

**REGULAR MEETING MINUTES  
CODE ENFORCEMENT BOARD  
MAY 2, 2006**

**CALL TO ORDER**

**Chairwoman Charlie Mae Wilder** called the regular meeting of the Winter Garden Code Enforcement Board to order at 6:00 p.m. in the Commission Chambers at City Hall. The invocation was given followed by the Pledge of Allegiance. The roll was called and a quorum was declared present.

**PRESENT:** Chairwoman Charlie Mae Wilder, Board Members: Barbara Pennington, Joseph Skubas, Jeffrey Sherron, Harold Boulter, Bradley Lomneck. Also present were Board Attorney Clifford Shepard, Code Enforcement Manager Shelly Simon, Code Enforcement Officer Susanne Rueda, Code Enforcement Officer James Howard and Administrative Assistant Janette Ruiz.

**ABSENT:** Vincent Goodwin

**MINUTES:** Code Enforcement Board Regular Meeting held February 7, 2006

***MOTION:** Joseph Skubas moved to approve the above minutes as printed, Harold Boulter seconded, and the motion carried unanimously 5-0.*

**HEARINGS ON STATEMENT OF VIOLATIONS PURSUANT TO NOTICES OF HEARINGS**

**Case No. 06-093 – Alkarim Jivraj  
137 9<sup>th</sup> St**

**Violation Cited: Chapter 18-Article III, Chapter 118-1127**

2-20-06	Notice of Code Violation	Re-inspection: 4-19-06
4-19-06	Notice of Hearing	Board Hearing 5-02-06
4-19-06	Hand Delivery by Shelly Simon	
5-2-06	Board Meeting	

**Observation:** Van with expired tag was parked on property, siding has rotted wood, exposed wood needing painting and exterior door that needs to be repaired/replaced.

**Code Enforcement Manager Simon** having been sworn, presented exhibits and stated that the property is in non-compliance.

**QUESTIONS AND COMMENTS REGARDING CASE NO. 06-093**

**Code Enforcement Manager Simon**, stated the property owner responded to the notice of violation and requested an extension to be in compliance, the request was granted. The property was not in compliance by the date of the extension. Another notice was hand delivered to the renter of the property and he stated he would forward the notice to the property owner. As of today's date, the motor vehicle was removed from the property, however, none of the housing violations were corrected. She recommended that the respondent be given 30 days or be fined \$100.00 per day until the property is brought into compliance.

***MOTION:** Member Skubas moved in Case No. 06-093 to find the respondent in violation of Section 18-191, housing code; siding has rotted wood, exposed wood needs painting and exterior door that needs to be repaired/replaced. The respondent has until May 16, 2006 to do the repairs or be fined \$150.00 per day until the property is brought into compliance. Seconded by Member Boulder the motion carried unanimously 5-0.*

**Case No. 06-095 – Dorothy Thomas**

**912 Klondike Street**

**Violation Cited: Chapter 118-1127, Chapter 38-56**

2-16-06	Notice of Code Violation	Re-inspection: 3-23-06
4-19-06	Notice of Hearing	Board Hearing Date 5-2-06
4-19-06	Hand Delivery by Shelly Simon	
5-2-06	Board Meeting	

**Observation:** Several inoperable vehicles being stored on property along with debris including air handler units.

**Code Enforcement Manager Simon** presented exhibits, gave a detailed history of the case and stated the property is in non-compliance.

**QUESTIONS AND COMMENTS REGARDING CASE NO. 06-095**

**Code Enforcement Manager Simon** explained that a notice of violation was sent to the property owner to be in compliance by March 2. A re-inspection of the property was done on March 23 where the property was not in compliance. On April 19, a notice was hand delivered. The property owner's son, JT Thomas, who resides at this location and said the cars were his and that he worked on cars. She explained to him the violations and what he could do to correct the violations. On that same date and the following day by phone, she spoke with Dorothy Thomas on how to correct the violations on the property. As of today, Manager Simon went out to the property the air handlers were removed and all but one vehicle was without a tag on the property. She would recommend giving the respondent thirty days to obtain a new tag for the vehicle or have it removed from the property or be fined \$100.00 per day until the case is brought into compliance.

