



AGENDA ITEM # 7A

TOWN OF PONCE INLET
CODE ENFORCEMENT BOARD
REGULAR MEETING MINUTES
January 25, 2016

1
2 **1. CALL TO ORDER:** Following proper notice, Chairman Villanella called the
3 meeting to order at 9:31 am in the Town Council Chambers, 4300 S. Atlantic Avenue,
4 Ponce Inlet, Florida.

5
6 **2. PLEDGE OF ALLEGIANCE:** Chairman Villanella led the attendees in the
7 Pledge of Allegiance.

8
9 **3. ROLL CALL & DETERMINATION OF QUORUM:**

| | |
|---------------------------|-----------------------|
| 10 Board members present: | Board members absent: |
| 11 Mr. Hinson | None |
| 12 Mr. Villanella | |
| 13 Mr. Finch | |
| 14 Ms. DiCarlo | |
| 15 Mr. Michel | |
| 16 Ms. Kellum | |
| 17 Mr. Irvin | |

18 A quorum was established with seven Board members present.

19
20 Staff Members Present:

21 Mr. Bailey, Chief Building Official/CFPM
22 Attorney Cino, Code Board Attorney
23 Mr. Hooker, Code Enforcement Officer
24 Ms. Hunt, Board Secretary
25 Attorney Smith, Town Attorney

26
27 a. Oaths of Office – Attorney Cino administered the Oath of Office to Mr. Hinson
28 (re-appointed) and Mr. Irvin (new appointee).

29 b. Election of Chairperson – Mr. Hinson made the motion to re-elect Joe
30 Villanella as Chairperson; the motion was seconded by Ms. Kellum. The motion was
31 APPROVED 7-0, roll-call vote.

32 c. Election of Vice-Chairperson – Mr. Michel made the motion to elect Pete
33 Finch as Vice-Chairperson; the motion was seconded by Mr. Hinson. The motion
34 was APPROVED 7-0, roll-call vote.

35
36 **4. ADOPTION OF THE AGENDA:** Ms. DiCarlo made the motion to adopt the
37 agenda as presented and Ms. Kellum seconded the motion. The motion was
38 APPROVED 7-0, roll-call vote.

39
40 **5. EX-PARTE COMMUNICATION:** None

41
42 **6. ADMINISTERING THE OATH TO WITNESSES:** Attorney Cino administered the
43 Oath to testifying witnesses.

44
45 **7. APPROVAL OF THE MINUTES:**

46 a. November 23, 2015 – Mr. Hinson made the motion to approve the minutes of
47 the November 23, 2015 meeting as presented; Ms. DiCarlo seconded the motion. The
48 motion was APPROVED 7-0, roll-call vote.
49

50 **8. CONSENT AGENDA:**

- 51 a. Case #40900; violation address: 33 Inlet Harbor Road
52 Owner(s): M&G Ponce Inlet, LLC
53 Order of Compliance – as of November 10, 2015
54

55 Mr. Hooker stated the property was brought into compliance on November 10, 2015 and
56 the Town is requesting an Order of Compliance and to dismiss the case. He noted that
57 a lien of \$5,750 is due.
58

59 Mr. Hinson made the motion to find case #40900 is in compliance as of November 10,
60 2015 and to dismiss the case. Ms. DiCarlo seconded the motion. The motion was
61 APPROVED 7-0, roll-call vote.
62

63 **9. OLD BUSINESS:**

- 64 a) Case #39213; violation address: 4332 S. Atlantic Avenue
65 Owner(s): Ana Yeneic, et al

66 Status update: Mr. Hooker stated the property is secure and is being maintained;
67 no Board action is requested. He noted that the estate is currently in probate. Ms.
68 DiCarlo asked if the pool lock has been installed; Mr. Hooker confirmed that the lock
69 was installed the same day as this Board's Order.
70

71 **10. NEW BUSINESS:**

- 72 a) Case #41629; violation address: 116 Anchor Drive
73 Owner(s): Jacqueline Draheim

74 Violation: Property maintenance issues relating to dwelling(s) or lot
75 Mr. Hooker provided testimony and evidence including photographs of the pool screen
76 enclosure. He reported that the Respondent has brought the property into compliance.
77 He said the Town is requesting an Order finding the property was in non-compliance, is
78 now in compliance and to dismiss the case.
79

80 Chairman Villanella opened public comment by asking if there was anyone present to
81 speak on this matter; there was not. Chairman Villanella closed public comment.
82

83 Ms. DiCarlo made the motion that based on the testimony and evidence presented
84 regarding case #46129, that an Order be issued finding the property was in non-
85 compliance, is now in compliance, and to dismiss the case. Ms. Kellum seconded the
86 motion. The motion PASSED 7-0, roll-call vote.
87

- 88 b) Case #42157; violation address: 64 Aurora Avenue
89 Owner(s): Harold & Jacqueline Knopp

90 Violation: Property maintenance issues relating to dwelling(s) or lot
91 Mr. Hooker presented testimony and evidence, including photographs of the mechanical
92 (A/C & Heating) unit in disrepair/disassembly. He stated that he has spoken with Mr.
93 Knopp, who would like to make the repairs, but due to family issues, is unable to do so.
94 Mr. Hooker said the Town is requesting an Order finding the property is in non-

95 compliance, and grant one week to bring the property into compliance and will bring the
96 case back next month for resolution or imposition of fines.

97
98 Chairman Villanella opened public comment and asked if there was anyone present to
99 speak on this matter. There was not; Chairman Villanella closed public comment.

100
101 Mr. Finch made the motion that based on the testimony and evidence presented
102 regarding case #42157, an Order be issued finding the property in non-compliance,
103 property to be brought into compliance within seven days, or fines of up to \$250 per day
104 can be levied beginning on the eight day. The motion was seconded by Mr. Hinson.
105 The motion was APPROVED 6-1 roll-call vote, with Ms. DiCarlo dissenting.

106
107 c) Case #42253, violation address: 92 Maura Terrace
108 Owner(s): George & Helen Savas

109 Violation: Property maintenance issues relating to dwelling(s) or lot

110 Mr. Hooker presented testimony and evidence, including photographs of the fence in
111 disrepair. He stated that he has been unable to speak with or locate the owners, and
112 although he has fulfilled the statute requirements for "notice", he's not sure they
113 (owners) know about this case. He stated that the property is in foreclosure and a *Lis*
114 *Pendens* has been filed by the bank.

115
116 Chairman Villanella opened public comment and asked if there was anyone present to
117 speak on this matter. There was not; Chairman Villanella closed public comment.

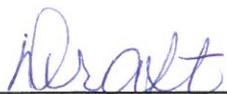
118
119 Ms. DiCarlo made the motion that based on the testimony and evidence presented
120 regarding case #42253, an Order be issued finding the property in non-compliance and
121 allow thirty days to bring the property into compliance. The motion was seconded by
122 Chairman Villanella. The motion was APPROVED 7-0 roll-call vote.

123
124 **11. ATTORNEY DISCUSSION:** Annual Board member training on Sunshine Laws
125 and Quasi-judicial proceedings was provided by Attorney Cino.

126
127 **12. BOARD DISCUSSION:** Ms. Hunt provided a 2016 board meeting calendar. Mr.
128 Hooker noted the next meeting is scheduled for February 22nd, but he will be at training,
129 so Mr. Bailey will be in attendance.

130
131 **13. ADJOURNMENT:** With no further discussion, the meeting was adjourned at
132 10:44 am.

133
134 Respectfully submitted,

135
136
137 
138 _____

139 Peg Hunt, Town Board Secretary