

**BUILDING BOARD
MEETING
FEBRUARY 26, 2019**

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
Board Attorney David Jackson
Robert Marra, Gene Rhoad

CALL TO ORDER/ANNOUNCEMENTS

A. Roll Call

Note: Item A1, Call to Order/Announcements, was heard following Unfinished Business.

1. Election of Chairman and Vice Chairman
 - Recording Secretary Welch opened the floor for nominations for Chairman.
 - Mr. Brox NOMINATED Mr. Masters for Chairman.
 - Recording Secretary Welch called for any other nominations; as there were none, Mr. Masters was appointed Chairman by acclamation.
 - Recording Secretary Welch opened the floor for nominations for Vice Chairman.
 - Mr. Howard NOMINATED Mr. Thornberry for Vice Chairman.
 - Recording Secretary Welch called for any other nominations; as there were none, Mr. Thornberry was appointed Vice Chairman by acclamation.
 - Mr. Masters questioned if he could provide correspondence addressed to the Board Chairman to Mr. Thornberry.
 - Board Attorney David Jackson replied in the negative.
- B. Next Scheduled Meeting
 - March 26, 2019

CITIZENS COMMENTS ON AGENDA ITEMS ONLY

- There were none.

Note: Approval of Minutes was heard following Item A, Call to Order/Announcements.

APPROVAL OF MINUTES

- A. January 22, 2019
 - Ms. Hackett MOVED, Mr. Brox SECONDED approval of the January 22, 2019 minutes.
MOTION CARRIED UNANIMOUSLY.

NEW BUSINESS

Note: Item A was heard following Item B.

- A. Rules of Conduct
- Mr. Randy Cole, Chief Building Official, presented the Rules of Conduct affirmed by City Council, as delineated in the agenda material, for the Board's consideration.
 - Discussion ensued regarding the history of the Rules of Conduct, the attendance requirement and recognition of speakers during meetings.
 - Mr. Brox MOVED, Ms. Hackett SECONDED to affirm the Rules of Conduct. MOTION CARRIED UNANIMOUSLY.
 - Mr. Cole advised the Board's affirmation of the Rules of Conduct would be included in the Weekly Highlights Report.

Note: Item B, New Business, was heard following Approval of Minutes.

- Recording Secretary Welch swore in all participants.
- B. Certificate of Competency - Robert R. Marra
- Ms. Suz Russell, License & Permit Supervisor, announced Mr. Robert Marra, qualifier, had applied for a Certificate of Competency (COC) as a general contractor, explaining same was being presented to the Board for consideration as Mr. Marra was on probation with the Department of Business and Professional Regulation.
 - Mr. Marra stated his probation resulted from charging too high a deposit, noting he had since paid restitution.
 - Discussion ensued regarding the details of the job which resulted in Mr. Marra's probation and disciplinary action for various suspensions of his license, with members confirming the following: (1) the job which resulted in Mr. Marra's probation was for insulated concrete form wall construction; (2) the homeowner had pulled the job's permit and hired an unlicensed builder to oversee same; (3) Mr. Marra was unaware of the unlicensed builder prior to entering a contract with the homeowner; (4) Mr. Marra had two remaining appearances before the Construction Industry Licensing Board; (5) Mr. Marra's license had been suspended in 2011, 2012, 2013, 2014 and 2016 for failure to pay restitution; (6) Mr. Marra had failed to pay restitution due to a lack of funds; (7) Mr. Marra intended to perform as a general contractor for construction of a single-family, insulated concrete form residence; (8) a contract was pending for same; (9) Mr. Marra had worked under his state license in other municipalities; (10) Mr. Marra did not have a project underway at this time; (11) Mr. Marra had not performed contracting since 2007; (12) the pending contract appeared to be for a job located in Charlotte County; (13) staff desired another municipality register Mr. Marra if the

project was located outside City limits; (14) Mr. Marra had registered with Charlotte County and held an active license with same.

- Mr. Howard recommended Mr. Marra apply for a COC with the City once he had a job to complete within City limits or following conclusion of his probation, suggesting the current COC application be withdrawn.
- Mr. Marra stated he would withdraw his application.
- Mr. Cole advised a COC was required prior to contracting jobs within the City.
- Mr. Howard confirmed staff would contact Mr. Marra for formal withdrawal of his application.

Note: Unfinished Business was heard following Item A, New Business.

UNFINISHED BUSINESS

- Mr. Cole announced Charlotte County revoked Casas del Sol's permitting privileges at their previous Construction Industry Licensing Board meeting. He stated their Macedonia Drive project passed framing and insulation inspections, noting the line and grade inspection was completed the previous day and the drywall inspection was in progress. He reported final inspection of 3400 St. Croix Court had not yet been scheduled.
- Discussion ensued regarding the unfilled pool at 3400 St. Croix Court, with members recommending a barricade or screened enclosure be erected around same.
- Mr. Cole then drew members' attention to an email from Mr. Terry White regarding his home on Madrid Boulevard, as delineated in the agenda material, reviewing the history of its construction. He explained the home had received a Certificate of Occupancy; however, the homeowners would not occupy same until outstanding issues were resolved. He noted Mr. Frank Letterie, qualifier for Rock Hard Homes, had sold his personal residence.
- Discussion ensued with members confirming: (1) a \$40,000 lien against Mr. White's property remained active; (2) the situation had not changed since 2016; (2) the pool company was owed money; (3) Roger Benge Construction had not pulled new construction permits recently; (4) Mr. Letterie was now employed by Roger Benge Construction; (4) Roger Benge Construction did not hold any permits issued by the City; (5) the house on Deborah Drive was close to receiving a CO if one was not yet issued.

CITIZENS' COMMENTS

- Mr. Gene Rhoad reported the pool contract for 3400 St. Croix Court had been separated from the contract with Casas del Sol, explaining Mr. Kevin Rhoad, property

owner, was delaying filling the pool until he occupied the home. He advised a screened enclosure had been constructed around the pool.

ADJOURNMENT

- Meeting Adjourned: 9:40 a.m.

Jeffery Masters, Chairman

Sara Welch, Recording Secretary