

## CODE ENFORCEMENT BOARD

A meeting of the Indian River County (IRC) Code Enforcement Board (the Board) was held in the Commission Chambers at the County Administration Building, 1801 27th Street, Building "A", Vero Beach, Florida on Monday, October 27, 2014 at 1:30 p.m.

Present were Vice-Chairman **Aaron Bowles**, Engineer Appointee; **Tony Gervasio**, Member-at-Large Appointee; **Joe Petrulak**, Subcontractor Appointee; and **Karl Zimmermann**, Realtor Appointee.

Absent were Chairman **Pete Clements**, General Contractor Appointee and **David Myers II**, Businessman Appointee (both excused).

Let the record show there is a vacancy for an Architect Appointee.

Also in attendance was Attorney Jennifer Peshke, Attorney for the Board; IRC staff: Roland DeBlois, Environmental and Code Enforcement Chief; Betty Davis, Vanessa Carter Solomon, Rose Jefferson and Kelly Buck, Code Enforcement Officers; and Reta Smith, Recording Secretary.

### 9:35:23 Call to Order

Vice-Chairman Bowles called the meeting to order and led all in the Pledge of Allegiance. The secretary called the roll, establishing that a quorum was present.

### Approval of Minutes of September 22, 2014

**ON MOTION BY Mr. Petrulak, SECONDED BY Mr. Gervasio, the Board voted unanimously (4-0) to approve the minutes of September 22, 2014 as presented.**

### 9:36:45 Attorney's Overview of Board Purpose and Procedures

Attorney Jennifer Peshke, Attorney for the Board, gave a brief overview of the procedures and purpose of the Code Enforcement Board.



Discussion followed.

Mr. Petrulak asked that Case #2014050005 be pulled from the Consent Agenda and be addressed later on in the meeting.

10:00:52

**ON MOTION BY Mr. Petrulak, SECONDED BY Mr. Zimmermann, the Board voted unanimously (4-0) to accept the Consent Agenda with the revisions, with the exception of Case #2014050005.**

10:01:51 **Swearing in of Those Who Will Testify**

The secretary proceeded to administer the testimonial oath to everyone who would be testifying at today's hearings.

### **EVIDENTIARY HEARINGS**

10:02:09 **Case #2014070011 – Robert & Susan Fields**

Mr. DeBlois indicated this case involved property with a split zoning of RS-6 Single Family Residential and RM-6 Multi Family Residential that was cited for alteration of right-of-way for installation of a driveway without a required permit, fence or wall violation, zoning district use issue for unapproved non-residential use in a residential zoning district and accessory building without a principle residence. He explained the previous property owner had submitted a building plan for a residence and accessory storage building, and the storage building was approved in the context of a residence being built simultaneously or under the same permit; however the accessory building was built but the house was not. Mr. DeBlois noted the property had since changed ownership and the accessory storage building was being used for a business operation.

Ms. Kelly Buck, IRC Code Enforcement Officer, submitted two photographs and an "as-built" survey into evidence. She stated in 2004, the owner at that time had applied for a shell-only accessory building and the permit was issued by the IRC Building Department; however since that time no plans had been submitted for a residence on the subject property. Inspector Buck continued the IRC Engineering Department had received a complaint from a neighbor of a new driveway created on the west side of the property because of encroachment in the right-of-way. She confirmed the fence or wall violation had been resolved and Respondent Robert Fields, the current owner, was working with staff to resolve the driveway issues.

Mr. DeBlois related the Respondent could either apply for and obtain a permit for a principle residence on the property; cease use of the storage building until a principle use was established; or seek a zoning change whereby the building could be used as the principle structure. He noted staff had researched the property and concluded there was no grandfathered agricultural use that would qualify the structure for an agricultural exemption in that zoning. Mr. DeBlois recommended the Respondent be granted 60 days, until December 19, 2014, to either initiate submittal of an application for construction of a residence or to cease use of the storage building, and resolve the right-of-way permit for the driveway.

Respondent Robert Fields testified the building was presently being used for storage of farm and construction equipment that he used at other locations, adding when he purchased the property in 2013 there was a tree farm on the site and he was not aware there was any problem connected with the building. He said he was trying to work towards a resolution of all the violations.

Discussion followed.

