$25,372.03

IMPORTANT: The 2015 values currently shown are "roll over" values from 2014. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here AFTER June 1, 2015, to see the actual proposed 2015 assessments and portability values.

2015 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$1,501,660	\$1,501,660	\$1,501,660	\$1,501,660
Portability	0	0	0	0
Assessed/SOH	\$1,461,250	\$1,501,660	\$1,461,250	\$1,461,250
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$1,461,250	\$1,501,660	\$1,461,250	\$1,461,250

Sales History			
Date	Type	Price	Book/Page or CIN
10/25/2011	QCD-D	\$900,000	48275 / 401
11/16/2010	DRR-T	\$100	47568 / 233
8/2/2010	QCD-T	\$100	47300 / 1373
8/18/2005	WD	\$2,490,000	40364 / 472
11/15/2001	WD	\$1,430,000	32404 / 364

Land Calculations		
Price	Factor	Type
\$70.00	10,500	SF
Adj. Bldg. S.F. (Card, Sketch)		5238
Units/Beds/Baths		1/5/5

Special Assessments								
Fire	Garb	Light	Drain	Inpr	Safe	Storm	Clean	Misc
03								