

Hurricane Glass Shield, Inc.
 The Name To Know In Storm Protection.
 Call Toll Free: 866-224-8300 [Click here to expand this ad.](#)

- [Discuss this article](#)
- [Letter to editor](#)
- [Print this article](#)
- [E-mail this article](#)
- RSS news feeds**
- [New columns from this reporter](#)
- More columns**
- [Colony condo feud hits courts](#)
- [Buyers want out of condos](#)
- Top news**
- [Detectives say handcuffs and knife found in truck](#)
- [Bus driver fired for '96 sex offense sues county](#)
- [Bradenton man found dead in Arizona desert](#)
- [Jiggs Landing grant a tough call for county](#)
- [School Board approves early Wednesday dismissal](#)
- [Charlotte taxes could decrease 6 percent](#)
- Business**
- [Visitors extend tourist season](#)
- [Small businesses help fuel telecom revival](#)
- Sports**
- [Angels' Guerrero edges Blue Jays' Rios in final](#)
- [Steegmans avoids crash, sprints to victory](#)
- A&E**
- [Custom seats for the cycles that rule the road](#)
- [From around the world](#)
- Opinion**
- [A new approach on traffic](#)
- [Waiting for the bridge](#)
- Your comments**
- [Death by Douching \(2\)](#)
- [School Board approves early Wednesday dismissal](#)
- [Bus driver fired for '96 sex offense sues county \(1\)](#)
- [Plan for Reds stadium hinges on three votes \(3\)](#)
- [Detectives say handcuffs and knife found in truck \(1\)](#)
- [Magician aims to expose frauds \(6\)](#)
- [Sarasota Red Light Runners \(83\)](#)
- [Fire The Grid \(8\)](#)
- [Giuliani Firewall! \(1\)](#)
- [A new approach on traffic \(1\)](#)
- [Moving doesn't call for abandonment \(4\)](#)
- [Some quotes from James Randi \(1\)](#)
- [Think traffic is bad? Get used to it \(1\)](#)
- [NAACP Symbolically Buries N-Word \(3\)](#)
- [Man adds \\$10000 to Coralrose reward \(27\)](#)
- [A view to a thrill at 23rd Offshore Grand Prix race \(4\)](#)
- [Revisiting Guantanamo \(2\)](#)



Michael Braga
Buyers want out of condos

The trend of condominium buyers suing to get out of their contracts is alive and well in Sarasota County.

A quick search of county court records reveals that at least 10 buyers have filed lawsuits since the beginning of the year, claiming that condo developers materially breached contract terms.

Market watchers say the underlying cause of the litigation is that buyers no longer want units they bought at lofty prices during the boom.

And Martin and Susan Goodfriend acknowledge as much in the lawsuit they filed in April to get out of buying a \$450,000 unit at Grande Oaks Preserve in Osprey.

The time to construct the unit was "materially" longer than represented by the developer, the Goodfriends said in their lawsuit.

As a result, both the value of the Goodfriends' unit and the housing market in general "materially" declined, prompting the Goodfriends to demand the return of their \$94,149 deposit.

So far, however, the developer, Desoto Preserve LLC, has refused.

Meanwhile, other buyers are using different arguments to get their money back.

Bruce and Susan Weiner, for example, are trying to get out of their contract to buy a penthouse unit at 1350 Main Street in Sarasota for \$1.55 million by arguing that developers installed smaller windows than were promised.

"The change in window placement is a material alteration that not only impairs both the entry of light into and the view from the unit, but diminishes the value of unit 1604," the Weiners said in their lawsuit.

At the Oaks subdivision, Richard and Karen Abell say the developer of their \$660,000 condo is not providing them with the parking spaces near the elevator that they asked for.

"Covered parking was a material part of the plaintiff's decision to purchase the subject premises," the Abells say in their lawsuit.

"Purchasers would have rejected any unit that did not have two covered spaces."

Further south, Allan DeLucia and Deborah Daly sued to get out of their Tuscany Lake contract by claiming there was a mold problem in their unit.

"Despite notification that problems existed, defendants have failed to correct the conditions which caused the growth and build up of mold," the lawsuit filed by the two condo buyers states.

Jack McCabe, a Deerfield Beach-based real estate industry consultant,

SEARCH sponsored by **Michael Saunders & Company**

[Everything](#) [News](#) [Businesses](#) [more >](#)



Advertisement

Southpointe Motor Cars

The Ultimate™ Driving Machine

Southpointe Motor Cars
 5151 Clark Road
 Sarasota, Florida
(941) 923-2700
www.sarasotabmw.com

Local businesses

[Village On The Isle](#)

[Saddam Hussein is to blame for the war in Iraq \(19\)](#)
[This Guard says its here to help but the state says stay away \(10\)](#)
[Job gains are slow but steady \(9\)](#)

said there is no doubt that some of these lawsuits are legitimate.

"There were a lot of material defects in condos as developers rushed to get units in place," McCabe said.

"But there is no doubt that some people will use unjustified reasons to get out of deals because of the turn in the market."

Modern office building

taking time to sell

Despite dropping the price from \$7.7 million to \$6.45 million after nine months on the market, Peter Turo is still having trouble unloading his 24,000-square-foot Photo-Tech office building at 4440 Fruitville Road in Sarasota.

Turo's commercial real estate broker, Ian Black, says the building has been difficult to sell because of its modern architecture and surfeit of open space.

"If you appreciate modern architecture and open work spaces, this building is for you," Black said. He added that at \$269 per square foot, the building is relative steal.

"You couldn't build it for that today," Black said. He pointed out that the 7,256-square-foot Murray Office Building, just down the street at 2352 Fruitville Road, is being offered for \$2.55 million, or \$351 per square foot. So Turo's building is a bargain in comparison.

In an effort to attract brokers from Tampa to Naples, Turo has produced a 20-page hardcover book that contains photos of his stunning building and details about its design and operating expenses.

Its monthly electric bill, for instance, is only \$1,400, while annual [property taxes](#) and insurance bills come to \$54,458.

"We're now trying to market it nationwide through Internet sites," Black said. "I think companies would move to Sarasota for that building."

Last modified: June 11. 2007 12:00AM

Sponsored Links

[Campus Edge Lofts/Condos](#)

Hip Urban Architecture In the Heart of Tempe
www.campusedgelofts.com

[Sarasota Florida](#)

Today's Top Choices for Sarasota Florida
www.genieseeeker.com

[Fort Myers High Rise](#)

High rise condos in Fort Myers High rise & waterfront specialist
www.highrisefortmyers.com



920 Tamiami Trl S
 Venice, FL. 34285
 (941) 486-5484
Every Day's a New Day



[Crystal Shutters](#)
 1069 Central
 Sarasota, FL. 34236
 (941) 365-7454
Clearly your choice in hurricane products

Advertiser links

[New Home Tour](#)

[Click here to begin searching for your new home now.](#)

[Style Magazine](#)

[A monthly upscale portrait of our beautiful Sarasota lifestyle.](#)

[Site Index](#) | [Contact Us](#)

Missed a day's news? Today

Go

[HeraldTribune.com](#) | [About Us](#) | [Advertise With Us](#) | [Jobs With Us](#) | [NIE](#) | [Join Newsletter](#) | [RSS](#) | [Searchasota](#)
 Serving the Herald-Tribune newspaper and SNN Channel 6 © Sarasota Herald-Tribune. All rights reserved. [Privacy Policy](#) | [Member Agreement](#)