10:27:17

**ON MOTION BY Mr. Gervasio, SECONDED BY Mr. Zimmermann, the Board voted unanimously (4-0) to find the violations and grant an extension of 90 days, until January 23, 2015, for compliance or a \$100 per day fine.**

It is noted for the record the Respondent was present for this hearing.

10:30:42 **Case #2014070108 – United Real Estate Ventures, Inc.**

Ms. Betty Davis, IRC Code Enforcement Officer, confirmed service by certified mail on October 17, 2014, and submitted two photographs into evidence. She described swimming pool maintenance, pool enclosure and property maintenance violations regarding securing the subject property. She pointed out there were three houses on the site; however one structure in particular was in poor condition with a roof falling in and an unmaintained and unsecured pool.

Mr. Niels Gregory, representing the Respondent, testified the only access to the property was through a secured gate and there was a property manager on site six days a week. He related all three homes were damaged by the 2004 hurricanes

and he was in the process of receiving quotes to tear down the residence and install pool fencing.

Inspector Davis recommended an extension of seven days, until November 3, 2014, to secure the pools and 90 days, until January 23, 2015, for compliance in the property maintenance violation on the one residence. She suggested IRC Building Department staff could look at the remaining two structures in the 90 day period and determine whether or not they should also be torn down.

10:40:45

**ON MOTION BY Mr. Gervasio, SECONDED BY Mr. Petrulak, the Board voted unanimously (4-0) to find the violations and grant an extension of seven days, until November 3, 214, to secure the pools and 90 days, until January 23, 2015, for compliance in the property maintenance violation.**

It is noted for the record the Respondent's representative was present for this hearing.

10:41:49 **Case #2014070154 – Elsie Lee (Tenant)**

Ms. Vanessa Carter Solomon, IRC Code Enforcement Officer, submitted one photographs into evidence and confirmed service on Respondent Elsie Lee on October 15, 2014. She indicated the overgrown weeds violation had been resolved; however there was still some junk, trash and debris on the subject property.

Respondent Diane Sledjeski, the tenant, stated she needed some time to arrange for removal of the debris.

10:45:08

**ON MOTION BY Mr. Gervasio, SECONDED BY Mr. Zimmermann, the Board voted unanimously (4-0) to find the junk, trash and debris violation and grant an extension of 30 days, until November 21, 2014, for compliance or a \$100 per day fine.**

It is noted for the record the Respondent tenant was present for this hearing.

10:46:01 **Case #2014090006 – Sayed Raza**

Inspector Carter Solomon submitted one photograph dated October 27, 2014



## COMPLIANCE HEARINGS

10:58:47 **Case #2014030069 – Titone Properties LLC (Tenant)**

Mr. DeBlois recapped the Respondents were originally granted until September 19, 2014 to resolve the overgrown weeds and junk, trash and debris violations, at which time the Board granted until October 24, 2014 to comply.

Inspector Carter Solomon submitted two photographs into evidence and stated staff was not proceeding against the tenant in this case because she had been before the Board previously and advised she had cleaned up a portion of the property but the trash on the north side of the site was there when she moved in and was the responsibility of the owner.

Respondent Mark Titone testified the tenant told him she had resolved the issues and he was not aware the violations still existed. He asked for 30 days to comply.

11:03:45

**ON MOTION BY Mr. Gervasio, SECONDED BY Mr. Zimmermann, the Board voted unanimously (4-0) to find non-compliance and grant an extension of 30 days, until November 21, 2014, for compliance or a \$100 per day fine.**

It is noted for the record the Respondent owner was present for this hearing.

## LIEN RELEASE REQUESTS

11:05:37 **Case #2013100092 – Charlene Hyman (Genworth Financial Home Equity)**

Mr. DeBlois recalled this case had first been the to Board on February 24, 2014, at which time the Respondents were granted until March 21, 2014 to resolve the overgrown weeds and junk, trash and debris violations. He continued when the case came back for a compliance hearing on June 23, 2014 after three Orders Granting Extension, upon hearing the junk, trash and debris were not resolved the fine of \$100 per day was imposed with a start date of June 21, 2014. Mr. DeBlois confirmed compliance had been verified as of August 18, 2014, which was 58 days of non-compliance for a flat fine in the amount of \$5,800.



