



Code Compliance Board Meeting Minutes

December 7, 2023 at 3:00 p.m.

City Hall, Commission Chambers
401 S. Park Avenue | Winter Park, Florida

1) Call to Order

Chairman Wayne Johnson called the meeting to order at 3:06 p.m.

a. Roll Call

Present: Douglas Bond, Steve Heller, Wayne Johnson, Todd Boyer, Melissa Blaney

Attending via ZOOM: Paul Mandelkern

Assistant City Attorney Giffin Chumley, Fishback Dominick Law Firm

Staff Present: Safety & Code Compliance Division Manager Susanne Porras; Safety & Code Compliance Officer Christina Bush, Board Secretary Susan Pruchnicki.

b. Mr. Johnson read the Statement of Purpose

2) Swearing in of Witnesses

All witnesses were sworn in by Susan Pruchnicki, Board Secretary

3) Consent Agenda

a. Approve the minutes of regular meeting, September 7, 2023

Mr. Mandelkern requested the minutes reflect his votes as they were left off.

Motion made by Douglas Bond to approve the minutes as amended; seconded by Todd Boyer. Motion carried unanimously with a 5-0 vote.

4) Public Comments (for items not on the agenda):

There were no comments.

5) Public Hearings

a. New Case **CCB#PM-23-0159 210 Tyree Lane Winter Park, FL 32792**

VIOLATION DESCRIPTION: The Property, a residential dwelling, is currently in violation for the following: Accumulation of waste and building materials on the premises in plain view from the public right of way and adjacent neighboring properties. Piles of wooden boards in state of decay causing unsanitary conditions. Piles of dirt across the back yard of the property as a result of grading operations potentially causing detrimental harm to the public health, safety and welfare of residents and adjacent properties. Accumulation of stagnant water inside the refuse containers in front of the carport of the property creating mosquito breeding conditions which is a violation of the City Code.

CODES CITED: Chapter 22, Sections 22-176 (adopting the IPMC Code, 2021 edition), 22-177 (amending 2021 IPMC Code), Section 202 Nuisance (1) (2) (3) (10) (11) (14) (15) (18) and 302.1 Sanitation and storage of materials of the International Property Maintenance Code.

Safety & Code Compliance Officer Christina Bush introduced herself and identified the property owner as David Williams of 209 Tyree Ln., Winter Park, FL 32792 as verified by the OCPA. A Notice of Hearing was provided via certified mail on November 6, 2023. The property was posted on November 17, 2023.

Officer Busch provided background information on the case including photos of various building materials stored in plain view, piles of dirt, waste, tarps, and refuse containers as well as multiple five-gallon buckets collecting rainwater on the property. She also documented plants in pots consuming most of the driveway.

It was documented that the septic tank had been uncovered; Officer Busch submitted the required form to Orange County 311 on behalf of the complainant.

Photos were also presented showing a multi-colored fence being constructed in the back yard of the property that were taken from the neighbor's property with their permission.

Mr. Johnson confirmed that Mr. Mandelkern was able to view the presentation via Zoom. He then inquired of the City Attorney if the Board should hear the next case as it involved a different property, but the same respondent, before voting. Assistant City Attorney Giffin Chumley responded, reiterating the need to vote on each case separately as per the Attorney General.

Ms. Blaney inquired about permits for any of the work being done on the property. Officer Busch noted that there was an active permit issued for fencing, however what has been installed has not been inspected. She then inquired about the grading; Officer Busch noted that the grading was performed prior to the fence permit being issued.

Mr. Johnson inquired if the installed fencing was included in case presented. Officer Busch testified no, that a separate case would be coming before the Board.

Mr. Bond inquired if the photos presented were taken from off the property. Officer Busch confirmed they were taken with permission from the adjoining property, or from the street.

Mr. Johnson requested Officer Busch to display slide 10 again (the septic tank).

Mr. Mandelkern inquired if the respondent had a building permit to perform repairs to the property. Officer Busch confirmed that the only permit obtained was for the fencing.

Ms. Blaney asked if the fence permit was valid. Office Busch testified to her knowledge the permit was still open, but no inspection had been performed.

Mr. Johnson asked if the fence permit was pulled by the owner or a contractor. Officer Busch testified that she did not know.

Mr. Mandelkern confirmed that the fencing would be presented in a separate case with Officer Busch and was not relative to the case presented.

