



Marion County

License Review Board

Meeting Agenda

Tuesday, August 13, 2024

5:30 PM

**Marion County Main Training
Room**

"MEMBERS OF THE PUBLIC ARE ADVISED THAT THIS MEETING / HEARING IS A PUBLIC PROCEEDING, AND THE CLERK TO THE BOARD IS MAKING AN AUDIO RECORDING OF THE PROCEEDINGS, AND ALL STATEMENTS MADE DURING THE PROCEEDINGS, WHICH RECORDING WILL BE A PUBLIC RECORD, SUBJECT TO DISCLOSURE UNDER THE PUBLIC RECORDS LAW OF FLORIDA. BE AWARE, HOWEVER, THAT THE AUDIO RECORDING MAY NOT SATISFY THE REQUIREMENT FOR A VERBATIM TRANSCRIPT OF THE PROCEEDINGS, DESCRIBED IN THE NOTICE OF THIS MEETING, IN THE EVENT YOU DESIRE TO APPEAL ANY DECISION ADOPTED IN THIS PROCEEDING."

- 1. Invocation**
- 2. Pledge of Allegiance**
- 3. Roll Call**
- 4. Adoption of Minutes of Previous Meeting**
 - 4.1. Marion County License Review Board Minutes - July 9, 2024**
- 5. License Review - Contractors - Exam & Reciprocity**
 - 5.1. Bradley Weatherington - Exam - Journeyman Electrician**
 - 5.2. James Ely - Reciprocity - Concrete**
- 6. Unlicensed & Licensed Contractors**
- 7. Old Business**
 - 7.1. LRB 2024-13 - Vira Szymczak v. Shawn Kevin Hughes / Trident Pool Solutions, LLC.**
 - 7.2. 2024-15 Ledin Martinez v. Juan Hilario / Optimum Air Conditioning, LLC.**
- 8. New Business**
 - 8.1. LRB 2024-17 James Marcelo Terneus v. Marion County Bldg. Dept. (Appeal Citations 954449 - 1, 2, 3, 4, 5, 6, 8, 9, 10 and Citations 954449 A, B, C, D, E, F, H, I, J**

8.2. LRB 2024-18 James Mura / Integrity Plumbing Corporation v. Marion County Bldg. Dept. (Appeal citations 956202, 956202-1, 956202-2)

9. Other

10. Notation for Record

11. Public Comment



Marion County License Review Board

Agenda Item

File No.: 2024-16053

Agenda Date: 8/13/2024

Agenda No.: 4.1.

SUBJECT:

Marion County License Review Board Minutes - July 9, 2024



Marion County Board of County Commissioners

Building Safety ▪ Licensing

2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2400
buildinglicensing@marionfl.org

Marion County License Review Board Minutes July 9, 2024

The monthly meeting of the Marion County License Review Board was held at the Growth Management Building, 2710 E. Silver Springs Blvd., Ocala, FL 34470.

The Vice Chairman called the meeting to order at 5:30 pm. An official recording of the meeting was made by the Marion County Building Safety Department with BIS recording software.

1. INVOCATION

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL:

Board members present were: Lee Kitzmiller, Jeremiah Bennett James Duryea, Roger Sandor, Fawn Singletary, John “Mike” Gartner Jr.
Alternates – Chuck Stokes and Alan O’Cull

Board members absent were: Zachary Curry

Also attending: Antoinette Hernandez, Board Secretary; Ryan Arbuckle, Supervisor of Investigations for Marion County Building Department; Michael Savage, Marion County Building Director; Michelle Fanelli – Manager Permitting & Licensing for the Marion County Building Department; Valdoson Shealey, Assistant County Attorney for Marion County.

4. ADOPTION OF MINUTES FROM PREVIOUS MEETING:

James Duryea moved to adopt June 11th, 2024 Minutes. Roger Sandor seconds. All in favor. Motion passed unanimously.

5. LICENSE REVIEW OF CONTRACTORS:

Incoming Contractors through Letter of Reciprocity: None.

Applicants to take G.I.T.S Exam: None.

6. LIENS FOR UNLICENSED & LICENSED CONTRACTORS:

James Duryea moved to approve presented list. Roger Sandor seconds. All in favor. Motion passed unanimously.

7. **OLD BUSINESS:**

LRB 2024-13 Vina Szymczak v. Shawn Kevin Hughes / Trident Pool Solutions, LLC.

Ryan Arbuckle – present -sworn – provides update.
Complainant - Vina Szymczak – present - sworn - provides update.
Complainant - Matthew Szymczak - present – sworn.
Contractor Shawn Kevin Hughes – present - sworn - provides update and states he can have the project completed within the next 30 days.

James Duryea moves that the Board withhold final decision to next regular meeting.
Roger Sandor seconds the motion.

The motion passed unanimously

The case is postponed for 30 days to the August 13, 2024 License Review Board Hearing.

8. **NEW BUSINESS:**

LRB 2024-15 Ledin Martinez v. Juan Hilario / Optimum Air Conditioning, LLC.

Ryan Arbuckle - Investigator -sworn.

Luis Roman - Investigator - Spanish Interpreter.
Ledin Martinez - Complainant - sworn - provides testimony with help of Spanish Interpreter - Luis Roman.
Juan Hilario - Contractor - sworn - provides testimony.

Both parties state that they can agree to work out issue.

James Duryea moves to postpone final decision to next regular meeting.
Roger Sandor seconds

The motion has passed unanimously.

The Board's decision is to postpone case for 30 days to the August 13, 2024 License Review Board Hearing for both parties to get together and work out issue.

LRB 2024-16 Pablo D. Martinez v. Marion County Building Department (Appeal citations 954757-1; 954757-2; 954757-3; 954757-4; 954757-5).

Ryan Arbuckle - sworn – Investigator – presents case.
Michael Savage - sworn - Building Director – provides testimony.
Pablo D, Carillo-Flores - contractor – sworn – provides testimony.
Doug Wood - Homeowner of where work was completed – sworn – provides testimony.

James Duryea moves to deny appeal. Roger Sandor seconds.

The motion has passed unanimously.

The License Review Board hereby finds as fact: that Pablo D. Carillo-Flores did preform work which was in violation of Marion County Ordinance 18-25, RES 18-R-43; Sec 5.5-66 (B) (6), Sec 2.4 A-6. FS 489.13, FS 489.127(2) (a-c) and moves to deny appeal of LRB 2024-16 which includes citations: 954757-1; 954757-2; 954757-3; 954757-4; 954757-5.
And; therefore, the Board’s decision is to deny the appeal of LRB 2024-16 which includes citations: 954757-1; 954757-2; 954757-3; 954757-4; 954757-5.

9. OTHER BUSINESS:

Michael Savage, Building Official states this is an active time in the Building Safety Dept. The Building Department has issued 148 Stop Work Orders on 148 homes – 30 citations were issued. The Board will be Hearing these cases in the future regarding these violations.

The Building Department is adding an Investigator and 3 Remote Video Inspectors.

Ryan Arbuckle, Supervisor of Licensing & Investigations states there are over 2000 open violation cases in Marion County.

The meeting adjourned at approx. 7:55 PM.

The next scheduled meeting will be Tuesday, August 13th, 2024 at 5:30 p.m.

10. NOTATION FOR RECORD: None.

11. PUBLIC COMMENT: None.

Respectfully submitted,

Lee Kitzmiller / Chair

Antoinette Hernandez / Secretary

cc: Marion County Board of County Commissioners - Assistant County Attorney
Marion County Board of County Commissioners Record Clerk



Marion County License Review Board

Agenda Item

File No.: 2024-16049

Agenda Date: 8/13/2024

Agenda No.: 5.1.

SUBJECT:
Bradley Weatherington - Exam - Journeyman Electrician



Marion County License Review Board

Agenda Item

File No.: 2024-16050

Agenda Date: 8/13/2024

Agenda No.: 5.2.

SUBJECT:
James Ely - Reciprocity - Concrete



Marion County License Review Board

Agenda Item

File No.: 2024-16045

Agenda Date: 8/13/2024

Agenda No.: 7.1.

SUBJECT:

LRB 2024-13 - Vira Szymczak v. Shawn Kevin Hughes / Trident Pool Solutions, LLC.



**Marion County
Board of County Commissioners**

Building Safety • Licensing

2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2400

Action Order # <u>663018</u>	FOR OFFICE USE:	LRB Case # <u>LRB 2024-13</u>
Code Case # _____		

COMPLAINT FORM - PART I

- Building Code Issues/Permitting Issues Fill out Part I
- Contractor/Licensing Issues Fill out Part I *and* Part II

COMPLAINANT INFORMATION: DATE OF YOUR CALL or VISIT: 4/2/24

Name: Matthew & Vira Szymczak

Address: 6423 SW 145th Ln Ocala FL 34473

Daytime (8am-5pm) Phone Number: 803 230 5552 Cell Phone Number: 352 789 8099

Email (if you would prefer electronic correspondence): Vira @ ptaxpc.com

Address or Parcel ID that your complaint refers to: _____

Complaint is about: (circle)

Mobile Home Building Addition Department Staff Member

Shed Contractor Other: _____



**Marion County
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Building Safety • Licensing

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Ocala, FL 34470
Phone: 352-438-2400

CONTRACTOR COMPLAINT FORM - PART II

SUBJECT OF COMPLAINT: (Fill in only if complaint is against a Licensed Contractor)

Name: Shawn Kevin Hughes

Business Name: Trident Pools

Address: PO BOX 1915, Belleview FL 34421

Phone: 352-566-1585

License Number: CPC1459678

In addition to your written statement in **PART I**, please document your contractual relationship with the Contractor and provide evidence of supporting allegations. Answer as many questions below as possible to assist us in investigating your complaint.

PROVIDE COPIES OF ANY OF THE FOLLOWING IF AVAILABLE:

1. Proof of the contract between you and the contractor
2. Proof of payment to the contractor – cancelled checks (front and back), receipts, closing statements, etc.
3. Liens, judgments and notices to owner, including copies of related work orders, bills, and subcontracts Warranties.

