

STATE OF FLORIDA  
COMMISSION ON HUMAN RELATIONS

INA LUDKA,

HUD Case No. 04-13-0463-8

Petitioner,

FCHR Case No. 2013H0127

v.

DOAH Case No. 13-3704

WINSTON TOWERS 600 CONDO  
ASSOCIATION, INC., et al.,

FCHR Order No. 14-037

Respondents.

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**FINAL ORDER DISMISSING PETITION FOR  
RELIEF FROM A DISCRIMINATORY HOUSING PRACTICE**

Preliminary Matters

Petitioner Ina Ludka filed a housing discrimination complaint pursuant to the Fair Housing Act, Sections 760.20 - 760.37, Florida Statutes (2012), alleging that Respondents Winston Towers 600 Condo Association, Inc., et al., committed discriminatory housing practices on the bases of Petitioner's race (not specified in complaint) and sex (female) by denying Petitioner access to Association records, by denying Petitioner and her visitors access to the community, by placing a lien on Petitioner's home, and by denying Petitioner her right to participate on Association committees.

The allegations set forth in the complaint were investigated, and, on August 21, 2013, the Executive Director issued a determination finding that there was no reasonable cause to believe that a discriminatory housing practice had occurred.

Petitioner filed a Petition for Relief from a Discriminatory Housing Practice and the case was transmitted to the Division of Administrative Hearings for the conduct of a formal proceeding.

An evidentiary hearing was held in Miami, Florida, on November 6, 2013, and continued by video teleconference at sites in Tallahassee and Miami, Florida, on December 16 and 17, 2013, and March 28, 2014, before Administrative Law Judge Todd P. Resavage.

Judge Resavage issued a Recommended Order of dismissal, dated July 17, 2014.

The Commission panel designated below considered the record of this matter and determined the action to be taken on the Recommended Order.

Findings of Fact

We find the Administrative Law Judge's findings of fact to be supported by competent substantial evidence.

We adopt the Administrative Law Judge's findings of fact.

Conclusions of Law

We find the Administrative Law Judge's application of the law to the facts to result in a correct disposition of the matter.

We adopt the Administrative Law Judge's conclusions of law.

Exceptions

None of the parties filed exceptions to the Administrative Law Judge's Recommended Order.

Dismissal

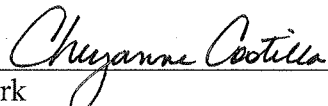
The Petition for Relief and Housing Discrimination Complaint are DISMISSED with prejudice.

The parties have the right to seek judicial review of this Order. The Commission and the appropriate District Court of Appeal must receive notice of appeal within 30 days of the date this Order is filed with the Clerk of the Commission. Explanation of the right to appeal is found in Section 120.68, Florida Statutes, and in the Florida Rules of Appellate Procedure 9.110.

DONE AND ORDERED this 9 day of October, 2014.  
FOR THE FLORIDA COMMISSION ON HUMAN RELATIONS:

Commissioner Michael Keller, Panel Chairperson;  
Commissioner Derick Daniel; and  
Commissioner Donna Elam

Filed this 9 day of October, 2014,  
in Tallahassee, Florida.

  
Clerk  
Commission on Human Relations  
2009 Apalachee Parkway, Suite 100  
Tallahassee, FL 32301  
(850) 488-7082

Copies furnished to:

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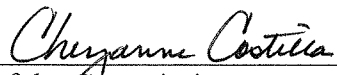
Ina Ludka  
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Winston Towers 600 Condo  
Association, Inc., et al.  
c/o Sherril M. Colombo, Esq.  
Littler Mendelson  
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333 SE 2<sup>nd</sup> Avenue, Ste. 2700  
Miami, FL 33131

Todd P. Resavage, Administrative Law Judge, DOAH

James Mallue, Legal Advisor for Commission Panel

I HEREBY CERTIFY that a copy of the foregoing has been mailed to the above listed addressees this 9 day of October, 2014.

By:   
Clerk of the Commission  
Florida Commission on Human Relations