

**SIXTH DISTRICT COURT OF APPEAL
STATE OF FLORIDA**

Case No. 6D2024-0103
Lower Tribunal No. 2023-CA-002032-0001-XX

PHILIP J. LUTZI,

Appellant,

v.

WILLIAM MILLER, SUSAN KELLEGHAN, and RIVERBEND OF NAPLES MOBILE HOMEOWNERS
ASSOCIATION, INC.,

Appellees.

Appeal pursuant to Fla. R. App. P. 9.130 from the Circuit Court for Collier County.
Joseph G. Foster, Judge.

October 1, 2024

PER CURIAM.

AFFIRMED.

TRAVER, C.J., and WOZNIAK and BROWNLEE, JJ., concur.

Christopher J. Thornton, of the Thornton Law Firm, PLLC, Naples, for Appellant.

Rachel A. Kerlek, of Woods, Weidenmiller, Michetti & Rudnick, LLP, Naples, for Appellees, William Miller and Susan Kelleghan.

Alfred F. Gal, Jr., of Samouce & Gal, P.A., Naples, for Appellee, Riverbend of Naples Mobile Homeowners Association, Inc.

NOT FINAL UNTIL TIME EXPIRES TO FILE MOTION FOR REHEARING AND
DISPOSITION THEREOF IF TIMELY FILED