11:17:47 **Case #2013020009 – Marian Gribble**

Mr. DeBlois summarized this first case came to the Board on February 5, 2013, at which time the Board granted until March 22, 2013 for the Respondent to mow the weeds and clean the swimming pool on the subject property. He continued when the case came back for a compliance hearing on March 25, 2013, after hearing nothing had been done a \$100 per day fine was entered with a start date of March 23, 2013. Mr. DeBlois confirmed compliance as of August 14, 2013, which was 144 days of non-compliance for a flat fine of \$14,400. He noted there had been no extensions granted and advised administrative costs would be \$1,700 or 10% of the fine would be \$1,440.

Mr. Vance Brinkerhoff, representing the foreclosing bank, advised the bank was making the buyer responsible for the amount of the fine and asked for it to be reduced.

11:21:01

**ON MOTION BY Mr. Zimmermann, SECONDED BY Mr. Petrulak, the Board voted unanimously (4-0) to find compliance and reduce the fine to \$1,700 to cover administrative costs.**

It is noted for the record the Respondent was present for this hearing.

11:21:35 **Case #2013120020 – Bank of New York Mellon**

Mr. DeBlois recapped this case originally came before the Board on February 24, 2014 for swimming pool maintenance and pool enclosure issues, at which time the Board entered a two-tiered compliance date of March 3, 2014 for the securing of the pool and March 21, 2014 for pool cleaning, with two extensions subsequently being granted. He related when the case came back for a compliance hearing on May 19, 2014, upon learning nothing had been resolved the Board imposed a \$100 per day fine with a start date of May 17, 2014. Mr. DeBlois confirmed compliance as of October 17, 2014, which was the passage of 154 days for a flat fine in the amount of \$15,400. He advised administrative costs in this case would be \$2,300 and the 10% amount would be \$1,540.

Mr. Richard Van Zyl, representing the bank, stated he had testified at the CEB meeting of September 22, 2014 that the violations were resolved in April, 2014; however he later learned the method used for the pool enclosure did not meet the IRC Building Department requirements. He reported the subject property had since

been brought into full compliance in accordance with County specifications.

11:26:26

**ON MOTION BY Mr. Zimmermann, SECONDED BY Mr. Gervasio, the Board voted unanimously (4-0) to find compliance and reduce the fine to \$2,300 to cover administrative costs.**

It is noted for the record the Respondent's representative was present for this hearing.

11:27:14 **Case #2013040135 – National Oil & Gas Dist. Inc.**

Mr. DeBlois related this case initially came to the Board on June 24, 2013 under an Order Finding Repeat Violation for landscape maintenance and site plan non-conformance, at which time the Board granted the Respondent until August 23, 2013 to comply. He continued the case came back on March 24, 2014 after five extensions because of irrigation issues, at which time a fine of \$100 per day was imposed with a start date of March 22, 2014. Mr. DeBlois verified compliance as of September 17, 2014, which was the passage of 207 days for a flat fine of \$20,700. He advised the administrative costs in this case would amount to \$3,200 or a 10% calculation would be \$2,070.

Respondent Michael Vanover of National Oil & Gas Distributors of Florida LLC stated he did not operate the business but was simply the gasoline delivery company that sub-leased the property to other entities. He related he had spent a large amount of money to replace all the irrigation in order to bring the property up to code and asked for an abatement of the fine.

Mr. Gervasio noted it had taken more than a year for compliance in this case.

11:34:25

**ON MOTION BY Mr. Gervasio, SECONDED BY Mr. Petrulak, the Board voted unanimously (4-0) to find compliance and reduce the fine to \$3,200 to cover administrative costs.**

It is noted for the record the Respondent was present for this hearing.

11:35:10 **Case #2010100045 – John Kone**

Mr. DeBlois summarized this case first came to the Board on February 22,

2011 for swimming pool maintenance and a fence installed without a permit, and the Board granted until April 22, 2011 to comply. He continued when the case came back for a compliance hearing on April 25, 2011, upon hearing nothing had been done the Board imposed a \$100 per day fine with a start date of April 23, 2011. Mr. DeBlois confirmed a compliance date of October 3, 2014, which was 1,259 days of non-compliance for a flat fine in the amount of \$125,900. He referenced 10% of the flat fine would be \$12,590 or administrative costs would be \$1,700.

