



REGULAR MEETING MINUTES CODE ENFORCEMENT BOARD FEBRUARY 6, 2007

CALL TO ORDER

Chairman Joseph Skubas called the regular meeting of the Winter Garden Code Enforcement Board to order at 6:05 p.m. in the Commission Chambers at City Hall. The invocation was given followed by the Pledge of Allegiance. A quorum was declared present.

PRESENT: Chairman Joseph Skubas, Vice-Chairwoman Barbara Pennington, Board Members Bradley Lomneck, Harold Boulter and Henry L. Wright. Also present were Board Attorney Gayle A. Owens, City Manager Mike Bolhoefer, Building Official Willie Herbert, Code Enforcement Officer Susanne Rueda, and Secretary Ana Alves.

AUSENT: Board members Jeffrey Sherron and Vincent Goodwin.

MINUTES: Code Enforcement Board Regular Meeting held December 5, 2006.

MOTION: *Bradley Lomneck moved to approve the above minutes as printed, Barbara Pennington seconded, and the motion carried unanimously 5-0.*

HEARINGS ON STATEMENT OF VIOLATIONS PURSUANT TO NOTICES OF HEARINGS

NEW BUSINESS FOR PUBLIC HEARING

CASE No. - 06-695

OWNER – Craig Sederland

LOCATION - 151 W Maple Street, Winter Garden FL

VIOLATION: Chapter 38-56 Conditions & Chapter 18-191 Adopted Minimum Standards Housing Codes 305.7 Windows; 305.8 Windows to be glazed; 205.14 Protective treatments.

STATUS: Currently not in compliance.



REQUESTED FINDINGS OF FACT AND CONCLUSIONS OF LAW:

property located at 151 W Maple Street has accumulation of debris, weeds, and all glass from all the windows and front door broken. All wood around the framing of the door is rotted.

CITY STAFF

RECOMMENDATION:

Staff recommends the property owners, Craig Sederland, to correct the violation on or before March 6, 2007 or be fined \$250.00 a day until all the violations are in compliance.

Code Enforcement Officer Susanne Rueda was sworn in and outlined the history of the case, stating that the violation was observed on December 13, 2006. In December 15, 2006 Notice of Code Violation was sent out giving the owners until January 3, 2007 to correct all the violations. On January 4, 2007 was conducted a re-inspection and the property still not in compliance. On January 22, 2007 a Notice of Hearing was sent out to the owner and as of today the property still not in compliance.

FINDINGS OF FACT AND CONCLUSION OF LAW: Board Member Bradley Lomneck motioned that the 151 W. Maple Street property is in violation of Section 38-56 & Chapter 18-191 Adopted Minimum Standards Housing Codes of the City Code of Ordinances, the owner has until March 6, 2007 to bring into compliance or will be fined \$250.00 a day until the property is brought up into compliance, seconded by Barbara Pennington the vote carried unanimously 5-0.

OLD BUSINESS FOR PUBLIC HEARING

CASE No. - 06-117

OWNER – Allister Rodgers

LOCATION – 100 North Street, Winter Garden FL

VIOLATION: Chapter 18, Article III

STATUS: Currently in compliance

Building Official Mr. Herbert- presented to the Board the subject case had come into compliance as of January 12, 2007. As of that date the fines without filling fees, attorney fees is coming to U\$ 33,000.00.

Board Attorney - Mrs. Gayle Owens – brought to the Code Enforcement Board attention that no action needs to be taken in this matter.



COMMENTS: Appointment to the Code Enforcement Board for the expiring terms of Vincent Goodwin (terms expires March 1, 2007) and Jeffrey Sherron (terms expires March 1, 2007) – Both members were absent, the City Manager Mike Bollhoefer told they will be contacted to find out if they want to be reappointed for the Code Enforcement Board position, if so they will be in the in the agenda for the Commission meeting on second meeting in February, 2007.

MISCELLANEOUS:

Mr. Willie Herbert – Building Official, informed Code Enforcement Board Member about the workshop for Code Enforcement Board Members, Special Magistrates, Hearing Offices and a Board Attorneys on February 23, 2007 at 9:00 am in Lakeland. Mr. Herbert asked whoever interested in this workshop, to fill out the form and give back to the Secretary so we can do the registration. Mrs. Gayle Owens emphasized this will be a very good training section for the members. Mr. Mike Bollhoefer-City Manager asked about if this will be a Sunshine Law issue. The Board attorney will travel with the member and will make sure will not be any discussion about previous cases.

Mr. Mike Bollhoefer brought to the Board Attorney a question who has the authority to wave or reduces fines. Mrs. Gayle Owens – Board Attorney, explained once the Order Imposing Fines has been recorded in the Orange County Public Records, that creates a lien upon the property in the favor of the City. Once that is a lien, it is the City's to forgive or satisfy. The Code Enforcement Board doesn't have the authority to satisfy, but the City Commission does.

ADJOURNMENT:

There being no more business to discuss, Bradley Lomneck moved to adjourned the meeting at 6:41 p.m. Seconded by Barbara Pennington, the motion carried unanimously 5-0. The next meeting will be March 6, 2007.

ATTEST:

APPROVED:

Secretary Ana Alves

Chairman Joseph Skubas