

**BUILDING BOARD  
MEETING  
JUNE 26, 2018**

**MEMBERS PRESENT:** Jeffery Masters, Chairman  
Robert Haynes, Sean Howard,  
Lisa Kellythorne, Thomas "TJ" Thornberry

**MEMBERS ABSENT:** Suzy Hackett, Timothy Meyer

**OTHERS PRESENT:** Randy Cole, Chief Building Official  
Suzy Russell, License & Permit Supervisor  
David Jackson, Board Attorney  
Lance Gotfredson

**CALL TO ORDER/ANNOUNCEMENTS**

- A. Roll Call
- B. Next Scheduled Meeting
- 1. Next Scheduled Meeting 7-24-18

**CITIZENS COMMENTS ON AGENDA ITEMS ONLY**

- There were none.

**APPROVAL OF MINUTES**

- A. 3-27-18 Minutes
- Mr. Howard MOVED, Mr. Haynes SECONDED to approve of the March 27, 2018, minutes. MOTION CARRIED UNANIMOUSLY.

**REPORTS**

- There were none.

**NEW BUSINESS**

- Recording Secretary Welch swore in all participants.
- A. Request from Morgan Randolph to Appear
- Mr. Morgan Randolph requested amendment of the Order which required him to submit contracts with all permit applications.
- Mr. Randy Cole, Chief Building Official, requested the Order remain in place due to questions regarding Mr. Randolph's involvement with unlicensed contractors and issues surrounding two expired permits.
- Mr. Randolph announced his attorney and accountant were handling this matter, advising he would submit paperwork to the City at their direction.
- Mr. Howard recalled the Order's requirement had been an alternative to probation. He opined providing a contract was not a burden, questioning if same became public record.

- Mr. Cole replied affirmatively, noting redacted contracts were acceptable. He explained the City required same to identify Mr. Randolph's employees.
- Mr. Howard requested clarification regarding the expired permits.
- Ms. Suzy Russell, License & Permit Supervisor, responded Mr. Randolph had two outstanding permits for jobs older than six months which did not have Notices of Commencement or final inspections.
- Mr. Thornberry inquired as to the reason behind the expired permits.
- Mr. Randolph responded delays were related to homeowners leaving the state and a document which was not recorded properly with Charlotte County.
- Mr. Thornberry inquired if the work was ready for final inspection once the Notices of Commencement were submitted to the City.
- Mr. Randolph replied in the negative.
- Mr. Howard summarized Mr. Randolph was requesting the contract submittal requirement be limited to concrete or paver work due to the inconvenience of the extra paperwork. He suggested an affidavit identifying the property owner and contractor could become part of the permit application.
- Mr. Jackson opined such an affidavit would meet the intent of the contract requirement; however, he expressed uncertainty same was easier than submitting a copy of the contract.
- Mr. Howard confirmed Mr. Randolph found the contract requirement burdensome because he did not generate them.
- Mr. Cole pointed out contracts were required by State law.
- Mr. Howard inquired if the permit application required the homeowner's and the contractor's signatures.
- Ms. Russell replied contractors could sign for a permit while a homeowner could sign for an owner-builder permit.
- Mr. Cole requested Mr. Randolph resolve any pending legal issues prior to submitting paperwork to the City, explaining staff would support leniency in his case once the payroll issue was resolved.
- Mr. Howard suggested Mr. Randolph first address the expired permits and furnish Mr. Cole required information, expressing hesitancy to amend an Order when there were unresolved issues.
- Mr. Lance Gotfredson expressed concern the Board's Order unnecessarily complicated permitting.

- Mr. Howard clarified Mr. Randolph did not need a permit when he was subcontracting but rather the Order only applied to instances where he was the permit holder of record.
- Mr. Cole announced if staff did not receive paperwork from Mr. Randolph prior to one week in advance of the next meeting, a formal complaint would be filed.
- Mr. Howard MOVED, Ms. Kellythorne SECONDED to deny Mr. Randolph's appeal until he met the criteria set forth by the City. MOTION CARRIED UNANIMOUSLY.

#### **UNFINISHED BUSINESS**

- Mr. Masters drew attention to an incident in which he discovered exposed exterior electrical wiring adjacent to running water at a home undergoing seawall repairs.
- Mr. Cole confirmed Mr. Masters believed seawall contractors were responsible for same. He offered to compose a memo and forward any responses from the Canal Maintenance Division to the Board, requesting the addresses of homes where Mr. Masters observed safety hazards.
- Mr. Howard suggested seawall inspectors ensure electricity was turned off to the seawall before work commenced.
- Mr. Cole specified seawall inspectors and supervisors were present at the job sites, indicating he would investigate whether a procedure was not followed.
- Ms. Kellythorne inquired as to how homeowners were informed of their responsibilities.
- Mr. Cole responded they were contacted prior to staging so boats could be moved.
- Mr. Howard inquired as to who was responsible for communicating with homeowners.
- Recording Secretary Welch replied Irene Ploskina was the new Community Outreach Coordinator and could clarify questions regarding communication with residents.
- Mr. Cole suggested safety concerns were the purview of the City's two Canal Advisory Committees.
- Mr. Howard responded the matter became a concern of the Building Board when dangerous conditions were observed at homes where building contractors would complete work. He then inquired as to what action could be taken against contractors who were suspended or had their City permitting privileges revoked but continued to operate under another contractor's license.
- Mr. Cole responded nothing could be done if they were hired as another contractor's employee.
- Discussion ensued regarding enforcement rights related to unlicensed contractors.

**ADJOURNMENT**

- Meeting Adjourned: 9:55 a.m.

---

Jeffrey Masters, Chairman

---

Sara Welch, Recording Secretary