Inspector Carter Solomon testified the bank was not originally a part of the case and when the bank took possession there was a covenant process it had to go through that took a while to be resolved.

Mr. Edward VanHorne, representing the bank, stated as soon as the bank was aware of the violations it had taken steps to comply and had spent over \$3,000 to get the pool up and running.

11:42:02

**ON MOTION BY Mr. Petrulak, SECONDED BY Mr. Zimmermann, the Board voted unanimously (4-0) to find compliance and reduce the fine to \$1,700 to cover administrative costs.**

It is noted for the record the Respondent's representative was present for this hearing.

11:42:55     **Case #2014040049 – Federal National Mortgage Association**

Mr. DeBlois related this case had to do with the same property as the previous case and came to the Board on June 23, 2014 for overgrown weeds, junk, trash and debris and health and safety hazard/public nuisance for a dead palm tree on the property. He indicated the Board gave the Respondent until July 25, 2014 to comply and when it came back for a compliance hearing on July 28, 2014 an Order Imposing Fine in the amount of \$100 per day was entered with a start date of July 26, 2014. Mr. DeBlois verified compliance as of October 23, 2014, which was the passage of 69 days for a flat fine in the amount of \$6,900. He noted administrative costs would be \$1,700 and 10% of the flat fine would be \$690.

Mr. Edward VanHorne, representing the Respondent bank, explained a local contractor had been hired to do property maintenance on the property; however this was not being done and the out-of-state bank was not aware of this for some time.

11:45:56

**ON MOTION BY Mr. Petrulak, SECONDED BY Mr. Zimmermann, the Board voted unanimously (4-0) to find compliance and reduce the fine to \$1,700 to cover administrative costs.**

It is noted for the record the Respondent's representative was present for this hearing.

11:46:13 **Case #2011030235 – Jared & Nikki Milliman (Deutsche Bank National Trust)**

Mr. DeBlois recapped this case originally came to the Board on April 25, 2011 for a junk, trash and debris violation, at which time Jared & Nikki Milliman and Deutsche Bank were cited as the Respondents and a representative of the bank was present at the evidentiary hearing. He continued the Board granted until May 20, 2011 for compliance, with one Order Granting Extension being granted. Mr. DeBlois stated at the compliance hearing on June 27, 2011, upon learning the property was not in compliance the Board entered a \$100 per day fine with a start date of June 25, 2011. He verified compliance as of July 8, 2014, which was approximately 1,100 days of non-compliance for a flat fine in the amount of \$110,000; adding 10% of the flat fine would be \$11,000 and the administrative costs would amount to \$2,000.

Mr. Chris Bogart, a realtor representing the bank, said his company was assigned the listing in June, 2014 and it came into compliance shortly thereafter. He advised the property was under contract and asked for the fine to be reduced to administrative costs.

Inspector Carter Solomon reported the property had been generally maintained but there had been an issue of a large pile of yard debris on the site.

11:52:31

**ON MOTION BY Mr. Gervasio to find compliance and reduce the fine to \$2,000 to cover administrative costs.**

Mr. Petrulak observed the bank representative had been present at the initial evidentiary hearing. Mr. Zimmermann felt there should be more of a penalty because of the length of time of non-compliance.

Mr. Gervasio agreed and withdrew his motion.

11:53:23

**ON MOTION BY Mr. Zimmermann, SECONDED BY Mr. Petrulak, the Board voted unanimously (4-0) to find compliance and reduce the fine to \$2,600 to cover administrative costs.**

It is noted for the record the Respondent's representative was present for this hearing.

11:54:00 **Case #2009110098 – Ida Baker (Chase Home Finance LLC)**

Mr. DeBlois recalled this case dated back to January 25, 2010, at which time both of the Respondents had been cited for overgrown weeds at a vacant property and the Board granted until March 19, 2010 to comply. He indicated there had been one extension bringing the compliance hearing to April 26, 2010, at which time the Board imposed a \$100 per day fine with a start date of April 24, 2010. Mr. DeBlois confirmed compliance as of October 7, 2014, which was 1,627 days of non-compliance for a flat fine in the amount of \$162,700. He advised 10% of the flat fine would be \$16,270 or administrative costs in the amount of \$2,000.