I am complaining in my capacity as the:

Homeowner [] Subcontractor [] Building Department [] Contractor

Check the category that best summarizes the work that was performed or what the contractor did for you:

- Built house [] Remodeled house [] Built addition to a house [] Commercial roof work
 Re-roofed the entire house [] Built a commercial structure
 Remodeled or built an addition to a commercial structure [] A/C or heating work at the residence
 Installed a pool [] other, please explain _____

Please circle the letter(s) for the category that best describes your basic complaint:

- A. Poor workmanship by contractor
- B. Job finished, but contractor will not correct problems
- C. Roof leaks, and contractor will not repair
- D. Contractor failed to pay subcontractors/suppliers
- E. Contractor taking an unreasonably long time to do the job
- F. Contractor abandoned job
- G. Financial dishonesty/misconduct by contractor
- H. Contractor exceeded the scope of his/her license



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PLEASE ANSWER ALL OF THE FOLLOWING QUESTIONS IN THIS SECTION. IF A QUESTION DOES NOT APPLY TO YOUR COMPLAINT, WRITE "N/A".

BASIC BACKGROUND DATA:

1. Is the work site located inside [] City limits or [] County limits? Marion Oaks?
2. What is the street address and city of the work site? 6423 SW 145th Lane, Ocala FL 34473
3. These questions may relate to the contractor's building code compliance:
Was the contract in writing? [] YES [] NO
Contract Price: \$ 59,941.20 Date of Contract: 4-21-23
Approximate Date that Work Began: August 2023
Approximate Date that Work Ended: Feb 15th 2024
4. Was the permit obtained from the Marion County Building Department? [] YES [] NO and no for the wall?
If NO, was a permit required? [] YES [] NO
5. What was the name of the person who pulled the permit? Shawn Hughes
6. What was the permit number? 2023080044
7. Was the permit obtained on time? [] YES [] NO IDK
8. Was the Certificate of Occupancy issued? [] YES [] NO IDK
9. If the Certificate of Occupancy was not issued, explain why. _____

10. Were any inspections missed or performed late? [] YES [] NO
11. Was the Final Inspection passed? [] YES [] NO Never made it.

From: [Matt Szymczak](#)
To: [Marion County Building Licensing](#); [Vina](#)
Subject: Szymczak
Date: Wednesday, April 3, 2024 11:42:21 PM

CAUTION: THIS MESSAGE IS FROM AN EXTERNAL SENDER

This email originated from outside the organization. Do not click links, open attachments, or share any information unless you recognize the sender and know the content is safe. Report suspicious emails using the "Phish Alert" button in Outlook or contact the Helpdesk.

This is Vina and Matthew Szymczak

We met with you earlier this week. Sending multiple emails as the original bounced back due to how much we were sending. Here is the summary and your complaint form is attached to start.

Quick summary of all our interactions with Shawn Hughes:

I hired Trident Pools (Shawn Hughes) in April 2023. We did not hear from them again until they showed up to dig the pool in early August. Without prior notice, they came to do the frame & shell while we were on vacation on Aug 21-25, 2023. They also required us to pay 2/3 of the full contract at this point. When we returned home, we quickly realized that one of the contractors had run over our septic clean out and broke it, we had a sinkhole there. That was fixed on Sept 6th by an outside plumber that we had to call. Shawn refused to help; he told us to reach out to his subcontractor that delivered the rebar to get it taken care of. This was the beginning of realizing that Shawn has zero accountability for what he was responsible for. We didn't see them again until October after I reached out to him because all the loose dirt he left around the pool sitting washed out with the pool pipes and everything went into the neighbor's yard (pics attached.) We met with Shawn where we discussed a solution to the neighbors yard being damaged and a way to keep the dirt on this side, we called the county in my back yard with Shawn where they told us that we could do retaining block against the properties to hold the dirt in, Shawn left and said he would get back to me with a change order after he gets a permit and quote to how much this will cost. Around thanksgiving the damage kept getting worse and my neighbor was furious so I called Shawn to check on the permit status etc. and he said he was waiting on the county so I called the county to see what was taking so long and was told that they have no application for a retaining wall permit on my property I call trident pools back and speak to his officer manager who assures me they applied and their way was different. I then call the county and ask, and they say it's the same process for everyone so we felt he just hadn't done it yet and will probably do it since we have called. So, we are again in the dark with no communication and After 2 months of calling and asking Shawn where the dirt was to back fill and level our yard the status of the wall permit etc. He sent one of his

employees to back fill dirt around the pool and start to build the wall footing while we were out of town during Christmas break they then Poured the footer on Jan 3rd and by the time we got home on January 8th the wall was completely built from my camera they built it on Jan 6th. The whole purpose for the wall was to contain the dirt but this wall did nothing and had no purpose I immediately called Trident who told me that it's built this way bc "Engineering required it be built that way" Which I later find out the wall that was built was never even the plans on the engineering documents. On Jan 15th I called Shawn and ask to see the drawing of what they approved bc this wall was unsightly ugly and did nothing to solve the problem he initially was building it for. After the phone call I was sent a change order and an invoice to sign after the fact, Shawn refused to show me anything about this wall. On Jan 23rd he had a sub-contractor prep and pour the deck and attached it to the wall as well as plumbed the pool inside the wall. The following week I met with a landscaper to look at the dirt problem with the neighbor bc Trident had done nothing but cause problems. We called Eddie from Marion County to ask about another retaining wall and that's when we found out Shawn did not properly permit this wall but someone from the county inspected it. So, Mike from the county called Shawn Trident pools to get the engineering of the wall he built on file and updated. On Feb 15th I met with Shawn and ask for the wall/deck to be corrected and to see the documents updated with the county. Shawn kept pressuring me to move forward with the last payment and the next step. On February 15th I shook his hand in my backyard and agreed to move forward if everything was fixed at the current step he was already paid to complete and wasn't due anything. On February 19th Shawn sent a text cancelling what he was supposed to fix and said it would be later that week I said ok, but minutes later a worker from Trident showed up wanting a check for the last big draw that wasn't due and Shawn already knew I wasn't comfortable moving forward with till I saw everything was properly done at this step. Shawn sends me a text that if I don't pay him to move forward, he will no longer do anything to this pool. So he abandoned the job and he never fixed anything that he done wrong and never updated his engineering or corrected the permits with the county. I messaged him several times offering to pay once he fixes everything, but he refused without money first that he wasn't owed. I have never denied him payment, I always paid on time and never complained but everything he was doing was wrong and I was not comfortable giving him the last large lump sum till what he built was completed and done properly with the county. The contract is attached, as well as the pics of what he left in my back yard.

If you look at the plans, the pool deck was only supposed to be 3 feet on the side with the wall and that is now 8 feet and the wall max height was only supposed to be 4 blocks high but it is now 6 or 7 blocks high. I begged him over and over to fix this.

Bc of how high the wall is and it just sitting back there for who knows what amount of time to avoid someone getting hurt I had to pay 6000 extra for a metal fence to go around the wall on top the pool, after he abandoned the project I also paid the landscaper

to fix the grade into the neighbors yard and resod and fence bc of the damage, this cost \$14,400. I have attached pictures of what the yard and wall looked like the day he left the job.

After paying all of this to fix extra problems Trident caused with the wall and stressing with over 5 visits to the county to figure out what to do with my wall that still has a permit hold on it bc it don't match the plans and no pool contractor wanting to touch this mess. I get a certified letter that Shawn placed a Lien on my house for over 24k dollars when he wasn't even owed that much to finish out the entire contracted amount for a completed pool. So, at this moment I'm stuck with a pool that no one can take over bc it's not built per the drawing plans and the wall is not engineered and permitted properly with Marion county and a complete fraudulent lien.







blink





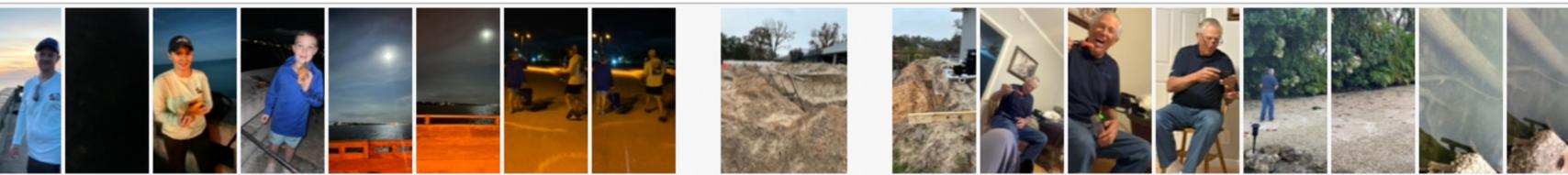












Save Shared Photo





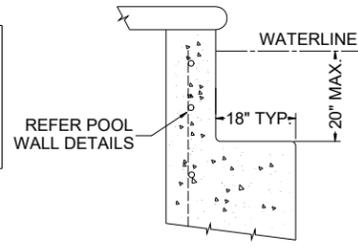
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Edit



