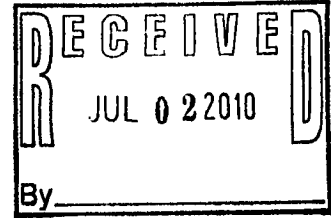


**TAB 1**

**PERSSON & COHEN, P.A.**  
1820 Ringling Boulevard  
Sarasota, FL 34236

Ph: (941) 365-4950

Fax: (941) 365-3259



**ATTN: DEANNA ROBERTS**  
**CITY OF PALMETTO**  
**P. O. BOX 1209**  
**PALMETTO, FL 34220-1209**

**July 1, 2010**

**ACCT. #**

**PALMETTO**

**RE: CODE ENFORCEMENT BOARD**

<b>DATE</b>	<b>DESCRIPTION</b>	<b>HOURS</b>	<b>ATTY</b>
6-28-2010	Review agenda, attend regular meeting of the Palmetto Code Enforcement Board.	0.75	DPP
<b>TOTAL HOURS</b>		<b>0.75</b>	
<b>Total Fees for Above Services:</b>			<b>\$120.00</b>

**DISBURSEMENTS:**

<b>Total Disbursements:</b>	<b>\$0.00</b>
<b>Total Fees &amp; Disbursements</b>	<b>\$120.00</b>
<b>Previous Balance</b>	<b>\$160.00</b>
<b>Payments</b>	<b><u>\$160.00</u></b>
<b>Balance Due Now</b>	<b>\$120.00</b>

**Draft Minutes**  
**CODE ENFORCEMENT BOARD**  
**June 29, 2010**  
**6:00 p.m.**

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Mr. Leonard called the meeting to order at 6:00 .m.

**Roll Call.**

**Present:** Robert Rotondo, Charlie Leonard, Phil Hoffmann, Bob Rickey, Robert Westbrook.

**Absent/Excused:** Tom DeVito.

All persons testifying or speaking before the Board were duly sworn.

1. APPROVAL OF AGENDA

**Motion: Mr. Hoffmann moved, Mr. Rickey seconded, and motion carried unanimously to approve the June 29, 2010 agenda.**

2. CONSENT AGENDA

A. Expenses: Code Enforcement Board legal expenses through May 2010.

B. Minutes: May 25, 2010.

**Motion: Mr. Hoffmann moved, Mr. Rickey seconded, and motion carried unanimously to approve the June 29, 2010 Consent Agenda.**

3. PUBLIC HEARINGS

A. Case No. 10-12

Margaret Carriere  
1082 Saw Creek Estates  
Bushkill, PA 18324

Violation Location: 1108 8<sup>th</sup> Street West, Palmetto, FL

Codes Violated: Palmetto Code of Ordinances, Chapter 16, Health and Sanitation, Article II Nuisances, Section 16-26, Section 16-26 (1) & (3) and Section 16-27(a), (b), & (c); Article XI, Minimum Maintenance Standards and Guidelines, Section 7-242(a).

Mr. Leonard opened the public hearing

Mr. Strollo presented his background and qualifications to the Board. His qualifications are on file with the Clerk of the Board.

Mr. Strollo testified that the Carriere property is still in violation. On May 25, 2010, the Board found the Respondent in violation of City Ordinances, and she was given until June 14, 2010 to correct the violation. Administrative costs of \$283 were assessed at that hearing. Ruth Preiser, representing Mackey Law Group which had been hired by Marshall C. Watson representing Deutsche Bank in the foreclosure proceedings, left a message for him on June 14. She had arranged for a landscaper to come onto the property, but she has not had authorization from the bank to proceed with cleaning of the property so it remains in violation.

Mr. Strollo said he recommends a fine.

Mr. Leonard closed the public hearing for deliberation. He reopened the hearing to present the Board's finding.

