

**BUILDING BOARD
MEETING
NOVEMBER 24, 2020**

MEMBERS PRESENT: Jeffery Masters, Chairman
Ara Aprahamian, Charles Brox,
Lawrence Gotfredson, Wendy Mueller,
Thomas "TJ" Thornberry

MEMBERS ABSENT: Lisa Kellythorne

OTHERS PRESENT: David Jackson, Board Attorney
Randy Cole, Chief Building Official
Thomas Macy, Engineering Technician II
Matthew Cavalieri, Anthony Schomberg,
Kevin Oshea

CALL TO ORDER/ANNOUNCEMENTS

- Mr. Masters called the meeting to order at 9:00 a.m.
- A. Roll Call
- B. Next Scheduled Meeting
- 1. December 22, 2020

CITIZEN COMMENTS ON AGENDA ITEMS ONLY

- None.

APPROVAL OF MINUTES

- A. October 27, 2020
- Mr. Thornberry MOVED, Mr. Brox SECONDED approval of the October 27, 2020, minutes. MOTION CARRIED UNANIMOUSLY.
- Recording Secretary Pues swore in all participants for Violation – Greenscape Innovations, Inc.
- Board Attorney David Jackson questioned whether members had any conflicts of interest regarding the violation.
- Mr. Thornberry disclosed he conducted business with the qualifier (See Form 8B – Voting Conflict attached) and would be recusing himself from voting on the case.
- Board Attorney Jackson confirmed there were no other conflicts of interest or ex parte communications amongst the remaining members of the Board.

REPORTS

- Mr. Randy Cole, Chief Building Official, reported Mr. Al Pike, was a new electrical inspector for the Building Division and provided a brief history of his professional background. He then stated Mr. Barry Manning, Building Inspector, recently acquired

his plans examiner license and would be training with Mr. John Smith, Plan Examiner/Inspector.

NEW BUSINESS

- A. Violation – Greenscape Innovations, Inc.
- Mr. Thomas Macy, Engineering Technician II, provided a detailed account of the work completed by Greenscape Innovations, Inc. at the following properties: 491 Capri Isles Court; 1028 Juno Drive; 7530 Dracena; 1881 West Marion Avenue; 7472 South Blue Sage. He reviewed the conditions of each job site, as delineated in the agenda material, as well as the inspection processes completed, concluding the timeframe between the first violation and this date was approximately sixteen months.
 - Mr. Cole noted staff attempted to resolve issues for homeowners; however, the repetitive behavior from the qualifier was the reason the company was being brought before the Board.
 - Mr. Matthew Cavelier, qualifier for Greenscape Innovations, Inc., explained Massey Services, Inc. had confirmed they were able to complete work at 7472 South Blue Sage, apologizing he did not verify their qualifications for same. He stated the property owners at 1028 Juno Drive were informed the final inspection was not available but refused to wait, attesting he had not advised them to remove the grade stakes as stated. He stated the final inspection was called in for 491 Capri Isles Court, inquiring whether an email could be submitted for final inspection since he was unable to verify the call. He asserted he was told the final inspection at 1028 Juno Drive had passed; however, the following day he learned the final inspection was not approved, adding he immediately rectified same. He stated per Charlotte County work could commence at 7530 Dracena while the permit was processed, pointing out work was halted once the address was discovered to be within City limits. He concluded the final inspection was called in for 1881 West Marion Avenue.
 - Mr. Cole noted same could be verified as the phone lines were recorded.
 - Mr. Cavelier explained he trusted when contractors indicated they were licensed; however, in the future he would verify permits were pulled for each location.
 - Discussion ensued regarding details of the violation and inspection process along with the process for verifying and obtaining results from same.
 - Mr. Macy confirmed he was the only inspector for City rights-of-way, verifying inspections could take up to three days after same was called in.
 - Mr. Cavelier agreed to remain in contact with staff moving forward.
 - Mr. Masters suggested one year of probation without a fine, recommending Mr. Cavelier be allowed thirty days to rectify all five jobs.

- Mr. Anthony Schomberg, Greenscape Innovation, Inc. Manager, explained his attempts to resolve the discrepancies between the final inspection and expiration of the Certificate of Competency (COC) for the work completed at 1881 West Marion Avenue, noting Mr. Cole instructed him not to renew the COC prior to coming before the Board.
- Discussion ensued between Mr. Schomberg and Mr. Cole regarding the communications exchanged relating to the inspections.
- Mr. Cole advised Mr. Cavelier to be aware he was required by state law to provide direct supervision for each job the company worked with.
- Mr. Cavelier acknowledged same.
- Mr. Brox MOVED, Mr. Gotfredson SECONDED to find Greenscape Innovations, Inc. GUILTY of Violations 7-13(30) and 7-13(20), to be on probation for 1 year and to be allowed 30 days to rectify the 5 referenced violations for final inspection. MOTION CARRIED UNANIMOUSLY.
- Mr. Gotfredson inquired whether communications from the Building Division could be improved.
- Mr. Cole responded with a detailed overview of the City's inspection process.
- Mr. Thornberry commented positively on the workmanship of Greenscape Innovations, opining the company would do things correctly in the future.
- Mr. Cole suggested the job and permit be ready when Mr. Macy arrived in order to prevent slowdowns in the process.
- Mr. Macy provided additional details regarding the inspection process, requesting stakes (which had orange and blue ribbons on top) be left in the ROW as he would pull same if the inspection was satisfactory.
- Mr. Thornberry commented on the issues that might occur when assuming subcontractors pull permits.

UNFINISHED BUSINESS

- None.

STAFF COMMENTS

- None.

COMMITTEE/BOARD COMMENTS

- Ms. Mueller spoke positively on the inspection process of the Building Division.

CITIZENS' COMMENTS

- Mr. Kevin Oshea, 1540 Suzi Street, provided a detailed account of issues he encountered with a roofing contractor, noting staff indicated there was nothing that could be done regarding same as the job had already been closed. He was never

notified of the final inspection passing for the roof and same was already in litigation once he was aware of same.

- Discussion ensued regarding Mr. Oshea's circumstances, with Mr. Cole verifying staff was advised by the City's Legal Department not to move forward until the litigation came to an end and suggesting Mr. Oshea file a complaint with the Florida Professional Engineers Board.
- Mr. Oshea thanked members and staff.
- Mr. Thornberry disclosed Mr. Oshea had contacted his office regarding this matter as he had thought he was part of City Council, noting he had also suggested same appeared to be a civil matter.
- Discussion continued regarding the engineering inspection process.

ADJOURNMENT

- Meeting Adjourned: 10:21 a.m.

Jeffery Masters, Chairman

Leah Pues, Recording Secretary