

**BUILDING BOARD  
MEETING  
NOVEMBER 27, 2018**

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

**OTHERS PRESENT:** Randy Cole, Chief Building Official  
Suz Russell, License & Permit Supervisor  
Kevin Rhoad, Luis Garza, Cathy Getz

**CALL TO ORDER/ANNOUNCEMENTS**

- A. Roll Call
- B. Next Scheduled Meeting
  - December 25, 2018
  - Consensus of the Board was to cancel the December 25, 2018 meeting.

**CITIZENS COMMENTS ON AGENDA ITEMS ONLY**

- There were none.

**APPROVAL OF MINUTES**

- A. October 23, 2018
  - Ms. Hackett MOVED, Mr. Brox SECONDED approval of the October 23, 2018 minutes.  
MOTION CARRIED UNANIMOUSLY.

**UNFINISHED BUSINESS**

- Recording Secretary Welch swore in all participants.
- A. Violation Continuation - Casas del Sol - Geraldo Garza, Qualifier
  - Mr. Randy Cole, Chief Building Official, reviewed the history of violations at 3400 St. Croix Court, concluding the Board's actions resulted in the property being maintained appropriately.
  - Mr. Masters asked if all bills related to construction at the property had been paid.
  - Mr. Kevin Rhoad, property owner, replied he believed so.
  - Mr. Masters questioned if any changes had been made to the project which delayed its completion.
  - Mr. Rhoad replied he had made changes but had not caused a delay.
  - Mr. Howard confirmed Mr. Rhoad and Casas del Sol had not agreed to a new timeline, further confirming Mr. Rhoad desired completion of construction by December 31, 2018.

- Ms. Suz Russell, License & Permitting Supervisor, advised outstanding fees of \$2,133.67 must be paid before final inspection would be performed.
- Mr. Luis Garza, representative, explained staffing and family medical issues complicated meeting the completion date; however, the house was ready for a Certificate of Occupancy. He noted the electrician and plumber would finish work by November 30, 2018, indicating the house could be completed by December 31, 2018.
- Discussion ensued with regard to the feasibility of past and present timelines.
- Mr. Howard questioned when the outstanding fees would be paid.
- Mr. Garza replied prior to final inspection, which he expected to occur next week.
- Mr. Thornberry questioned if the final survey and termite certificate had been obtained.
- Mr. Garza replied he had submitted the final survey.
- Mr. Masters inquired if all bills related to construction were current.
- Mr. Garza replied affirmatively, except bills for work which had not been completed.
- Mr. Howard inquired as to the lien related to roofing work.
- Mr. Garza replied the lien was no longer valid as the deadline had timed out.
- Mr. Howard stated he believed a lien could be re-filed if the Notice of Commencement was active.
- Discussion ensued regarding construction at 591 Macedonia Drive.
- Mr. Howard MOVED, Mr. Thornberry SECONDED to extend the permit at 3400 St. Croix Court to December 31, 2018, to require Casas del Sol's presence at the January 22, 2019, meeting and to continue action regarding Charge 1 to the January 22, 2019, meeting.
- Ms. Hackett spoke in favor of suspending permitting privileges until the projects at 3400 St. Croix Court and 591 Macedonia were complete.
- Mr. Thornberry suggested permitting privileges be addressed at the January 22, 2019, meeting.
- Mr. Cole inquired if Casas del Sol was pursuing new contracts at this time within the City.
- Mr. Garza stated he did not believe so, explaining his brother was responsible for sales.
- Mr. Howard expressed hesitance to take punitive action this date.
- Mr. Garza stated he voluntarily suspended his permitting privileges until January 22, 2019, confirming he could provide potential clients a bid or an estimate but could not enter a contract until after the January 22, 2019, meeting.
- Ms. Russell requested accurate contact information for Casas del Sol.

- Mr. Garza replied their office was located at 13992 San Domingo Boulevard, Port Charlotte, Florida, the office phone number was 941-697-2053 and his phone number was 941-875-1059.
- MOTION CARRIED UNANIMOUSLY.

**COMMITTEE/BOARD COMMENTS**

- Mr. Howard confirmed Mr. Rhoad understood the permit had been extended to December 31, 2018.

**CITIZENS' COMMENTS**

- Ms. Cathy Getz thanked members for their effort.

**ADJOURNMENT**

- Meeting Adjourned: 9:45 a.m.

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Jeffery Masters, Chairman

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Sara Welch, Recording Secretary