Mr. Boyer inquired if the septic tank was something the Board would address. Officer Porras testified no, that it is under the Health Department's purview.

Mr. Heller inquired if the property was occupied. Officer Busch testified she was unsure if anyone resided in the home.

Mr. Johnson inquired if anyone was present on behalf of the respondent. As no one was, Mr. Johnson asked if the city had been in touch with the respondent. Officer Busch confirmed that she had been in contact, but the respondent did not confirm attendance to this hearing.

Public Comments:

Mr. Angel Tagudin and Mrs. Kathleen Tagudin, who reside at 212 Tyree Ln, Winter Park, FL 32792 stepped to the podium. Officer Porras noted to the Board that they brought a video and photos which she would like to be entered as evidence in the case. Mrs. Tagudin noted that she initiated the complaint on behalf of herself as a tenant and on behalf of her parents, the owners of 212 Tyree Lane (Linda J. Murphy Trust). She noted 212 Tyree Lane had been owed by her family since 1995. She noted the video was 14 minutes long and contained offensive language. There was a small delay in presenting the video due to technical difficulties. During the delay she testified that there were no tenants living at the property. She testified she was hesitant to complain about the condition of 210 Tyree Lane fearing retaliation from Mr. Williams. She also testified the complaint was not personal against Mr. Williams.

The video and photos presented documented various interactions with Mr. Williams, the building materials stored, the collection of rainwater in refuse containers, and insects, racoons, rats, and stray cats on the property. Ms. Tagudin noted that it appears that racoons are nesting somewhere on the property. The Tagudin's property owner installed a fence to establish the property line, and block their view. The video also documented Mr. Williams' disruptive behaviors (yelling, cursing, dumping dirty water in the street), as well as refuse containers sitting in the road. She noted that there is no trash pick-up service for the property. She noted her concerns regarding overall safety and water quality in the community.

Mr. Johnson confirmed with Ms. Tagudin that to her knowledge there is no water or electric service at the property. He inquired about the length of time water stayed in the refuse containers; she noted she did not monitor this. The stagnant water was not part of her initial complaint.

Mr. Boyer interjected, questioning the length of time it would take to fill a refuse container with rainwater, and the number of containers.

Mr. Johnson inquired if the Tagudin's were experiencing problems with mosquitoes; Ms. Tagudin testified no, but she was aware of a neighbor on the other side of the property that was.

Next, Mr. Geoff Walker, who resides at 205 Tyree Lane, Winter Park, FL 32792 shared his knowledge that Mr. Williams purchased the property for code violations. He testified the clay pipe in the photos was to replace the original drain field that Mr. Williams dug up. He testified that he witnessed Mr. Williams recently dumping a bucket of urine in the street.

He also testified that reports were made regarding the property about 20 years ago, but that Sylvia Hawkins from Code Enforcement "did not want to go back and forth with the Code Board" and did nothing. He acknowledged that Ms. Hawkins no longer works for the city. He also noted a conversation with a Winter Park Police Officer about 10 years ago that disclosed Mr. Williams had been Baker Acted; he testified the officer told him that if he did not have a gun he should get one.

He also testified that he has seen the racoons, rats, and cats. He confirmed that harassment of the neighbors by Mr. Williams was occurring.

Mr. Johnson interjected that only information about the condition of the property and the wildlife could have bearing on the case being presented.

Mr. Anthony Walker, who formerly resided with Mr. Geoff Walker, offered comments noting that he moved due to the harassment from Mr. Williams. He also testified that Mr. Williams keeps bags of food in the back of his car to feed the racoons and stray cats.

Mr. Boyer confirmed with Mr. Geoff Walker that Mr. Williams is currently living at 209 Tyree Ln., and that he personally witnessed Mr. Williams throwing a bucket of urine in the street. Mr. Anthony Walker testified that Mr. Williams had attempted to throw urine on him in the past.

Ms. Blaney asked Mr. Walker where his property was in relation to 210 Tyree Ln. Mr. Walker testified he lives across the street from 209, and next door to 210 Tyree Ln.

Next, Dr. Carol Mikulka, whose business office has been at 214 Tyree Lane since 2007 shared knowledge and concerns regarding the property. She noted that she no longer

sees patients in the evening because neither she nor they feel safe. She testified that Mr. Williams sits in his driveway and stares at her when she arrives at 7:00 AM. She also testified that Mr. Williams harassed a former employee.