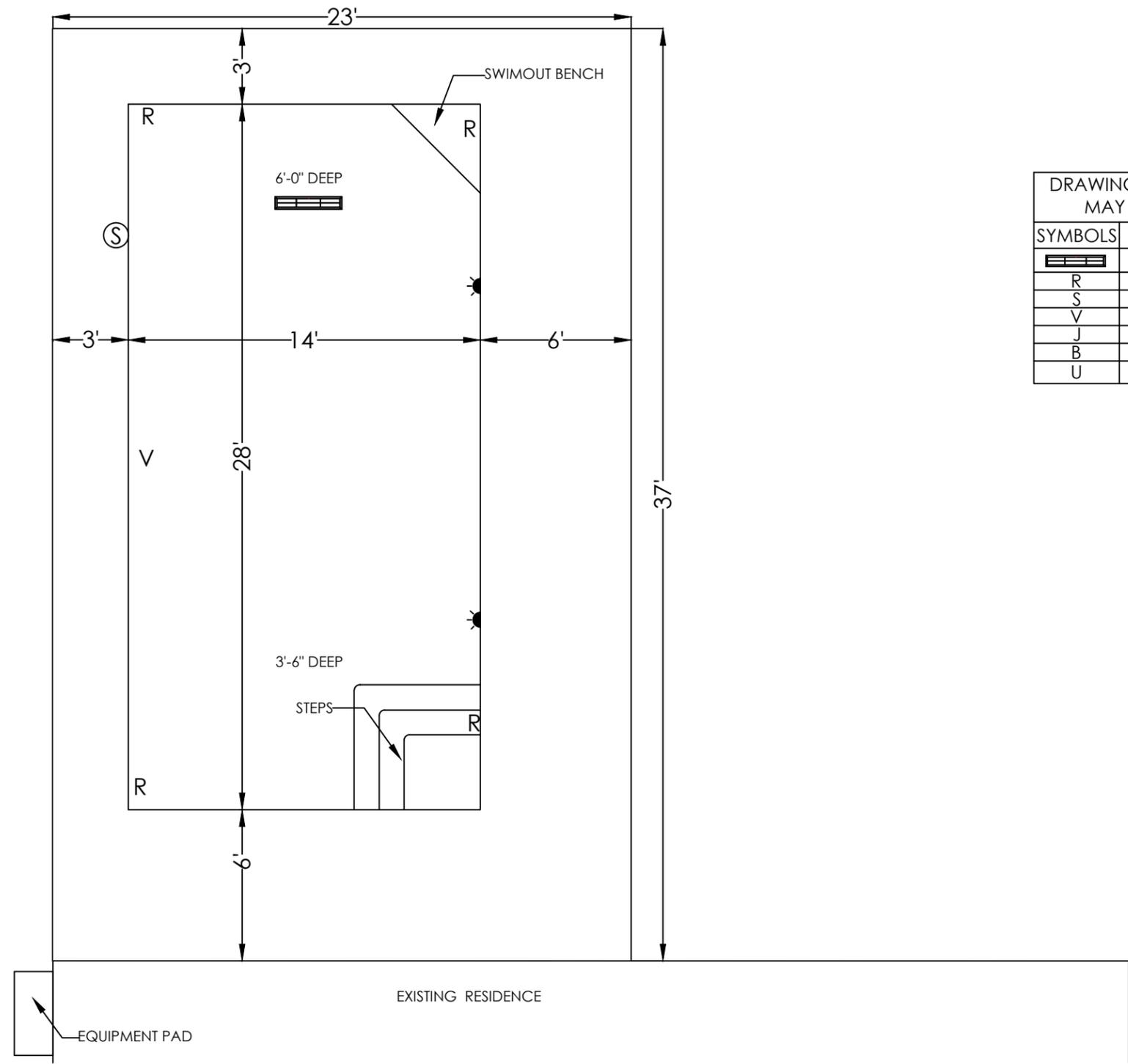
**SCOPE OF WORK:
RESIDENTIAL SWIMMING POOL ENGINEERING
(POOL NOT DESIGNED FOR DIVING)**



NOTE:
1) WHEN PROVIDED SHALL BE AT 20" MAX. BELOW THE WATERLINE AS SHOWN, AND SHALL BE VISUALLY SET APART FROM THE POOL.
2) MIN. UNOBSTRUCTED WAKLING SURFACE OF 240 SQ. INCHES.

This item has been electronically signed and sealed by Craig E. Gunderson, P.E. on date below using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

POOL PLAN



DRAWING LEGENDS (ALL MAY NOT APPLY)

SYMBOLS	INDICATES
	MAIN DRAIN
R	RETURN
S	SKIMMER
V	VAC. LINE
J	JETS
B	BUBBLER
U	UMBRELLA HOLE

ENTRY/EXIT REQUIRED AT THE SHALLOW END AND DEEP END IF OVER 5 FEET DEEP. ACCEPTABLE ARE STAIRS (10" MINIMUM TREAD WITH 240 SQUARE INCH MINIMUM AREA, 12" RISER (MAX.) WITH INTERMEDIATE TREADS AND RISERS UNIFORM), LADDERS, UNDERWATER SEATS, AND SWIM-OUTS (MAXIMUM 20" BELOW WATERLINE).

ANY GLAZING WITHIN 5 FT. OF POOL SHALL BE SHALL CONFORM TO FBC R308.4.5.

EQUIPOTENTIAL BONDING SHALL CONFORM TO 2017 NEC SECTION 680.26.

ENTRAPMENT PROTECTION FOR SUCTION OUTLETS SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ANSI/APSP/ICC-7 & 2020 FBC R4501.6.6.

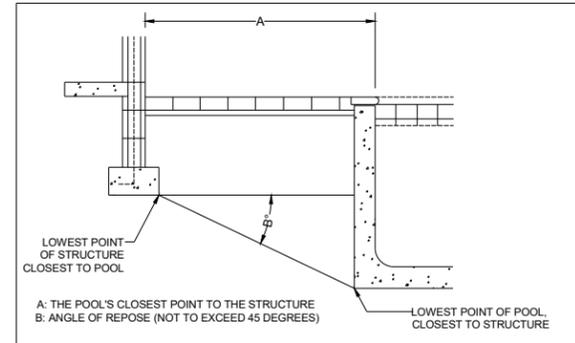
THE NUMBERS OF RETURN INLETS SHALL BE BASED ON A MINIMUM OF (1) RETURN INLET PER 300 SQ. FT. OF POOL SURFACE AREA OR FRACTION THEREOF.

APPROVED SURFACE SKIMMERS ARE REQUIRED AND SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. SKIMMERS SHALL BE INSTALLED ON THE BASIS OF ONE PER 800 SQUARE FEET (74 M2) OF SURFACE AREA OR FRACTION THEREOF, AND SHALL BE DESIGNED FOR A FLOW RATE OF AT LEAST 25 GALLONS PER MINUTE (GPM) (1.6 L/S) PER SKIMMER.

FOR ALL WALKING SURFACES LOCATED MORE THAN 30" ABOVE GRADE, GUARDS SHALL BE PROVIDED PER 2020 R312.

OUTDOOR RESIDENTIAL SWIMMING POOLS SHALL BE PROVIDED WITH A BARRIER COMPLYING WITH 2020 FBC R4501.17.1.1 THROUGH R4501.17.1.14.

WHERE A WALL OF DWELLING SERVES AS PART OF THE BARRIER, ONE OF THE FOLLOWING SHALL APPLY:
1) ALL DOORS AND WINDOWS PROVIDING DIRECT ACCESS FROM THE HOME/ DWELLING TO THE POOL SHALL BE EQUIPPED W/ AN EXIT ALARM COMPLYING W/ UL 2017.
2) ALL DOORS PROVIDING DIRECT ACCESS FROM THE HOME TO THE POOL MUST BE EQUIPPED W/ A SELF-CLOSING, SELF-LATCHING DEVICE W/ POSITIVE MECHANICAL LATCHING/ LOCKING INSTALLED A MIN. OF 54 INCHES ABOVE THE THRESHOLD, WHICH IS APPROVED BY THE AUTHORITY HAVING JURISDICTION.
3) A SWIMMING POOL ALARM THAT COMPLIES TO ASTM STANDARD F2208.

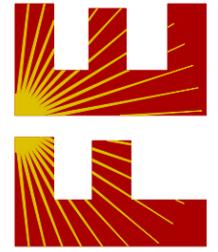


FBC 1804.1 EXCAVATION NEAR FOUNDATIONS: EXCAVATION FOR ANY PURPOSE SHALL NOT REDUCE VERTICAL OR LATERAL SUPPORT FOR ANY FOUNDATION OR ADJACENT FOUNDATION WITHOUT FIRST UNDERPINNING OR PROTECTING THE FOUNDATION AGAINST DETERIMENTAL LATERAL OR VERTICAL MOVEMENT, OR BOTH.

HYDROSTATIC RELIEF DEVICE, IN AREAS OF ANTICIPATED WATER TABLE AN APPROVED HYDROSTATIC RELIEF DEVICE SHALL BE INSTALLED. VALVES SHALL BE APPROVED BY THE FLORIDA BUILDING CODE.

POOL IN FLOOD HAZARD AREAS (WHEN APPLICABLE, CONTRACTOR TO VERIFY):
A) 2020 FBC R322.1.6 PROTECTION OF MECHANICAL, PLUMBING AND ELECTRICAL SYSTEMS: ELECTRICAL SYSTEMS, EQUIPMENT AND COMPONENTS; HEATING, VENTILATING, AIR CONDITIONING; PLUMBING APPLIANCES AND PLUMBING FIXTURES; DUCT SYSTEMS; AND OTHER SERVICE EQUIPMENTS SHALL BE LOCATED AT OR ABOVE THE ELEVATION REQUIRED IN SECTION R322.2 OR R322.3.
EXCEPTION (2020 FBC 1612.4.2): EQUIPMENT FOR POOLS, SPAS AND WATER FEATURES SHALL BE PERMITTED BELOW THE ELEVATION REQUIRED IN TABLE 7-1, PROVIDED IT IS ELEVATED TO THE EXTENT PRACTICAL, IS ANCHORED TO PREVENT FLOATION AND RESIST FLOOD FORCES, AND IS SUPPLIED BY BRANCH CIRCUITS THAT HAVE GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTION.
B) 2020 FBC R322.2.1 ELEVATION REQUIREMENTS. BUILDINGS AND STRUCTURES IN FLOOD HAZARD AREAS, INCLUDING FLOOD HAZARD AREAS DESIGNATED AS COASTAL A ZONES, SHALL HAVE THE LOWEST FLOORS ELEVATED TO OR ABOVE THE BASE FLOOD ELEVATION PLUS 1 FOOT (305 MM), OR THE DESIGN FLOOD ELEVATION, WHICHEVER IS HIGHER.

