

IN THE CIRCUIT COURT OF THE 15th
JUDICIAL CIRCUIT IN AND FOR PALM
BEACH COUNTY, FLORIDA

HORIZONS OF BOCA LAGO CONDOMINIUM
ASSOCIATION, INC.,

Plaintiff,

CASE NO:

v.

UNKNOWN HEIRS, DEVISEES, GRANTEES,
ASSIGNEES, LIENORS, CREDITORS, TRUSTEES
AND/OR OTHER CLAIMANTS CLAIMING BY,
THROUGH, UNDER OR AGAINST LISA
LINDNER, DECEASED, SUSAN L. SCHAAF AND
UNKNOWN PARTY OR PARTIES IN POSSESSION,

Defendants.

COMPLAINT

The Plaintiff indicated in the style above, HORIZONS OF BOCA LAGO CONDOMINIUM ASSOCIATION, INC. hereafter referred to as "Association", sues the Defendant, UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND/OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST LISA LINDNER, DECEASED, hereafter referred to as "Owner" and SUSAN L. SCHAAF and UNKNOWN PARTY OR PARTIES IN POSSESSION and states:

COUNT ONE

1. This is an action to foreclose a Claim of Lien for assessments in accordance with the Declaration of Covenants which governs the subject property and runs with the land.
2. Association is a Florida corporation, not-for-profit operating pursuant to Chapter 720, Fla. Stat. in the County where this action is filed.

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3. Owner is the fee simple owner of the real property described on the claim of lien attached to this complaint and identified as Exhibit "A".

4. Owner is a member of Association.

5. Association may levy and collect assessments for common expenses against parcels as provided in the Declaration. Association has made assessments for common expenses against the unit owned by Owner.

6. Owner has failed to pay the assessments due on a timely basis as they became due and payable.

7. Association has recorded a claim of lien against Owner's unit as a result of the failure to pay the amounts owed. The lien is recorded in the Public Records of the county where the parcel is located. The claim of lien is attached hereto as Exhibit "A" to this complaint.

8. The assessments levied against Owner's unit are delinquent and Association is entitled to foreclose the claim of lien. The claim of lien secures all unpaid assessments, interest, costs, and attorney fees incurred in collecting the unpaid assessments.

9. Pursuant to Chapter 720.305, Fla. Stat. and pursuant to the governing documents, Association is authorized to recover its attorney's fees in the event of a violation of the covenants.

10. Defendant, SUSAN L. SCHAAF, may claim some right, title or interest in the property that is the subject of this dispute. Any such right, title or interest is inferior and subordinate to the interest of Plaintiff Association as described herein.

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11. Defendant, UNKNOWN PARTY OR PARTIES IN POSSESSION, may claim some right, title or interest in the property that is the subject of this dispute. Any such right, title or interest is inferior and subordinate to the interest of Plaintiff Association as described herein.

12. Association has complied with all conditions precedent to filing this foreclosure action.

13. Association has engaged the undersigned counsel and has agreed to pay a reasonable fee for his services.

WHEREFORE, Association demands the following relief and requests the court determine:

- A. That this court has jurisdiction of this cause and of the parties;
- B. The amount of money, including interest, expenses, late charges and costs Association is entitled to recover;
- C. That Association has a valid lien upon the real property of Owner as described in this Complaint for the sums due Association superior in right, title and interest to Owner and all other Defendants to this cause;
- D. That said lien be foreclosed in accordance with the established rules of procedure of the Court, that, upon default of Owner to pay the amounts found due the Association, that said real property be sold by the Clerk of Court to satisfy Association's lien and that a deficiency judgment be entered against Owner for the amount remaining unpaid;
- E. That the judgment of foreclosure incorporate an order dispossessing Owner or other occupants and requiring that the purchaser at the Clerk's sale, his representatives or assigns, be let into possession of the property; and

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F. Award such other relief as may be just and proper.

COUNT TWO

14. This is an action for damages against Owner to recover delinquent assessments, expenses, costs, late charges, if any, and attorney fees due Association.

15. Association realleges the allegations contained in paragraphs 1 through 6 inclusive and paragraph 13 as if all fully set forth herein.