Mr. Johnson reminded everyone that that only information about the condition of the property and the wildlife could have bearing on the case being presented.

Mr. Boyer confirmed that Dr. Mikulka's office is on the same side of the street as Mr. Williams' property; she confirmed yes, it is two doors down from Mr. Williams' property, next door to the Tagudin residence.

Mr. Johnson confirmed with Dr. Mikulka that the video provided by the Tagudin's is accurate; she testified yes. Mr. Johnson asked if Dr. Mikulka had seen the raccoons and cats; she testified yes, especially a lot of cats.

Mr. Johnson inquired if there were any children in the neighborhood; Dr. Mikulka stepped down.

Mr. Johnson recalled Ms. Tagudin to the podium, asking about children. Ms. Tagudin testified yes, there were two minor children at the property on the other side of Mr. Williams, approximately 4 and 7 years old. Mr. Johnson asked if she had seen them try to go near Mr. Williams property. Ms. Tagudin testified not personally, and that Mr. Williams has No Trespassing signs.

Dr. Mikulka returned to the podium stating her concern for the hygiene and health of children on the street.

Ms. Tagudin returned to the podium and noted that the code enforcement report included a complaint from the residents of the property where the children live about Mr. Williams dumping dirty water in the street where their kids played.

Mr. Tim Fitsimones, LMHC, whose office is at 2260 Glenwood Dr., Winter Park, FL 32792, at the corner of Glenwood Dr and Tyree Lane, and shares a property line with 209 Tyree Lane, reiterated that there was no power or utilities at 210 Tyree Lane. He testified that Mr. Williams runs an extension cord across the street from his residence to the property

He testified that he had been inside of the house, and that is dilapidated. He testified that Mr. Williams and his helper (not identified) installed a new roof, but did not believe there was a permit issued. He confirmed that he has removed dead possums and a dead cat

from his property (he returned the cat carcass to Mr. Williams). He confirmed the water issues, and that the property does not have a working septic tank, and he speculated that the water being dumped is waste water. The refuse containers in the street make an obstacle course for drivers on the street. Mr. Fitsimones said he had a video where Mr. Williams has been belligerent with him, with city utility employees, and with his landscaper (telling him that he was going to report him to ICE), and with Spectrum crews. Mr. Williams has interrupted Mr. Fitsimones sessions with patients by yelling and making loud noises.

Mr. Johnson again reiterated that Mr. Williams' behavior was not relevant to the case presented.

Mr. Johnson asked if other houses in the neighborhood were on septic; Mr. Fitsimones said yes, that the city has not gotten to this neighborhood yet to install sewer lines.

Ms. Blaney asked if Mr. Fitsimones has seen an uptick in rats or German cockroaches inside his property. He stated yes, that he hired an exterminator to address rat infestations. He stated that Mr. Williams leaves plates of food out for the cats, but they blow around and attract the rats. He also noted that he had Orange County respond to issues with mosquitoes a few years ago.

No further public comments were offered.

Board Discussion:

Mr. Boyer stated that to him it was obviously clear that while it is horrible what Mr. Williams is doing to his neighbors, this board's purview is about the code violations presented and the respondent is clearly in violation and corrective action needs to be taken on every item cited by the code enforcement officer.

Mr. Johnson read the violations cited by Officer Busch.

Ms. Blaney addressed the open permit, and as such could have a certain amount of building material on site would be allowed, i.e. some of the boards that aren't rotting.

The moldy cardboard, deteriorating wood, the gravel that has grass growing over it and has obviously not been used should be addressed. She mentioned the piles of dirt, and agreed that the hole in the yard needs to be fixed.

Mr. Johnson referred to page 57 of the documents (photo of gravel and mulch overgrown with weeds); Ms. Blaney agreed that the material needs to be removed. Ms. Blaney then referred to page 56 (photo of lumber and plastic containers) noting that the lumber appears to be recently purchased that could be used for a fence.

Mr. Boyer referred to the photo on page 60 was a mess, noting the old wood leaning against the house, and that Mr. Williams was clearly in violation of the code. Ms. Blaney stated that she didn't disagree, but that she could not agree with removing everything if there is a permit for the fence.

Mr. Bond inquired about the date the fence permit was pulled, and that he was correct about it being valid for one year. Building & Permitting Director Gary Hiatt was sworn in as a witness by Board Secretary Susan Pruchnicki. Mr. Hiatt noted the issue date for the permit was August 18, 2023 and is still active. As to the different types of material on the property, staff would be able to determine what is needed for the fence and what's not.