FLORIDA ENGINEERING LLC
4161 TAMiami TRAIL, UNIT 101
PORT CHARLOTTE, FLORIDA 33952
(941) 391-5980
FLEng.com
Orders@FLEng.com



PROJECT NO. 2318845

CA CERT. #30782

CONTRACTOR:
TRIDENT POOL SOLUTIONS
4849 SE 110TH ST STE 56
BELLEVUE FL 34421

PROJECT ADDRESS:
SZYMCZAK
6423 SW 145TH LN
OCALA FL 34473

DESIGN DATE: 07/12/2022

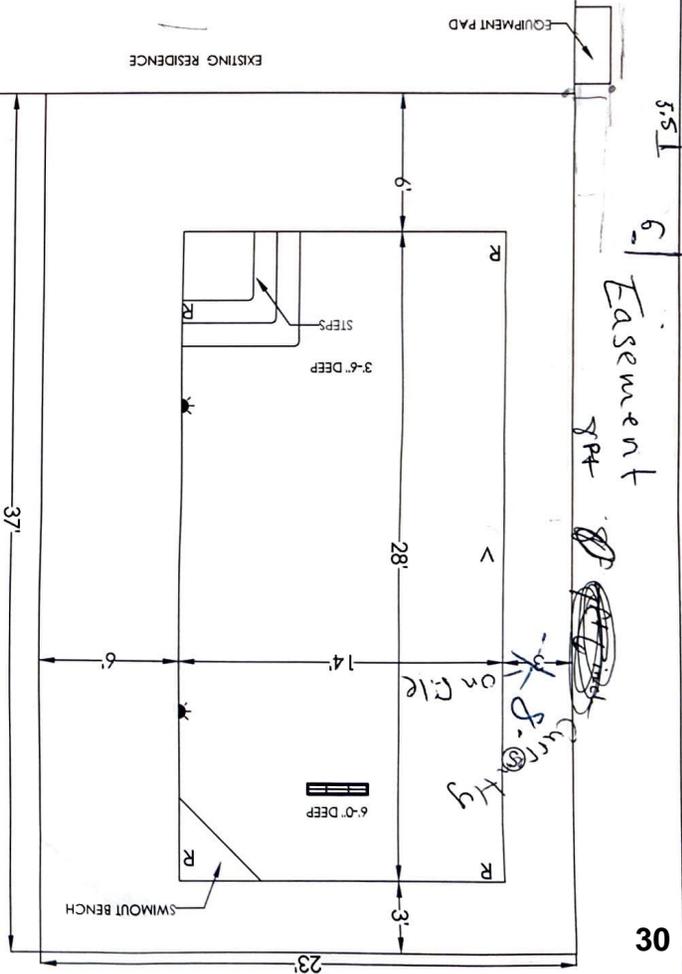
REVISION 1: DATE

REVISION 2: DATE

DRAWN BY: KRK/IA

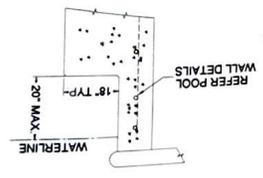
SCALE: 3/16" : 1'-0"

SHEET: **02**



POOL PLAN

** No updated engineering as of 3-25-24*



SMWOUT BENCH TYPICAL DETAIL

NOTE
 1) WHEN PROVIDED SHALL BE AT 20" MAX BELOW THE WATERLINE AS SHOWN, AND SHALL BE VISUALLY SET APART FROM THE POOL.
 2) MIN UNOBSTRUCTED WALKING SURFACE OF 240 SQ. INCHES.

DRAWING LEGENDS (ALL MAY NOT APPLY)

SYMBOLS	INDICATES
	UMBRELLA HOLE
	BUBBLER
	JETS
	VAC. LINE
	SKIMMER
	RETURN
	MAIN DRAIN

SCOPE OF WORK:
 RESIDENTIAL SWIMMING POOL ENGINEERING (POOL NOT DESIGNED FOR DIVING)

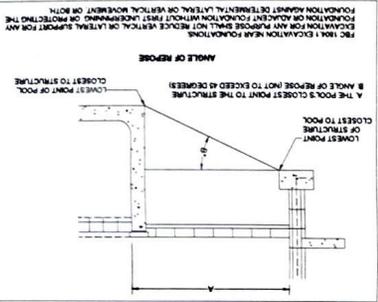
This item has been electronically signed and sealed by Craig E. Gunderson, P.E. on date below using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



Digitally signed by Craig E Gunderson
 Date: 2023.10.24
 11:02:50-04:00:00

SMWOUT BENCH SHALL BE AT 20" MAX BELOW THE WATERLINE AS SHOWN, AND SHALL BE VISUALLY SET APART FROM THE POOL.
 2017 IBC SECTION 409.26
 EQUIPMENTAL BONDING SHALL CONFORM TO CONFORM TO IBC 409.4.5
 ANY GLAZING WITHIN 4 FT OF POOL SHALL BE SHALL CONFORM TO IBC 409.4.5
 THE NUMBER OF RETURN INLETS SHALL BE BASED ON A MINIMUM OF (1) RETURN INLET PER 300 SQ. FT. OF POOL. SPACED AHEAD ON FRACTION THEREOF.
 APPROVED SURFACE SKIMMERS ARE REQUIRED AND SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
 SKIMMERS SHALL BE INSTALLED ON THE BASIS OF ONE PER 100 SQ. YARD PER (1) SQ. YARD OF SURFACE AREA OR AT LEAST 25 GALLONS PER MINUTE (GPM) (1.5) PER SKIMMER.
 FOR ALL WALKING SURFACES LOCATED MORE THAN 30" ABOVE GRADE, GUARDS SHALL BE PROVIDED PER 2020 IBC.

OUTDOOR RESIDENTIAL SWIMMING POOLS SHALL BE PROVIDED WITH A BARRIER COMPLYING WITH 2020 IBC R409.11.1 THROUGH R409.11.1.4
 WHERE A WALL OF DIVELING SEVERES AS PART OF THE BARRIER, ONE OF THE FOLLOWING SHALL APPLY:
 (1) ALL DOORS AND WINDOWS PROVIDING DIRECT ACCESS FROM THE POOL MUST BE EQUIPPED WITH AN ARCH ALARM COMPLYING W/ I.L. 3017.
 (2) ALL DOORS PROVIDING DIRECT ACCESS FROM THE POOL TO THE POOL MUST BE EQUIPPED WITH A SELF-CLOSING, SELF-LATCHING DEVICE 4 INCHES ABOVE THE THRESHOLD, WHICH IS APPROVED BY THE AUTHORITY HAVING JURISDICTION.
 (3) A SWIMMING POOL ALARM THAT COMPLIES TO ASTM STANDARD F2198.



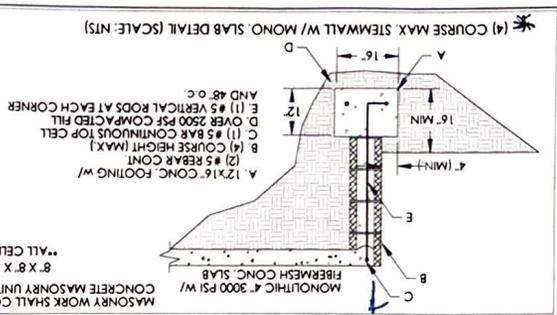
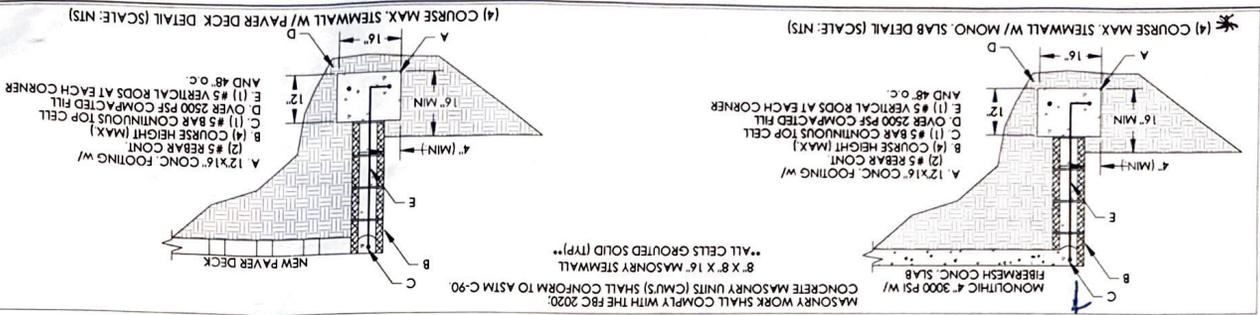
REINFORCING STEEL DEVICES IN AREAS OF ANCHORED WATER TABLES SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING TABLES. REINFORCING STEEL DEVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING TABLES.

POOL IN FLOOD HAZARD AREAS SHALL BE CONSTRUCTED TO BEAT 1% FLOOD ELEVATION. ELECTRICAL SYSTEMS FOR LIGHTING, SOUND, AND OTHER SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING TABLES. REINFORCING STEEL DEVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING TABLES.

APPROVED

2023-08-0044

FLORIDA COUNCIL ON BUILDING DEPT.



SCALE: 3/16" = 1'-0"
 DRAWN BY: RRM/KA
 SHEET: 02

DESIGN DATE: 07/12/2022
 REVISION 1: 10/20/2023
 TRIDENT POOL SOLUTIONS
 4949 SE 110TH ST STE 56
 BELLEVUE FL 334421

FLORIDA ENGINEERING LLC
 4161 TAMiami TRAIL, UNIT 101
 PORT CHARLOTTE, FLORIDA 33982
 (941) 391-6590
 FLEng.com
 Orders@FLEng.com

PROJECT NO. 2318845-2
 CA CERT. #30782

INSPECTION JOB CARD - MARION COUNTY, FLORIDA
TO SCHEDULE AN INSPECTION, PLEASE VISIT OUR WEBSITE AT
WWW.MARIONCOUNTYFL.ORG/INSPECTIONS

TO SCHEDULE A PARTIAL INSPECTION PLEASE CALL 352-438-2400 TO SPEAK WITH A PERMIT TECHNICIAN

PERMIT NBR: 2023080044 **MASTER NBR:** 2023080044 **ISSUED:** 8/7/2023
JOB DESC.: INSTALL INGROUND POOL **PERMIT TYPE:** R18POL R18 RES POOL/SPA (POOL)
JOB LOCATION: 6423 SW 145TH LN **LOT 6** **BLOCK 1257**
SUBDIVISION: 1156 MARION OAKS UNIT 09 **PHONE:** 352-566-1585
CONTACT NAME: **NOC:** REQUIRED
D.B.A.: TRIDENT POOL SOLUTIONS, LLC.
SETBACKS
FRONT: 25 **REAR:** 25 **LEFT:** 8 **RIGHT:** 8
SPECIAL: **FLOOD ZONE:** X

ELEC. UTIL:

REQ	DESCRIPTION	RESULT	REQ	DESCRIPTION	RESULT
108	108 FINAL STRUCTURAL				
120	120 FOUNDATION PRE-POUR	<u>12/28/26</u>		Footing for retaining wall	1-18 EV
121	121 POOL SHELL, STEEL & BON				
203	203 FINAL ELECTRIC NO POWEF				
206	206 EQUIPOTENTIAL BONDING C	<u>1-18 EV</u>			
208	208 ROUGH ELECTRIC				
210	210 ELE UNDERGROUND				
241	241 FINAL PLUMBING				
243	243 ROUGH PLUMBING				
244	244 SECOND ROUGH PLUMBING				

CALL BEFORE YOU DIG: 1-800-432-4770

NOTICE: Your property may be subject to private deed restrictions which may affect construction

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AT THE MARION COUNTY CLERK OF COURTS AND A CERTIFIED COPY FILED AT THE BUILDING DEPARTMENT, BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT. FS 713.135

MARION COUNTY
Building Safety Department
BUILDING PERMIT

PERMIT #: 2023080044
PERMIT TYPE: R18POR18 RES POOL/SPA (POOL INC)
JOB DESCRIPTION: INSTALL INGROUND POOL
JOB ADDRESS: 6423 SW 145TH LN

ISSUED: 08-07-2023
EXPIRATION: 02-03-2024

OWNER INFORMATION:
SZYMCZAK VINA MARIE GAIL
6423 SW 145TH LN

CONTRACTOR INFORMATION:
TRIDENT POOL SOLUTIONS, LLC.
P.O. BOX 1915

OCALA FL 344735466
PARCEL NUMBER: 8009-1257-06

BELLEVIEW FL 34420
SUBDIVISION: MARION OAKS UNIT 09

LOT: 6 **BLOCK:** 1257
TOTAL SQFT:
SETBACKS FRONT: 25 **REAR:** 25

RANGE-TOWNSHIP-SECTION: 21 - 17 - 17
NOC: REQUIRED
LEFT: 8 **RIGHT:** 8

This permit will become null and void if construction is not started and a passing inspection obtained within six (6) months.