***MOTION:** Member Pennington moved in Case No. 06-095 to find the respondent in violation of Section 118-1127, inoperable vehicles being stored on property and Chapter 38-56 public*

*nuisance . The respondent is ordered to bring the property into compliance by putting a tag on the vehicle by May 16, 2006 or be fined \$150.00 per day until the vehicle is brought up to code. Seconded by Member Skubas the motion carried unanimously 5-0.*

**Case No. 06-117 – Allister Rodgers**

**100 North Street**

**Violation Cited: Chapter 18, Article III**

3-2-06	Notice of Code Violation	Re-inspection: 4-6-06
4-19-06	Notice of Hearing	Board Hearing Date 5-2-06
4-19-06	Hand delivery by Shelly Simon	
5-2-06	Board Meeting	

**Observation:** Numerous housing code violations on rental property

**Code Enforcement Manager Simon** presented exhibits, gave a detailed history of the case and stated the property is in non-compliance.

**QUESTIONS AND COMMENTS REGARDING CASE NO. 06-117**

**Code Enforcement Manager Simon** stated that the building had numerous code violations. Although much of the work has been done, she recommended giving the respondent 30 days to bring the property into compliance or be fined \$250.00 per day until the case is brought up to code.

**Allister Rodgers**, 100 North St was sworn in. He stated that he agreed that there were a number of problems and that he has been working on them over the last month. The roof portions would take longer to repair and it was costlier. He has three buildings that he works on by himself and asked the Board for an extension.

Several members of the Board asked Mr. Rodgers as to how much time he would need to repair the portions of the roof. Code Enforcement Manager Simon recommended giving him more time, that would include hiring a roofing contractor (the property is a rental) pulling permits and for the contractor to finish the work.

**Mildred Dixon**, 1089 N Circle Ct was affirmed in. She was in support of Mr. Rodgers because of his willingness to get the materials for the roof and have someone to help him fix it. She also stated that the city is working on fixing the east side of town.

**MOTION:** *Member Sherron moved in Case No. 06-117 to find the respondent in violation of Chapter 18, Article III, housing code. The respondent is given 30 days to fix the minor repairs, 30 days to pull permits and hire a contractor and 60 days to finish the work to bring the property*

*into compliance or be fined \$250.00 per day until the case is brought up to code. Seconded by Member Boulter the motion carried unanimously 5-0.*

**Case No. 06-120 – Allister Rodgers**

**114 North Street**

**Violation Cited: Chapter 18, Article III**

3-2-06	Notice of Code Violation	Re-inspection: 4-6-06
4-19-06	Notice of Hearing	Board Hearing Date 5-2-06
4-19-06	Hand delivery by Shelly Simon	
5-2-06	Board Meeting	

**Observation:** Numerous housing code violations on rental property

**Code Enforcement Manager Simon** presented exhibits, gave a detailed history of the case and stated the property is in non-compliance.

**QUESTIONS AND COMMENTS REGARDING CASE NO. 06-120**

**Code Enforcement Manager Simon** stated that the building had numerous code violations. As of today's date, none of the violations have been corrected. She recommended giving the respondent 30 days to bring the property into compliance or be fined \$250.00 per day until the case is brought up to code.

**Allister Rodgers**, 114 North St. still under oath stated he has been working on the violations everyday with 2-3 workers since the notice.

***MOTION:** Member Pennington moved in Case No. 06-120 to find the respondent in violation of Chapter 18, Article III, housing code. The respondent is ordered to come into compliance within 30 days or be fined \$250.00 per day until the case is brought up to code. Seconded by Member Skubas the motion carried unanimously 5-0.*

**Case No. 05-042 – Sylvester Johnson**

**379 Railroad Ave**

**Affidavit of Non-Compliance**

**Code Enforcement Manager Simon** stated that the subject case was presented before the Board on February 7, 2006 the city was working with the respondent to have the property annexed. Manager Simon stated she spoke with City Manager, Mike Bollhoefer yesterday, where he stated the matter would be resolved in sixty days. The Board Attorney recommended the case be tabled.

***MOTION:** Since the property located at 379 Railroad Ave is still being worked on from the city, Member Skubas moved in Case No. 05-042 to table the case. Seconded by Member Pennington, the motion carried unanimously 5-0.*

**ADJOURNMENT:**

There being no more business to discuss, the meeting was adjourned at 7:20 p.m.

ATTEST:

APPROVED:

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Admin Assistant Janette Ruiz

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Chairwoman Charlie Mae Wilder