Ms. Blaney then noted that the respondent pulled the permit after the violations were issued.

Mr. Heller asked Mr. Hiatt about standards for the property while under construction. Mr. Hiatt noted that property maintenance is required throughout the project, and that staff would be able to determine what is needed for the fence construction vs. what has just accumulated. Mr. Heller then asked Mr. Hiatt if having seen the presentation if he felt the property was being kept in accordance with the code; Mr. Hiatt replied no.

Mr. Johnson referred back to the cited violations, noting that they did not have much information on the illegal grading of the property.

Mr. Johnson referred to the staff recommended motion. Mr. Bond asked that the maximum fine was \$250 per day; Mr. Boyer confirmed this is correct. Mr. Bond asked the board that if they found the respondent in violation of the code how many days should be provided to remedy the issues. Ten days from the hearing date would be maximum.

Assistant City Attorney Chumley suggested that the recommended motion be amended to include "and properly and lawfully remove nuisance materials" to the second paragraph.

Motion:

A motion was made by Wayne Johnson:

From the evidence presented today, I move to find the Respondent, David W. Williams, Compliance Board Case #PM-23-0159, owner of 210 Tyree Lane, Winter Park, FL 32792 in violation of Chapter 22, Sections 22-176 (adopting the IPMC Code, 2021 edition), 22-177 (amending 2021 IPMC Code), Section 202 Nuisance (1) (2) (3) (10) (11) (14) (15) (18) and 302.1 Sanitation and storage of materials of the International Property Maintenance Code.

The respondent is ordered to cease the accumulation of building materials and properly and lawfully remove nuisance materials on the premises in plain view from the public right of way and adjacent neighboring properties. This includes piles of wooden boards in state of decay causing unsanitary and unsightly conditions, piles of dirt across the back yard of the property caused by result of illegal grading operations potentially causing detrimental harm to the public health, safety and welfare of residents and adjacent properties and changing the topography of the lot, accumulation of stagnant water inside the refuse containers in front of the carport of the property creating mosquito breeding conditions within 10 days of this hearing date.

Failure to comply with this order will result in fines of \$250.00 per day for each day the violation continues. The Respondent is further ordered to contact the City Safety & Code Compliance Officer and provide documentation of action taken by December 18, 2023.

Motion seconded by Steve Heller.

Roll Call Vote:

Doug Bond:	In favor
Steve Heller:	In favor
Wayne Johnson:	In favor
Todd Boyer:	In favor
Melissa Blaney:	In favor
Paul Mandelkern:	In favor

Motion passed with a 6-0 vote.

b. New Case PM-23-0166 209 Tyree Lane, Winter Park, FL 32792

VIOLATIONS: The Property, a residential dwelling, has an accumulation of building materials such as pavers, buckets full of water, tarp and clothing items located and/or stored in plain view along the driveway area the property creating unsanitary and unsightly conditions for neighboring properties which is a violation of the City Code.

CODES CITED: Chapter 22, Sections 22-176 (adopting the International Property Maintenance Code, 2021 edition), 22-177 (amending the International Property Maintenance Code), 302.1 Sanitation and Storage of Materials of the International Property Maintenance Code.

Safety & Code Compliance Officer Christina Bush introduced herself and identified the property owner as David Williams of 209 Tyree Ln., Winter Park, FL 32792 as verified by the OCPA. A Notice of Hearing was provided via certified mail on November 6, 2023. The property was posted on November 28, 2023.

Officer Busch proceeded with the presentation of photos of pavers, buckets full of water, tarps, clothing, plants, an old tire, and gardening chemicals stored in the driveway taken during her multiple inspections of the property.

Ms. Blaney posed a question regarding the Zoning for this property. Officer Porras responded to Ms. Blaney that no zoning codes were cited, only nuisance violations that were reported. Mr. Hiatt offered that it is a little out of his expertise, but if the property was being used as a residence prior to it would be allowed to continue in that non-conforming use until a later date. If it ceases to happen then the new zoning would kick in. Just because the zoning changed it does not take away the opportunity for him to be a residential occupied house. The zoning change could have happened prior to the area becoming part of the city

Assistant City Attorney Giffin Chumley interjected, as a due process issue, the city has cited the property with citations as noticed; to add anything during the hearing would be a violation of due process rights.