Notice: Demolition Permits are active for only (60) sixty days from the date of issuance.

In addition to the requirements in this permit, there may be additional restrictions applicable to this property that may be found in the records of this county, and there may be additional permits required from other governmental entities such as water management districts, state agencies, or federal agencies. s:553.79(10),F.S.

It is the responsibility of the owner or Asbestos contractor to comply with the provisions of s.469.003 of the Florida Statutes and to notify the Department of Environmental Regulation of his/her intentions to remove asbestos, when applicable, in accordance with state and federal laws.

CALL BEFORE YOU DIG: 1-800-432-4770

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AT THE MARION COUNTY CLERK OF COURTS AND A CERTIFIED COPY FILED AT THE BUILDING DEPARTMENT, BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT. (F.S. 713.135)

ADDITIONAL PERMIT INFORMATION:

8/7/23 - PERMIT MADE READY, PAYMENT SLIP SENT TO EMAIL ADDRESS ON FILE. CM

8/4/23 thru 8/6/23 APPROVED BY WILLDAN- KEITH

8/2/23 SUBMITTED TO WILLDAN FOR PLAN REVIEW - KEITH

**For Inspections schedule online: <https://www.marioncountyfl.org/inspections>
or call (352) 438-2400**

CD-Plus Report

Selected PERMIT_INSP Records.

Insp Desc	Insp Code	Request Date	Schedule Insp	Result	Result Date	Result Insp
244 SECOND ROUGH PLUMBING	244	9/27/2023	BU341RJ2	90	9/27/2023	BU341RJ2
243 ROUGH PLUMBING	243	8/23/2023	BU341RJ2	90	8/23/2023	BU341RJ2
241 FINAL PLUMBING	241					
210 ELE UNDERGROUND	210	9/27/2023	BU341RJ2	90	9/27/2023	BU341RJ2
208 ROUGH ELECTRIC	208					
206 EQUIPOTENTIAL BONDING GRID	206	1/2/2024	BU341JH7	81	1/2/2024	BU341JH7
206 EQUIPOTENTIAL BONDING GRID	206	1/18/2024	BU341EV	90	1/18/2024	BU341EV
203 FINAL ELECTRIC NO POWER	203					
121 POOL SHELL, STEEL & BOND	121	8/23/2023	BU341RJ2	90	8/23/2023	BU341RJ2
120 FOUNDATION PRE-POUR	120	12/28/2023	BU341LG2	90	12/28/2023	BU341LG2
120 FOUNDATION PRE-POUR	120	1/18/2024	BU341EV	90	1/18/2024	BU341EV
108 FINAL STRUCTURAL	108					

**GILLIGAN, ANDERSON, PHELAN,
WILLIAMS & GREEN, P.A.**

PATRICK G. GILLIGAN
CHRISTOPHER A. ANDERSON
WILLIAM H. PHELAN, JR.
GWENDOLYN PASTEUR WILLIAMS
SYDNEY M. SIMMONS
EDWIN A. "TRIP" GREEN, III

**ATTORNEYS AT LAW
1531 SE 36TH AVENUE
OCALA, FLORIDA 34471**

TELEPHONE (352) 867-7707
FACSIMILE (352) 867-0237
www.ocalalaw.com

email: tgreen@ocalalaw.com

March 8, 2024

Matthew Szymczak and
Vina Szymczak
6423 SW 145th Lane
Ocala, Florida 34473

VIA CERTIFIED MAIL

Re: Trident Pool Solutions, LLC

Dear Mr. and Mrs. Szymczak:

The undersigned represents Trident Pool Solutions, LLC with respect to the amount owed by you for work performed on your property located 6423 SW 145th Lane, Ocala, Florida. As you are aware, you have an outstanding balance due to Trident Pool Solutions in the amount of \$24,252.36. Please find enclosed a copy of a Claim of Lien which has been recorded in the Public Records of Marion County, Florida against your property.

My client demands that you pay the balance due of \$24,252.36, plus attorney's fees and costs to date in the amount of \$500.00, within the next 15 days. Your failure to pay the total amount due of \$24,752.36 will result in a lawsuit being filed against you to foreclose the lien.

Please govern yourself accordingly.

Very Truly Yours,

GILLIGAN, ANDERSON, PHELAN,
WILLIAMS & GREEN, P.A.

Trip Green

Edwin A. "Trip" Green, III

EAG/lmc

Enclosure

cc: Trident Pool Solutions, LLC

THIS COMMUNICATION IS FROM A DEBT COLLECTOR. THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED SHALL BE USED FOR THAT PURPOSE.

Rec. _____

This instrument was prepared by,
Record and Return to:
Edwin A. Green, III, Esquire
1531 SE 36th Avenue
Ocala, Florida 34471
Telephone: (352) 867-7707



GREGORY C HARRELL CLERK & COMPTROLLER MARION CO
DATE: 03/07/2024 04:07:31 PM
FILE #: 2024028933 OR BK 8268 PG 1405
REC FEES: \$10.00 INDEX FEES: \$0.00
DDS: \$0 MDS: \$0 INT: \$0

WARNING!

THIS LEGAL DOCUMENT REFLECTS THAT A CONSTRUCTION LIEN HAS BEEN PLACED ON THE REAL PROPERTY HEREIN. UNLESS THE OWNER OF SUCH PROPERTY TAKES ACTION TO SHORTEN THE TIME PERIOD, THIS LIEN MAY REMAIN VALID FOR ONE YEAR FROM THE DATE OF RECORDING, AND SHALL EXPIRE AND BECOME NULL AND VOID THEREAFTER UNLESS LEGAL PROCEEDINGS HAVE BEEN COMMENCED TO FORECLOSE OR TO DISCHARGE THIS LIEN.

CLAIM OF LIEN

STATE OF FLORIDA)
COUNTY OF MARION)

BEFORE ME, the undersigned notary public, personally appeared SHAWN HUGHES, Manager of TRIDENT POOL SOLUTIONS, LLC, who was duly sworn and says that he is the lienor herein, whose address is 4849 SE 110th Street, Suite 56, Belleview, Florida 34420; and that in accordance with a contract with MATTHEW SZYMCZAK and VINA SZYMCZAK whose mailing address is 6423 SW 145th Lane, Ocala, Florida 34473, lienor furnished labor, services, or materials on the following described real property in Marion County, Florida:

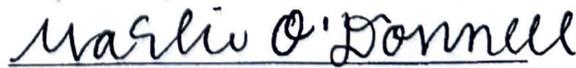
Lot 6, Block 1257, of MARION OAKS, UNIT NINE, according to the plat thereof, as recorded in Plat Book O, Page 164, of the Public Records of Marion County, Florida.
Site Address: 6423 SW 145th Lane, Ocala, Florida 34473
Parcel ID: 8009-1257-06

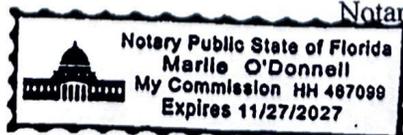
now owned by VINA M. STEVENS, N/K/A VINA M. SZYMCZAK, whose address is 6423 SW 145th Lane, Ocala, Florida 34473, of a total value of \$66,211.20, of which there remains unpaid \$24,252.36, and furnished the first of the items on August 14, 2023 and the last of the items on February 19, 2024.

TRIDENT POOL SOLUTIONS, LLC

By 
Shawn Hughes, Manager

SWORN TO AND SUBSCRIBED before me this 28 day of February, 2024, by Shawn Hughes as Manager of Trident Pool Solutions, LLC, who is personally known to me or who produced personally known as identification.


Notary Public, State of Florida



Approved by Matthew & Vina Szymczak on Apr 21, 2023

Approved



4849 Se 110th St Ste 53 • Belleview, FL 34420-3800 • Phone: (352) 566-1585

Matthew & Vina Szymczak
Phone: 352-789-8099

Job Address:
6423 SW 145th Lane
Ocala, FL 34473

Print Date: 9-6-2023

Proposal for Szymczak NC

Please see attached proposal and let us know if you have any questions.

We look forward to earning your business!