Ms. Melissa Haywood, representing Fannie Mae, testified the final foreclosure went through at the end of September, 2014 and the bank started maintaining the property through the foreclosure process; but the bank representative had not called the IRC Code Enforcement Department for staff to verify compliance. She mentioned the bank had received offers of approximately \$28,000 to purchase the property and asked for a reduction to administrative costs.

11:58:39

**ON MOTION BY Mr. Zimmermann, SECONDED BY Mr. Petrulak, the Board voted unanimously (4-0) to find compliance and reduce the fine to \$2,000 to cover administrative costs.**

It is noted for the record the Respondent was present for this hearing.

Vice-Chairman Bowles called a recess at 3:55 p.m. and reconvened the meeting at 4:01 p.m.

### **COMPLIANCE HEARING**

12:00:01 **Case #2014050005 – Wells Fargo Bank NA**

Mr. DeBlois reminded the Board this case had been discussed earlier in the meeting and the Board had voted to bring back the matter of the swimming pool enclosure violation. He submitted a photograph into evidence showing the pool cover that had been installed and confirmed it was of the type approved by IRC Building Department staff.

12:01:09

**ON MOTION BY Mr. Petrulak, SECONDED BY Mr. Zimmermann, the Board voted unanimously (4-0) to grant an extension of 30 days, until November 21, 2014, for compliance or a \$100 per day fine.**

It is noted for the record the Respondent was not present for this hearing.

### **LIEN RELEASE REQUESTS**

12:01:58 **Case #2013060087 – Phillip & Lauren Basso (Wells Fargo Bank)**

Mr. DeBlois recalled this case initially came to the Board on July 22, 2013 for overgrown weeds, at which time an extension was granted until August 26, 2013. He continued after hearing testimony of non-compliance the Board entered a fine of \$100 per day with a start date of August 24, 2013, and compliance had been verified as of September 25, 2014, which was a passage of 397 days on non-compliance for a flat fine calculation of \$39,700. He advised administrative costs would amount to \$1,700 and 10% of the flat fine would be \$3,970.

Mr. DeBlois acknowledged nobody was present for today's hearing but there had been coordination between the IRC Attorney's office, CEB Attorney Peshke and attorneys for the Respondent bank that resulted in the lien being negated under the foreclosure process because a lis pendens was filed by the mortgage lender on the property in April, 2013 and the CEB lien was filed in September, 2013. He recommended the Board enter a Partial Release of Lien to release the subject property at 4660 1<sup>st</sup> Street, Vero Beach from the lien.

Mr. DeBlois recommended the Board acknowledge compliance and set the

fine amount and keep the lien against the original property owners.

12:08:11

**ON MOTION BY Mr. Petrulak, SECONDED BY Mr. Gervasio, the Board voted unanimously (4-0) to find compliance and set the fine at \$3,970, representing 10% of the flat fine, and release the subject property at 4660 1<sup>st</sup> Street, Vero Beach from the lien.**

It is noted for the record the Respondents were not present for this hearing.

12:08:43 **Case #2011050046 – Marilyn Lind**

Mr. DeBlois indicated this case came to the Board on June 27, 2011 for junk, trash and debris, junk vehicle, zoning district use violation and a recreational vehicle being used for living quarters. He stated the Respondent was granted until July 22, 2011 to comply and after one extension the case came back for a compliance hearing on September 26, 2011, at which time a \$100 per day fine was entered with a start date of September 24, 2011. Mr. DeBlois verified compliance as of July 3, 2013, which was 648 days of non-compliance for a flat fine in the amount of \$64,800.

Mr. DeBlois related this case was similar to the previous case in that the foreclosure action scrubbed the lien on the subject property and the IRC Attorney's office had consented to the bank's motion for final summary judgment. He recommended the Board acknowledge compliance, set the fine and release the lien from the subject property but keep it against other real and personal property of Respondent Marilyn Lind.

12:11:44

**ON MOTION BY Mr. Petrulak, SECONDED BY Mr. Zimmermann, the Board voted unanimously (4-0) to find compliance and set the fine at \$6,480, representing 10% of the flat fine, and release the subject property at 15050 91<sup>st</sup> Street, Fellsmere from the lien.**

It is noted for the record the Respondent was not present for this hearing.