16. Association is entitled to recover all unpaid assessments, interest, costs, expenses, late charges, if any, and reasonable attorneys' fees incident to the collection of the amounts due. Association is entitled to a judgment for damages.

17. Owner has failed to pay the amounts due the Association and the Association is entitled to a judgment for all amounts due.

WHEREFORE, Association demands the following relief and requests the court determine:

A. The amount of assessments, late charges and interest Association is entitled to recover;

B. The amount of attorneys fees, costs, and expenses incident to the collection of the assessments Association is entitled to recover; and

C. Enter a judgment in the amount determined due against Owner in addition to any other relief this court may deem just and proper.

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COMPLAINT

Dated this 24 day of November, 2025..

Poliakoff Backer, LLP
Counsel for Plaintiff Association
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Boca Raton, FL 33431
(561) 361-8535
(561) 361-3491 Fax
Primary: alewis@pbattorneys.com
Secondary: aonofray@pbattorneys.com

By: 

Arthur E. Lewis

FBN 161667

NOT A CERTIFIED COPY

This instrument prepared by and to be returned to:
Keith F. Backer (Grayson Yellin)
Poliakoff Backer
400 S. Dixie Hwy, #420
Boca Raton, FL 33432
(561) 361-8535

CLAIM OF LIEN FOR ASSESSMENTS

STATE OF FLORIDA)
 : ss
COUNTY OF PALM BEACH)

This instrument was acknowledged before me this 13 day of August, 2025 by Arthur E. Lewis, agent of Horizons of Boca Lago Condominium Association, Inc., a Florida corporation, on behalf of the corporation. He is personally known to me and has taken an oath that he occupies the office set forth above of the referenced association whose post office address is 9039 Vista Del Lago, Boca Raton, FL 33428 and that pursuant to the Declaration of Condominium binding the subject property, the corporation is owed the following amounts for assessments:

The amounts due the association are as follows:

Remaining Balance of January 1, 2025 Monthly Assessment:	\$691.00
February 1, 2025 through August 1, 2025 Monthly Assessments: (7@\$692.00)	\$4,844.00
February 1, 2025 through May 1, 2025 Monthly Roof Special Assessments: (4@\$97.75)	\$391.00
June 1, 2025 through August 1, 2025 Monthly Roof Special Assessment: (3@\$155.00)	\$465.00
Late Fees:	\$350.00
Interest (rate of 18% per annum):	\$92.78
Certified Mail Charges:	\$24.61
Other Costs:	\$44.70
Attorney Fee:	\$832.50
Total Payments:	(\$2,200.00)
TOTAL CLAIMED OUTSTANDING as of August 13, 2025:	\$5,535.59

This claim of lien shall also secure all unpaid assessments, interest, costs and attorney's fees which are due and which may accrue subsequent to the date of this Claim of Lien and up to entry of a final judgment of foreclosure.

The lienor corporation claims this lien on the following described real property:

Unit 7-A, Horizons of Boca Lago, a Condominium, according to the Declaration of Condominium thereof recorded in Official Record Book 2632, Page 1551 of the Public Records of Palm Beach County, Florida, together with the undivided share in the common elements appurtenant to such unit, as set forth in the Declaration of Condominium.

The current owner of which is The Estate of Lisa Lindner.



Claim of Lien for Assessments
The Estate of Lisa Lindner
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The amount due the lienor remains outstanding as of the 13 day of August, 2025.

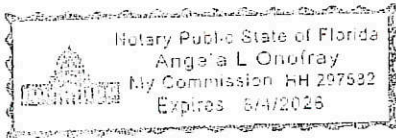
Horizons of Boca Lago Condominium Association, Inc.

By [Signature]
Arthur E. Lewis/Agent

County of Palm Beach)
State of Florida)

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 13 day of August, 2025, by Arthur E. Lewis, Agent of Horizons of Boca Lago Condominium Association, Inc. who is personally known to me or has produced a drivers license as identification.

Notary Seal:



[Signature]
(Signature of person taking acknowledgment)
Angela L Onofray
(Name typed, printed or stamped)

(Title or rank)

(Serial number, if any)