Pool 28 x 14
Deck with textured overlay (37x23), Does not include texturing existing areas
Tristar VS900 Pump
C150S Filter
S3 Aquarite Salt System
2 LED color lights
& Line items listed below

Thank you

Price includes leaving and spreading dirt on site

1000 - Pre Construction

Items
Subsequent Labor On Overall Job In-house 1100 - General Conditions
Plans & Engineering 1100 - General Conditions
City Permit 1500 - Permits

1000 - Pre Construction Total: \$2,796.00

2000 - Excavation & Steel

Items
Excavation & Site Prep 2050 - Demolition & Excavation
Pool Layout, Form, & Steel 2200 - Form & steel Labor
BackFill/Dirt Drop 2050 - Demolition & Excavation

2000 - Excavation & Steel Total: \$8,068.80

3000 - Shell

Items
Shotcrete 3000 - Gunite
Base Pool 3100 - Plumbing water
Auto-Fill - manual float type 3100 - Plumbing water
Standard 6 x 6 Tile 3200 - Tile

3000 - Shell Total: \$18,782.40

4000 - Hard Scape/Deck

Items
Concrete Deck with Cantilever Edge & Textured Overlay 4400 - Decking
Equipment Set 3100 - Plumbing water
Hayward TriStar VS950 2.7THP 4800 - Pool Equipment
Hayward SwimClear C150S 4800 - Pool Equipment
Hayward AQRS3 Salt System w/ TCELL 4800 - Pool Equipment
ColorLogic 320 LED 4890 - Lighting
SGM DiamondBrite Plaster Finish 5000 - Pool Interior Finish
SGM DiamondBrite 5100 - Interior Finish: Quartz
Base Pool 6200 - Electrical
Stemwall for pool deck 4350 - Masonry & Veneer

4000 - Hard Scape/Deck Total:**\$28,266.00****7000 - Completion and Inspection**

Items
Clean & Grade 7100 - Final Clean Up
Start Up / Clean up/ Finals 7300 - Startup Service

7000 - Completion and Inspection Total:**\$2,028.00****Total Price: \$59,941.20**

Trident Pool Solutions, LLC.

[\(352\) 566-1585](tel:(352)566-1585)

Physical: 4849 SE 110th ST STE#56, Belleview, FL 34420

Mailing: P.O.Box 1915, Belleview, FL 34421

Office@TridentPoolSolutions.com

[Pool License #CPC1459678](#)

[Construction License #CBC1264892](#)

****Some of the following warranty information may not be applicable to pool remodels, equipment upgrades, and/or resurfacing, please contact the office for clarification****

New Construction Draw Schedule:

- 5% Due at contract acceptance**
- 30% Due at Excavation completion**
- 30% Due at Shell completion**
- 30% Due at Decking completion**
- 5% Due after final inspection**

Remodel/Upgrade Draw Schedule:

- 50% at contract acceptance**
- 50% at plaster/completion**

Warranty Information

LIMITED STRUCTURAL WARRANTY

Trident Pool Solutions, LLC. (Hereafter recognized as TPS) warrants that the gunite, shotcrete, or concrete swimming pool shell for new pool construction only will remain structurally sound for as long as you own your pool. Structurally sound is defined as maintaining the structural integrity of the concrete swimming pool shell so as to withstand all normal loads or stress as anticipated by our approved plans. Upon written demand by buyer, **TPS** will perform necessary test to determine if the concrete swimming pools shell is sound TPS will, at no cost to buyer, perform repairs necessary to restore its structural integrity. If testing procedures show that the concrete swimming pool shell is sound, Buyer will pay costs of testing and repair. TPS does not warrant against damage to the pool shell caused by failure to maintain proper water levels, underground water tables rising above the lowest point of the pool or damages caused by earth or fill ground movement, earthquake, acts of God, or acts of others. The term "concrete swimming pool shell" does not include trim coping (concrete or masonry applied to the structure for aesthetic purposes), tile, coloring, or decking.

LIMITED EQUIPMENT WARRANTY

The pumps, filters, heaters, salt systems, and automated controls are backed by a minimum three-year parts and labor warranty, beginning on the day of plaster installation, for any defects in materials or workmanship. Equipment other than the Hayward line is covered by manufacturer warranties for not less than 12 months from date of pool plaster.

LIMITED UNDERGROUND WARRANTY

Pool plumbing, piping and plumbing accessories, electrical, gas and all underground installations provided by TPS are warranted to be free of defects in material and workmanship for a period of One years from the date of pool plastering.

LIMITED CONCRETE & MASONRY WARRANTY

Decks, plaster, walls, stucco, coping and all other masonry products are warranted to be free of defects in material and workmanship for a period of 1 year from date of installation. Concrete and masonry products are inherently subject to cracking, checking, discoloration, staining, and lack of uniformity of color. These conditions are not considered defective, rising or settling which results from expansive or pre-existing insufficiently compacted soils is not warranted.

Limitations Notwithstanding the above, your warranty is limited in the following regards:

1. TPS does not warrant against damages, failures or reduction of performance of any equipment caused by substitutions or addition of equipment not designed to be installed or expressly authorized by TPS. TPS does not warrant against defect or failures caused by lack of reasonable care, failure to provide necessary maintenance, incorrect water chemistry, freezing, improper operation or vandalism.
2. Job-site labor warranty does not extend to lights, cartridge elements, skimmers, valves, fittings, or chemical feeders, warranty on pump seals, valves, lights and O-rings are limited to one year. Lack of proper maintenance and proper pool chemistry logs will be determined by contractor and pool chemical care records not client
3. Damages caused by earth or fill ground movement, earthquake, acts of God, or acts of others
4. **TRANSFER OF WARRANTY** Upon transfer of the title to your real property, this warranty may be transferred to the new Buyer, after inspection and at the discretion of TPS and upon written request within sixty day of transfer of title. After all current policies and requirements in force at the time of request have been satisfied, the approval of the transfer of warranty will be effective upon payment of a transfer fee and issuance of a new warranty certificate in the name of the Buyer.

SUMMARY OF WARRANTY

Description	Coverage	Notes

Structural Shell	Lifetime	Original owner only, unless transferred New Construct
Pump, Filter & Heater	3 Years	Manufacturer's warranty
Salt System	3 Years	Manufacturer's warranty
Remote Control	3 Years	Manufacturer's warranty
Plumbing and Gas	1 Years	Workmanship Manufacturer's warranty may extend
Electrical	1 Years	Workmanship Manufacturer's warranty may extend
Concrete	1 Years	Workmanship Manufacturer's warranty may extend
Masonry	1 Years	Workmanship Manufacturer's warranty may extend
Hydrazzo Plaster	1 Years	Manufacturer's warranty may extend
Tile/Grout	1 Years	Workmanship Manufacturer's warranty may extend
Lights	1 Year	Workmanship Manufacturer's warranty may extend
Other Equipment	1 Year	Manufacturer's warranty may extend
White Plaster	No Warranty	
Pebble Tech/Sheen	10 Year	Manufacturer's warranty
Diamond Bright	10 Year	Manufacturer's warranty
Quartzscape	10 Year	Manufacturer's warranty
PreMix	10 year	Manufacturer's warranty

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Terms and Conditions

Limited Warranties – Trident Pool Solutions, LLC, from herein will be TPS, warrants its work to be free from defects material and workmanship for a period of one year from the date the pool is plastered. TPS warrants the pool structure will remain structurally sound for the period of time that the pool is owned by the buyer, The term structurally sound means that the pool is capable of retaining water, and in the event of failure to do so, TPS, will, within this period, repair the pool structure so that it will retain water.

TPS may issue a new warranty that the pool structure will remain sound to a second owner, after a complete inspection by TPS, instructions to such new owner, and payment to TPS of inspection fee therefore.

In the event, TPS, contracts to install walks and decking, said walks and decking are not warranted against cracking, chipping, raising, settling or discolorations. Plaster is not warranted against discoloration, staining, chipping, or cracking since such plaster defects generally results from local water conditions, improper use of chemicals, or improper cleaning of the pool.

All pool equipment and accessories installed as provided for herein, carry a warranty as provided by the manufacture of the same, when buyer has work performed by others, TPS does not warranty such work and TPS shall not be held liable for such work or loss or damages, which may result therefrom.

Buyer shall notify TPS of any alleged defects or breach of the above warranty within a reasonable time after discovery, in no event later than 15-days after discovery,

such notice shall be sent to TPS at this place of business set forth on this contract.

The above warrantied are effective only if buyer has complied with all the terms and conditions; payment and other provisions of the contract. The warranties become void if: the pool is not kept full except for a 10-day maintenance period each year, of the pool structure is damaged by reason of the water rising above the lowest point of the pool when the pool is not kept full, or by reason of any earth of fill ground movement, acts of god, war, riots, or other civil disturbances, acts of others, or if there was a transfer or change of ownership of the real property on which the pool is located.

Defect or failures resulting from mistreatment or neglect by Buyer will be repaired or serviced at Buyer's expense. If the Buyer has work performed by others that are not provided for in this contract, such as, but not limited to, electrical panel changes, landscaping, erection of fences and retraining walls, TPS does not warrant such work, and TPS, shall not be held liable for such work or loss or damages which may result therefrom.

The sole and exclusive remedy of the buyer and the obligation of TPS for the mater set forth herein whether on warrant, contract, negligence or strict liability, is the repair of the defect. TPS shall in no event be liable for special or consequential damages. If excavation has not started within 90 days from date of the contract for reason beyond TPS control, TPS shall have the right to cancel the contract upon notice to buyer.

Contracts and Specification.

This contract constitutes the entire contract and the parties are not bound by any oral expression or representation by any agent of either party purporting to act for or on behalf of either party or by commitment or arrangement not specified in the contract. No additional work shall be done without prior written authorization by Buyer. Any such authorization shall be on change order form, showing the agreement terms and the reason for such change and approved by both parties. For such additional work so added to the contract, its agreed that the total price under this contract shall be increased by the price for such additional work, that installments maybe increased proportionally, and that all terms and conditions of this

contract shall apply to such additional work Both parties agree that the contract completion dates shall be extended 5 working days for each additional working necessitated by the change order.

If any provision (or portion thereof) of this contract shall be deemed invalid it is agreed that such invalidity shall only effect such provision (or portion thereof) and the remainder of this contract shall remain in force and effect.

Responsibilities of Trident Pool Solutions, LLC– Conditions and Limitations

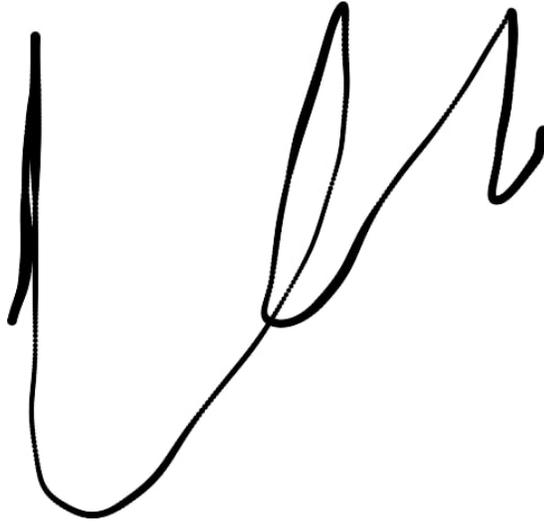
Trident Pool Solutions, LLC agrees to do all work provided in this contract in good and workmanlike manner, but shall not be responsible for delay or failure to perform work when, such delay or failure is due to: Acts of God, inclement weather, war, riot, or other civil disturbance, labor disputes, government prohibition, non-issuance of all required permits effecting the swimming pool and adjacent areas, failure of Buyer to perform any obligations to be performed by him hereunder, or other reason beyond, TPS control. The date of completion provided for herein shall be extended 5 calendar days for each day of delay caused by any or all of the events referred to in this paragraph, up to and including the 6th day of delay.