12:12:17 **Case #2008060157 – Leal & Lidia Martin**



was 709 days of non-compliance for a flat fine in the amount of \$70,900; and noted 10% would be \$7,090 and administrative costs would be estimated at \$2,000. He advised the Board members this was another case where the foreclosure action formally scrubbed the lien on the subject property, and recommended the Board acknowledge compliance and set the fine at 10%, and do a partial release of the lien from the subject property but keep it against the original landowner.

12:19:32

**ON MOTION BY Mr. Gervasio, SECONDED BY Mr. Zimmermann, the Board voted unanimously (4-0) to find compliance and set the fine at \$7,090, representing 10% of the flat fine, and release the subject property at 4032 57<sup>th</sup> Terrace, Vero Beach from the lien.**

It is noted for the record the Respondents were not present for this hearing.

### **EVIDENTIARY HEARINGS**

12:20:08     **Case #2014070053 – Elsie & John Green**

Inspector Carter Solomon submitted an Affidavit of Service indicating the property had been posted on October 17, 2014 and three photographs into evidence, and described overgrown weeds and property maintenance violations on the subject property. She recommended an extension of 30 days, until November 21, 2014, for compliance.

12:21:16

**ON MOTION BY Mr. Zimmermann, SECONDED BY Mr. Petrulak, the Board voted unanimously (4-0) to find the violations and grant an extension of 30 days, until November 21, 2014, for compliance or a \$100 per day fine.**

It is noted for the record the Respondents were not present for this hearing.

12:21:32     **Case #2014060097 – Gregg DeaQuair**

Inspector Carter Solomon confirmed service by certified mail on October 15, 2014 and submitted one photographs into evidence and related this case had to do

with an addition to the residence built without required permits. She testified the Respondent had been working to obtain an after-the-fact permit and recommended an extension of 90 days, until January 23, 2015 for compliance.

12:22:40

**ON MOTION BY Mr. Zimmermann, SECONDED BY Mr. Petrulak, the Board voted unanimously (4-0) to find the violation and grant an extension of 90 days, until January 23, 2015, for compliance or a \$100 per day fine.**

It is noted for the record the Respondent was not present for this hearing.

12:23:00 **Case #2014070210 – Mark Elliott**

Ms. Rose Jefferson, IRC Code Enforcement Officer, submitted one photograph into evidence and confirmed service on September 25, 2014. She advised the violations cited were for overgrown weeds and a junk vehicle on the subject property, adding the overgrown weeds violation had complied, and recommended an extension of 30 days, until November 21, 2014, for compliance of the junk vehicle violation.

12:23:54

**ON MOTION BY Mr. Petrulak, SECONDED BY Mr. Gervasio, the Board voted unanimously (4-0) to find the junk vehicle violation and grant an extension of 30 days, until November 21, 2014, for compliance or a \$100 per day fine.**

It is noted for the record the Respondent was not present for this hearing.

12:24:15 **Case #2014070102 – Terry & William Cadle**

Inspector Davis submitted an Affidavit of Service indicating the property had been posted on October 17, 2014 and one aerial photograph into evidence. She testified the Respondent was cited for no building permit for a shed, junk, trash and debris and illegal boat/trailer storage, and recommended an extension of 60 days, until December 19, 2014, for compliance.

12:25:39

**ON MOTION BY Mr. Zimmermann, SECONDED BY Mr. Petrulak, the Board voted unanimously (4-0) to find**







junk, trash and debris on the site, and recommended an extension of 30 days, until November 21, 2014, for compliance.

12:37:40

**ON MOTION BY Mr. Petrulak, SECONDED BY Mr. Gervasio, the Board voted unanimously (4-0) to find the violation and grant an extension of 30 days, until November 21, 2014, for compliance or a \$100 per day fine.**

It is noted for the record the Respondent was not present for this hearing.

12:37:54     **Case #2014080111 – Lilly Mae Wadley**

Inspector Buck submitted an Affidavit of Service indicating the property had been posted on October 8, 2014 and one photograph taken October 7, 2014 into evidence. She describer overgrown weeds on the subject property and recommended an extension of 30 days, until November 21, 2014, for compliance.