Mr. Johnson recognized the letter dated November 1, 2023 and photos provided by the respondent to Safety & Code Compliance regarding the property. He then inquired if Safety & Code Compliance had been in contact with the respondent. Officer Busch confirmed that multiple attempts had been made to contact him, he did not answer his phone.

Officer Porras stated that she met with the respondent on his property on November 17th. She was there for almost an hour and a half discussing ways to reach voluntary compliance prior to the board meeting.

Mr. Boyer inquired if there were pictures of the back yard of the property; Officer Busch stated no, just what is in plain view.

Mr. Johnson inquired if there was anyone who wished to speak on behalf of the respondent; there was no one.

Public Comments:

Mr. Geoff Walker, who resides at 205 Tyree Lane, Winter Park, FL 32792 testified that he complained about 20 years ago about the septic tank. There was a tenant living at this property who refused to pay rent due to the septic tank issue. Mr. Williams moved into the house when the tenant moved out. Mr. Walker contacted Sylvia Hawkins with Code Compliance about the septic, but she didn't want to do anything because Mr. Williams had a complaint against Mr. Walker with the Code Board.

Mr. Walker stated that Mr. Williams dug up the septic tank in the back yard, but did not replace the pump. Instead, he built two unpermitted fences, and then put a garden on top of it. He basically did the same thing that he is doing at 210 Tyree Lane.

Mr. Johnson confirmed with Mr. Walker that Mr. Williams is basically doing what Mr. Walker testified to in the earlier case. Mr. Walker confirmed that there is no working septic tank on either property, and that he uses buckets to accumulate water.

Mr. Walker mentioned the condition of another property owned by the respondent. Mr. Johnson stated that the property would be a separate case and not relevant.

Mr. Tim Fitsimones questioned the relevance of other issues with the property,

Mr. Angel Tagudin, who resides at 212 Tyree Ln, Winter Park, FL 32792. He spoke regarding the potted plants shown in the photographs. Mr. Williams is using the plants and trees on the property to "hide" the materials he is storing. He stated that he has seen the buckets and refuse containers being moved behind the plants, but being moved back out.

Mr. Johnson asked Officer Porras if the officer went on to a person's property, or only addressed what was visual from the street. She responded that he will not welcome anyone on to his property. She noted that from the first case the photos of the back yard were taken from a neighboring property, and that Mr. Williams has never let any city official into his back yard. We have only cited what is in plain view and what can be seen from neighboring properties.

Mr. Johnson made this inquiry based on statements that Mr. Williams moves things in to his back yard, and wanted to know what documentation must be provided as proof that Mr. Williams has removed the items he is being ordered to remove.

Officer Porras stated that the officer will have to try and gain access from the neighbors located at the rear of the property to see if we can see anything from that property.

Assistant City Attorney Chumley noted that if the city cites a violation and issues an order, it is incumbent upon the violator to contact code enforcement when the violation has been remedied, and the officer must confirm it. If it cannot be confirmed, then the violation continues.

Mr. Heller noted that it was mentioned the property was annexed from Orange County. How inquired how recent that was. Officer Porras responded that she did not have an exact date, but it's been close to 20 years. Mr. Boyer noted that he was pretty sure it was annexed in 1999. Mr. Heller then stated that his question was irrelevant to the case. Officer Porras stated that Mr. Williams mentioned this during her meeting with him.

Board Discussion:

There was no further discussion.

Mr. Johnson noted the staff recommended motion was on page 76. Assistant City Attorney Chumley again suggested that the recommended motion be amended to include "and properly and lawfully remove" to the second paragraph.

Ms. Blaney suggested also adding "such as, but not limited to" (in reference to the items cited); Assistant City Attorney Chumley stated that would be a welcome addition too.

Motion:

A motion was made by Todd Boyer:

From the evidence presented today, I move to find the Respondent, David W. Williams, Compliance Board Case #PM-23-0166, owner of 209 Tyree Lane, Winter Park, FL 32792 in violation of Chapter 22, Sections 22-176 (adopting the International Property Maintenance Code, 2021 edition), 22-177 (amending the International Property Maintenance Code), and 302.1 Sanitation and Storage of Materials of the International Property Maintenance Code.