Thereafter, the date of completion shall be extended one day for each day of delay.

TPS is not responsible for damage to improvements and appurtenances located in or reasonable adjacent to the access routes or the pool site, including but not limited to such items as curbs, sidewalks, driveways, patios, lawns, shrubs, and sprinkler systems TPS is not responsible for damages caused by ground compactions by excavation equipment. TPS s not responsible for flotation of pool. All pool dimensions are approximate with reasonable tolerance either way. The parties agree that TPS shall have substantially completed performance in a good and workmanlike manner if all surface dimensions are within 5% of the specified surface dimensions, and all final vertical dimensions are within 5% of other specified vertical dimensions. Buyer and TPS agree that it is difficult and impractical to compute the actual damage in the events of deviation in pool dimensions. Buyer and TPS agree that the liquidated damages for errors by TPS shall be computed as follows: \$3.00 per square foot multiplied by the difference between the water surface foot areas of the pool specified herein, (less the 5% variance) and the actual water surface of the pool as constructed; \$20.00 an inch for variance of more than 5% of the vertical dimension of the pool specified herein (less the 5% variance). However, in the event the specified pool depth is not attainable with normal excavation equipment, due to underground water, sand, rock, or other unusual subsurface condition, beyond TPS control, then TPS and buyer shall agree upon attained depth with no penalty on TPS.

Approval Deadline: May 21, 2023

I confirm that my action here represents my electronic signature and is binding.

A handwritten signature in black ink, consisting of a large, stylized 'M' followed by a 'V' and a 'S'.

Signature:

Date:

Apr 21, 2023, 4:31 PM

Approved by:

Matthew & Vina Szymczak

Comments:

Does this include the dirt for grading out the yard level?



Printed: Jan 15, 2024
 4849 Se 110th St Ste 53, Belleview, FL 34420-3800
 Phone: (352) 566-1585

Change Order

Owner Info

Matthew & Vina Szymczak
 6423 SW 145th Lane
 Ocala, FL 34473
 Phone: 352-789-8099

Job Info

6423 SW 145th Ln
 Ocala, FL 34473

Change Order ID

0001

Szymczak NC

CO ID	Created / Approved Date	Price
0001	Created: Jan 15, 2024	\$6,270.00

Description

Stem Wall Change Order

Original Contract included: \$3,420 for stemwall
 To extend to height and length per engineering: \$9,690

Status	Signature	Date
Approved by: _____		____/____/____

Approval Comments

Please Note: A signature of Approval OR **Electronic Acceptance** is required before change order is effective. This change order becomes part of the existing contract.

TOTAL AMOUNT OF CHANGE ORDER: \$6,270.00



**Marion County
Board of County Commissioners**

Building Safety ▪ Licensing

2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2400
buildinglicensing@marionfl.org

April 18, 2024

CERTIFIED MAIL #7020 2450 0002 0559 3732

**SHAWN KEVIN HUGHES
TRIDENT POOL SOLUTIONS, LLC.
4849 SE 110TH ST
STE 53
BELLEVIEW, FL 34420
CT # 21408**

Dear Shawn Kevin Hughes;

Please be advised a formal complaint, Case # **LRB 2024-13** has been brought against you by:

Complainant's Name: **VIRA SZYCZAK
6423 SW 145TH LN
OCALA, FL 34473**

Before the Marion County License Review Board at their meeting on **Tuesday, May 14th, 2024 at 5:30 P.M.** In the Marion County Growth Management Building – Training Facility at 2710 E. Silver Springs Blvd. Enclosed is a copy of the complaint and supporting documentation.

It is requested that you attend this meeting. You may bring legal counsel to this meeting (if you so desire.) Any additional documentation substantiating your claim must be received ten (10) working days prior to the hearing as it is accepted as evidence and therefore becomes part of the case file. You will be given five (5) minutes to present your case and then a two (2) minute rebuttal.

Please contact the License Review Board Secretary at 438-2429 on **Monday, May 13th, 2024** to verify the status of this complaint. **Should you settle your dispute prior to the case date, please ask the complainant to send the Building Department a written statement before the scheduled hearing date requesting the complaint be withdrawn.**

Please be advised, if any person or persons wish to appeal a decision of the license review board made at the above hearing, a record of the proceedings will be needed by such person or persons as well as a verbatim record. If you wish to preserve the testimony given at the hearing, you must make your own arrangements to do so. If any person requiring special equipment should contact the Board Secretary at least two (2) business days prior to the meeting.

Sincerely,


Antoinette Hernandez
License Review Board Secretary



**Marion County
Board of County Commissioners**

Building Safety ▪ Licensing

2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2400
buildinglicensing@marionfl.org

April 18, 2024

CERTIFIED # 7020 2450 0002 0559 2131

**VIRA SZYCZAK
6423 SW 145TH LN
OCALA, FL 34473**

Dear Vira Szyczak;

Please be advised your formal complaint, **Case #LRB 2024-13** has been received against:
Contractors Name:

**SHAWN KEVIN HUGHES
TRIDENT POOL SOLUTIONS, LLC.
4849 SE 110TH ST
STE 53
BELLEVIEW, FL 34420**

Before the Marion County License Review Board at their meeting on **Tuesday, May 14th, 2024** **at 5:30 P.M.** In the Marion County Growth Management Building – Training Facility at, 2710 E. Silver Springs Blvd. A copy of the complaint has been sent to the contractor.

It is requested that you attend this meeting. You may bring legal counsel to this meeting (if you so desire.) Any additional documentation substantiating your claim must be received ten (10) working days prior to the hearing as it is accepted as evidence and therefore becomes part of the case file. You will be given five (5) minutes to present your case and then a two (2) minute rebuttal.

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Sincerely,

Antoinette Hernandez
License Review Board Secretary



**Marion County
Board of County Commissioner**

LRB 2024-13

Building Safety ▪ Licensing

2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2400
buildinglicensing@marionfl.org

CONTRACTOR INFORMATION FORM

ACTIVE INACTIVE DATE: 5/3/24

LRB CASE # 2024-13 APPEAL # _____

DATE COMPLAINT /APPEAL RECEIVED: 4/2/2024

PERMIT REQUIRED: YES OR NO PERMIT # 2023080044

SPECIFY PERMIT TYPE: Res Pool/Spa (Pool inground/whirlpool/non potable)
(i.e.: pool, SFR, shed, etc.)

PERMIT FINALED YES OR NO DATE FINALED _____
 Double fee permit

CONTRACTOR: Shawn Kevin Hughes

DBA: Trident Pool Solutions, LLC

MARION COUNTY CERTIFICATE #: 21408

CERTIFIED STATE #: CPC 1459678
 REGISTERED STATE #: _____
 COMP CARD #: _____

LIABILITY INSURANCE: YES OR NO EX DATE: 4/1/25
WORKERS COMP. INSURANCE: YES OR NO EX DATE: 9/1/24
WORKERS COMP. EXEMPT: YES OR NO EX DATE: _____

PREVIOUS COMPLAINTS: YES OR NO HOW MANY: _____
PREVIOUS CITATIONS: YES OR NO HOW MANY: _____

ADDITIONALNOTES: _____

- | | |
|-----------------------------------------------------------------------------|--------------------------------------------------------------------|
| <input type="checkbox"/> Pull Contractors file | <input type="checkbox"/> Pull permit file |
| <input type="checkbox"/> Contractors Certificate Detail | <input type="checkbox"/> Complete Permit History |
| <input type="checkbox"/> Comments
status) | <input type="checkbox"/> DBPR print out (to verify
status) |
| <input type="checkbox"/> Work Comp exempt printout if exempt
if in file) | <input type="checkbox"/> Corporation papers (verify
if in file) |

Certificate Detail Report

CDPR2305 - Certificate Detail Report

<u>CERT NBR</u>	<u>QUALIFIER NAME</u>	<u>DBA</u>	<u>STATUS</u>
21408	SHAWN KEVIN HUGHES	TRIDENT POOL SOLUTIONS, LLC.	ACTIVE

DETAIL

<u>CLASS CODE</u>	<u>CLASS DESC</u>	<u>STATE NBR</u>
CPC-RES	CERTIFIED RESIDENTIAL POOL / SPA	CPC1459678

<u>ORIG ISSD DATE</u>	<u>STATE EXP DATE</u>
4/28/2022	8/31/2024

RENEWAL DATE

<u>EXPIRE DATE</u>	<u>COUNTY COMP CARD</u>	<u>COUNTY EXP DATE</u>
8/31/2024	21408	8/31/2024

OTH OL NBR

<u>CNCL DATE</u>	<u>COUNTY OL EXEMPT</u>	N
------------------	-------------------------	---

<u>REINSTATE DATE</u>	<u>COUNTY OL NBR</u>	<u>COUNTY OL EXP DATE</u>	<u>OTH OL EXP DATE</u>
	NO FILE		

DBA

<u>PHONE</u>	<u>FAX</u>
352-566-1585	

<u>MAILING ADDRESS</u>	<u>PHYSICAL ADDRESS</u>
4849 SE 110TH ST STE 53 BELLEVIEW FL 34420	4849 SE 110TH ST STE 53 BELLEVIEW FL 34420

LIABILITY INSURANCE

<u>COMPANY</u>	<u>EXP DATE</u>
SULTON SPECIALTY INS CO	4/1/2025
<u>PHONE</u>	<u>EFFECTIVE DATE</u>
800-411-7453	4/2/2024
<u>POLICY NUMBER</u>	<u>CNCL DATE</u>
ISCP04000027904	

INSURANCE LIMITS
2,000,000

WORKERS COMPENSATION INSURANCE

WC EXEMPT N

<u>COMPANY</u>	<u>EXP DATE</u>
TECHNOLOGY INS CO INC	9/1/2024
<u>PHONE</u>	<u>EFFECTIVE DATE</u>
352-421-9257	10/23/2023
<u>POLICY</u>	<u>CNCL DATE</u>
TWC4301869	