**MOTION:** Mr. Rotondo moved, Mr. Hoffmann seconded, and motion carried unanimously to find as a matter of fact that the Respondent's property contains a pool that has stagnant water which is a breeding place for mosquitoes, overgrowth and a structurally unsound building; to conclude as a matter of law that the Respondent has violated the City of Palmetto Code of Ordinances as read into the record on May 25, 2010 and June 29, 2010, and the Respondent did not comply with the Order of May 25, 2010; to impose a fine of \$250 per day commencing June 14, 2010, and continuing until the violation is corrected; and, to authorize the Chairman to sign the completed Order Imposing Fine and Lien.

B. Case No. 10-15

Armando Gonzalez  
808 16<sup>th</sup> Avenue West  
Palmetto, FL 34221

Violation Location: 808 16<sup>th</sup> Avenue West, Palmetto, FL

Codes Violated: Palmetto Code of Ordinances, Chapter 16, Health and Sanitation, Article II Nuisances, Section 16-26, Section 16-26 (1), (2) & (3), and Section 16-27(a), (b), & (c):

Mr. Strollo withdrew the case. It is basically in compliance. He explained to Mr. Persson that Mr. Gonzalez was a repeat violator, there being a prior case, Case No. 09-20. The repeat violation (tonight's case) had an additional violation. He set this up for two hearings since this case had an additional violation. He asked if this was correct. Mr. Persson said the safe way to do it is to set it up for two hearings, and the Board can bifurcate the fine and back up the fine for the repeat violation. Or, he could have heard the repeat violations in one case and then have two hearings for the additional violation in a separate case.

C. Case No. 10-14

Chen I-Meng  
No. 79, Huai-Sen Street  
Panchiao City, Taipei  
Taiwan 22000

Violation Location: 2100 US 301 North, Palmetto, FL

Codes Violated: Palmetto Code of Ordinances, Chapter 16, Health and Sanitation, Article II Nuisances, Section 16-26, Section 16-26 (3) and Section 16-27(a), (b), & (c):

Mr. Strollo asked to continue the case to July 27, 2010. Mr. I-Meng has contacted a friend locally who has indicated that he will have this cleared in the next couple of weeks. Notices will be sent out as this will be scheduled for the next hearing. The property is overgrown.

**MOTION:** Mr. Hoffmann moved, Mr. Rickey seconded, and motion carried unanimously to continue Case 10-14 to the next scheduled meeting, July 27, 2010.

#### 4. OLD BUSINESS

CEB 10-07 Sanchez/Order Imposing Fine and Lien  
CEB 10-10 Kevelighan/Order Imposing Fine and Lien  
Report of Compliance

Mr. Stollo reported that the Sanchez property looks better, but is still not in compliance. A lien has been recorded. He issued a Report of Compliance for Joseph M. Kevelighan on June 7, 2010. The Order Imposing Fine for Kevelighan has been recorded as a lien.

#### 5. NEW BUSINESS

Mr. Stollo reported that he recently attended the Florida Association of Code Enforcement Conference; a training conference. He attended a forum on property preservation companies. The companies hire contractors to service properties going through foreclosure, prior to bank ownership. After the bank owns the property, they have asset management teams. An internet company, MERS, has recorded over 60 million mortgage loans. The banks are encouraged to register with MERS. Once registered, they identify who their property preservation company is and the contact information. Palmetto Code Enforcement now has access to MERS.

After the forty-fifth day of delinquency, the bank requests an inspection through the property preservation companies' field services to report on the condition of the property. The properties are marked as having been inspected and identified as vacant. The condition is reported back to the bank. If the property is vacant, all but one lock is changed. Owners still have access. The property is inspected every thirty days if the company has been hired to provide that service. If the company is maintaining the lawn, they cut it every fourteen days. Once the bank has ownership, the property is brought into resale condition. Mr. Stollo commented he learned a lot about the foreclosure process.

A Local Government Law Seminar DVD is available to any Board member who is interested. It covers the Sunshine Law among other things.

#### 6. PUBLIC COMMENTS

None.

#### 7. ADJOURNMENT

Mr. Hoffmann informed the Board that he will not be present at the next meeting.

**MOTION: Mr. Hoffmann moved, Mr. Rickey seconded, and the motion carried unanimously to adjourn the meeting.**

The meeting was adjourned at 6:32 p.m.

Minutes approved:

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Charles W. Leonard, Chair