The respondents are ordered to cease the accumulation of and properly and lawfully remove building materials such as but not limited to pavers, buckets full of water, tarp and clothing items located and or stored in plain view along the driveway area the property within 10 days of this hearing date. Failure to comply with this order will result in fines of up to \$250.00 per day for each day the violation continues. The Respondent is further ordered to contact the City Safety & Code Compliance Officer and provide documentation of action taken by December 18, 2023.

Ms. Blaney questioned the words "along the driveway area", that they should be "from the property". Mr. Bond stated that this change could open a can of worms, that the motion should remain as written.

Assistant City Attorney Chumley again noted that if the city cites a violation and issues an order, it is incumbent upon the violator to contact code enforcement when the violation has been remedied, and the officer must confirm it. If it cannot be confirmed, then the violation continues.

If the officer cannot see the items in plain view, and requests to see the back yard but the respondent refuses this request, there is a question as to compliance.

The officer may request permission from a neighbor to view his property from theirs to confirm that the order has been complied with.

Ms. Blaney noted that if there was a bucket of water in the back yard it is still a health and safety issue. Mr. Boyer noted that this would need to be addressed by the Health Department.

Assistant City Attorney Chumley noted there could be cross jurisdiction in that case but his experience is that the Health Department doesn't swiftly respond. He noted that you also have nuisance conditions which is one remedy, why we are here today at Code Board to get fines assessed. The other possibility is to, outside of code board, have the city seek an injunction against the property to have him remove it, which would be like a court order at which point it's not here but outside an using the Circuit Court in Orange County. This would allow the Sheriff to go out, depending on the nature of the injunction and enforce the order.

Mr. Johnson stated he is satisfied with the order as read, and if the respondent does not comply the case will come before the board again. He inquired if there were any other amendments to the motion; there were none.

The motion was seconded by Melissa Blaney.

Roll call vote:

Douglas Bond:	In favor
Todd Boyer:	In favor
Steve Heller:	In favor
Wayne Johnson:	In favor
Melissa Blaney:	In favor
Paul Mandelkern:	In favor

Motion carried with a 6-0 vote.

6) Non-Action Items

There were no non-action items

7) Staff Updates

Safety & Code Compliance Division Manager Susanne Porras provided an update on the 6 Isle of Sicily cases heard in September.

- a. Case LDC-23-0316 (Urban Forestry). Currently fines in the amount of \$582,225.00 have been incurred. An order has been filed with Orange County Comptroller's office.
- b. Case LDC-23-0321 (Lake Division). Currently fines in the amount of \$310,125.00 have been incurred. An order has been filed with Orange County Comptroller's office.

Assistant City Attorney Chumley informed the board that as of November 2, 2023 the Florida Department of Environmental Protection issued a letter to the property owner citing them for improper fill and action required to remedy that under Florida Statutes, and noting that if they had not done it within seven days of receipt they wanted to hear from the property owner within that time. He was not aware of any further contact between the parties, that they are on it as well from their angle.

Mr. Johnson inquired if the respondent appealed the orders that were entered. Assistant City Attorney Chumley stated he did not believe so; Officer Porras stated that the city never received anything. Assistant City Attorney Chumley stated he received a call from an attorney that the respondent had contacted inquiring about the case, and believed that they considered it, but it does not look like anything was actually filed that anyone is aware of at this time.

Mr. Mandelkern inquired if a lien was filed on this case as well. Mr. Johnson confirmed with Assistant City Attorney Chumley that that case was heard in September, and that it was well past 30 days. Officer Porras confirmed that the order was filed.

Officer Porras stated that she performed a reinspection with Josh Nye, Urban Forestry Manager, and there are photos showing that the property is still not in compliance.

8) Board Attorney

Assistant City Attorney Chumley noted that the Florida Federation of Garden Club's appeal was decided.

9) Upcoming Agenda Items

- a. 221 Holt Avenue #5, Winter Park, FL 32789 (short term rental)
Notice of Hearing was issued
- b. 301 South Capen Avenue, Winter Park, FL 32789 (Fencing)
Notice of Hearing was issued
- c. 511 Granada Avenue, Winter Park, FL 32789 (Property Maintenance)

As a final Item, Mr. Johnson welcomed Ms. Blaney to the Board.

10) Adjournment

Mr. Bond made a motion to adjourn the meeting at 5:06 p.m.; seconded by Mr. Johnson.

Minutes approved by the Board on January 4, 2024.

Susan Pruchnicki

/s/ Susan Pruchnicki, Board Secretary