12:38:44

**ON MOTION BY Mr. Zimmermann, SECONDED BY Mr. Petrulak, the Board voted unanimously (4-0) to find the violation and grant an extension of 30 days, until November 21, 2014, for compliance or a \$100 per day fine.**

It is noted for the record the Respondent was not present for this hearing.

### **COMPLIANCE HEARINGS**

12:39:03     **Case #2014070062 – Kenneth & Doris Inman (Green Tree Servicing)**

Inspector Carter Solomon recalled this case first came to the Board on August 25, 2014 regarding a swimming pool maintenance violation, at which time the Board granted an extension of 60 days until October 24, 2014. She reported she had inspected the property this morning and nothing had been done and recommended the \$100 per day fine be imposed with a start date of October 25, 2014.

12:39:53

**ON MOTION BY Mr. Zimmermann, SECONDED BY Mr. Petrulak, the Board voted unanimously (4-0) to find**

**non-compliance and impose a \$100 per day fine with a start date of October 25, 2014.**

It is noted for the record the Respondents were not present for this hearing.

12:40:16     **Case #2014080115 – Tillman & Betty Bain (PNC National Bank)**

Inspector Carter Solomon summarized this case initially came to the Board on September 22, 2014, at which time the Board granted a two-tier compliance of seven days for the pool enclosure and 60 days for the remaining violations. She reported the pool enclosure violation had not been resolved and recommended the \$100 per day fine be imposed with a start date of September 30, 2014.

12:41:03

**ON MOTION BY Mr. Petrulak, SECONDED BY Mr. Gervasio, the Board voted unanimously (4-0) to find non-compliance and impose a \$100 per day fine with a start date of September 30, 2014.**

It is noted for the record the Respondents were not present for this hearing.

12:41:33     **Case #2014070218 – Victor Torres**

Inspector Carter Solomon recapped this originally case came to the Board for an evidentiary hearing on September 22, 2014 for overgrown weeds, at which time an extension of 30 days was granted until October 21, 2014. She reported she had inspected the property this morning and nothing had been done and recommended the \$100 per day fine be imposed with a start date of October 25, 2014.

12:42:12

**ON MOTION BY Mr. Zimmermann, SECONDED BY Mr. Petrulak, the Board voted unanimously (4-0) to find non-compliance and impose a \$100 per day fine with a start date of October 25, 2014.**

It is noted for the record the Respondents were not present for this hearing.

12:42:27     **Case #2014050114 – Frederick Brandzel (Bank of America N.A.)**

Inspector Carter Solomon indicated this case first came to the Board on August 25, 2014 for a swimming pool maintenance violation. She noted the Board

had subsequently granted one extension and reported she had inspected the property this morning and nothing had been done. Inspector Carter Solomon recommended the \$100 per day fine be imposed with a start date of October 25, 2014.

12:43:06

**ON MOTION BY Mr. Gervasio, SECONDED BY Mr. Petrulak, the Board voted unanimously (4-0) to find non-compliance and impose a \$100 per day fine with a start date of October 25, 2014.**

It is noted for the record the Respondents were not present for this hearing.

12:43:14     **Case #2014070129 – Terrie & Charity Banks (Beneficial Florida)**

Inspector Carter Solomon related this case initially came to the Board on August 25, 2014 for overgrown weeds and junk, trash and debris, at which time the Board granted one extension until October 24, 2014. She reported she had inspected the property this morning and nothing had been done and recommended the \$100 per day fine be imposed with a start date of October 25, 2014.

12:43:56

**ON MOTION BY Mr. Petrulak, SECONDED BY Mr. Zimmermann, the Board voted unanimously (4-0) to find non-compliance and impose a \$100 per day fine with a start date of October 25, 2014.**

It is noted for the record the Respondents were not present for this hearing.

12:44:07     **Case #2014070065 – John Morgan (Estate)/(E&Y Assets, LLC)**

Inspector Carter Solomon stated this case originally came to the Board on August 25, 2014 for overgrown weeds and junk, trash and debris violations. She related she had received correspondence from E&Y Assets, LLC indicating they would resolve the issues and the Board granted one extension for that process to take place. Inspector Carter Solomon reported she had inspected the property this morning and nothing had been done and recommended the \$100 per day fine be imposed with a start date of October 25, 2014.

12:44:45

**ON MOTION BY Mr. Zimmermann, SECONDED BY Mr.**