BOND INSURANCE

COMPANY

EXP DATE

PHONE

EFFECTIVE DATE

POLICY

CNCL DATE

INSURANCE LIMITS

LAST UPDATE DATE

LAST UPDATE USER

PREV UPDATE DATE

PREV UPDATE USER

4/2/2024

BU341AH2

3/28/2024

BU341AH2



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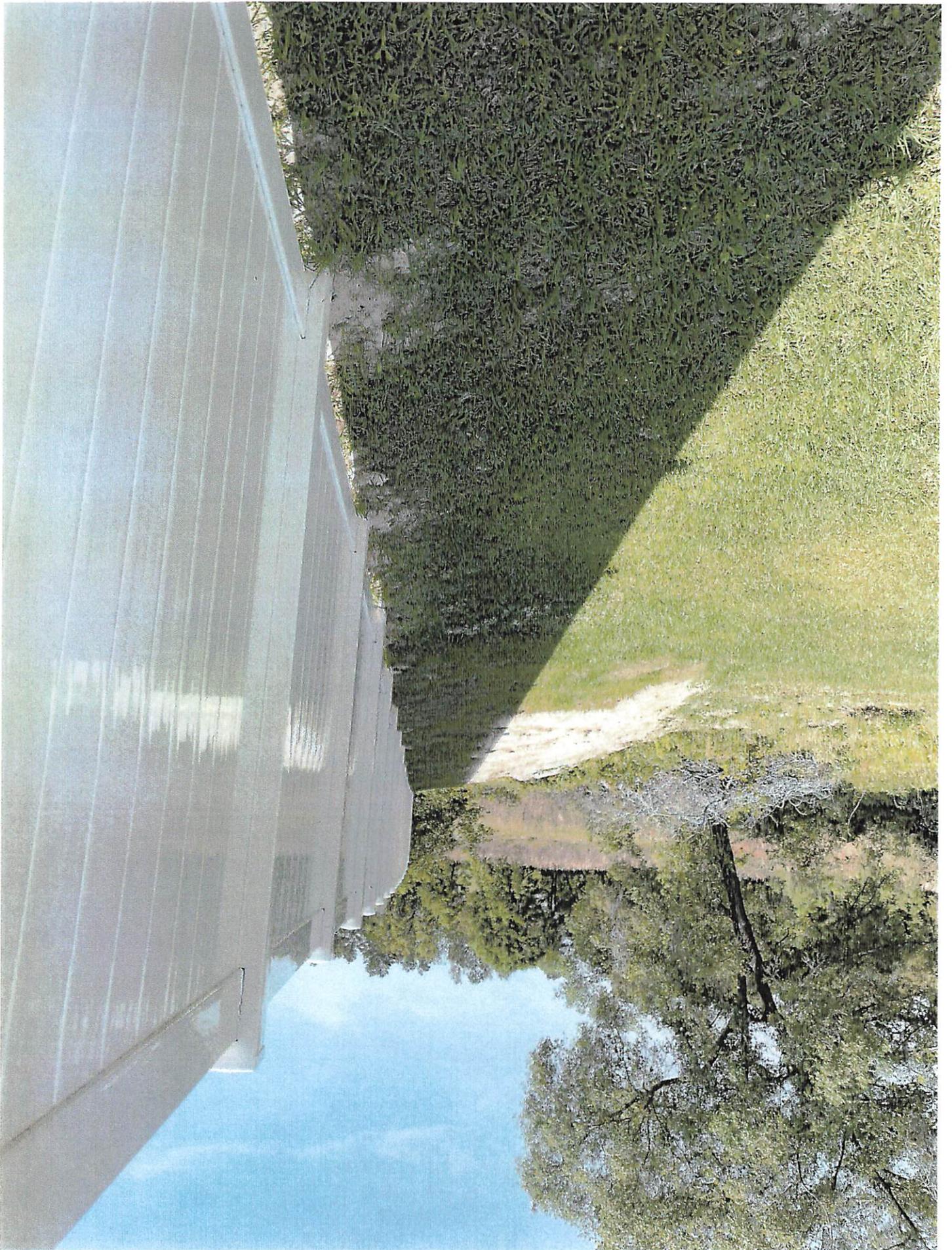
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2024-13
SUPPLEMENTAL

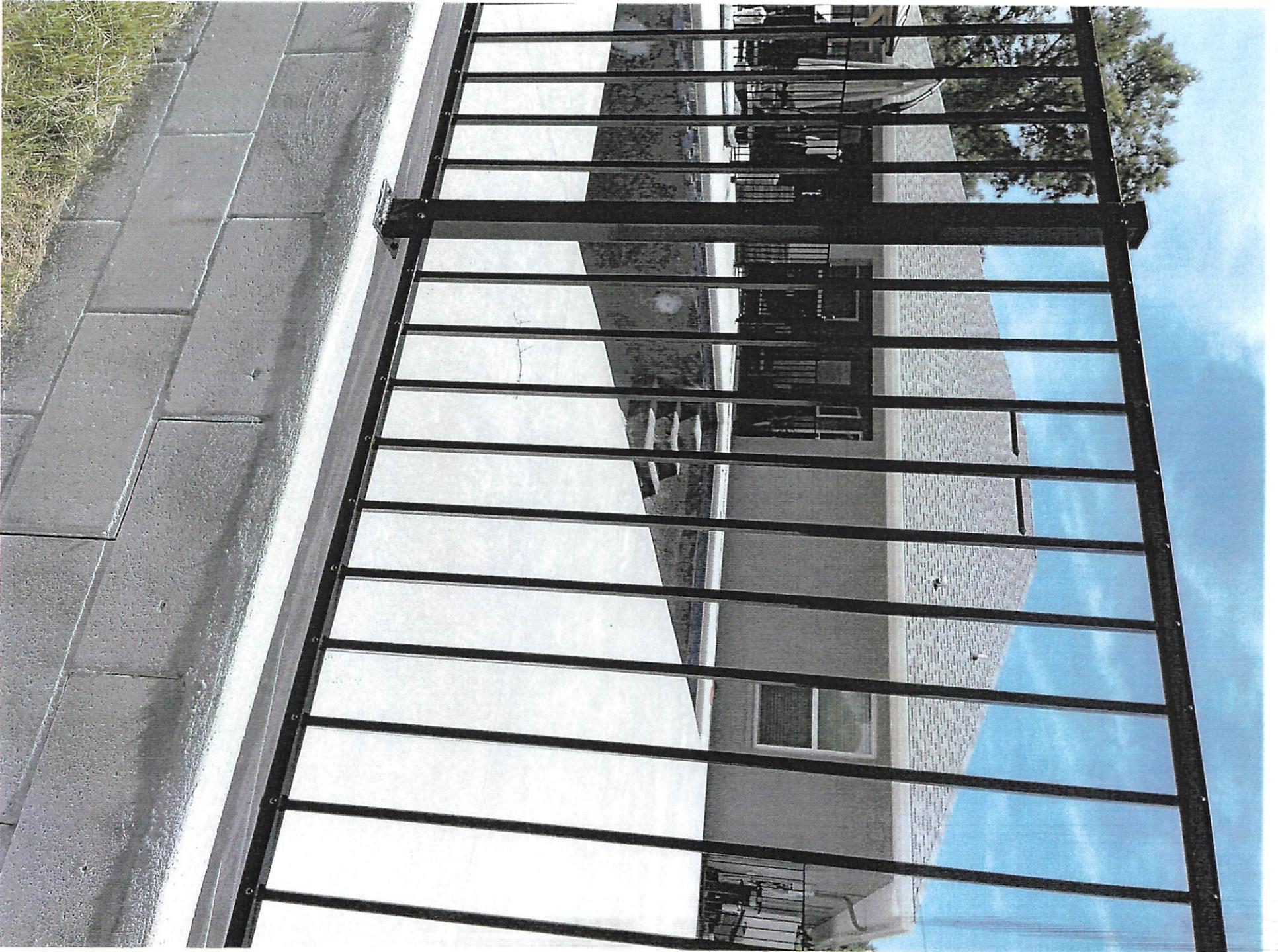


















Notice of Preventative Treatments for Termites

(as required by Florida Building Code (FBC) 105.10)

OCALA, FL 34479



352-622-2224

DATE: 3/17/24 TIME: 10:00 AM PM APPLICATOR: Kenny

6423 SW 145 Lane

ADDRESS OF TREATMENT

COMPANY NAME:

PRODUCT USED Navigator PERCENT CONCENTRATION 0.06 GALLONS APPLIED 10

ACTIVE INGREDIENT Fipronil AREA TREATED 35 LINEAR FEET TREATED 50

STAGE OF TREATMENT SLAB DRIVEWAY
 FINAL BORACARE

As per FBC105.10 - If soil chemical barrier method for termite prevention is used, final exterior treatment shall be completed prior to final building approval.

If this notice is for the final exterior treatment, initial and date this line. INTIALS _____ DATE / / PERMIT # _____







INVOICE

D Frazier Hauling LLC
P.O. Box 195
Lowell, Florida 32663
United States

Mobile: (352) 342-0009

Bill to

Vina Szymczak
Vina Szymczak

(352) 789-8099
vina@ptaxpc.com

Invoice Number: 1549

Invoice Date: February 8, 2024

Payment Due: February 8, 2024

Amount Due (USD): \$0.00

Products	Quantity	Rate	Amount
2/8 Fill Dirt 6423 SW 145th Ln. Ocala, FL 34473 Delivered 15 loads @ \$255 per load.	15	\$255.00	\$3,825.00

	Total:	\$3,825.00
Payment on February 8, 2024 using	0315:	\$3,825.00
	Amount Due (USD):	\$0.00

Notes / Terms

If you have any billing questions, please contact Ciara at (352) 342-0009.

\$3,825.00

Ship to Marion Oaks Customer

Terms Due on receipt

Sales \$5,875.00

6423 SW 145th Lane

25 X \$235.00

Sales \$ -2,350.00

6423 SW 145th Lane Paid

10 X \$-235.00

Total \$5,875.00
Paid March 11th

Subtotal \$3,525.00

Tax \$0.00

Total \$3,525.00

Balance due \$3,525.00

Thank you for your business. Card and Bank transfer payments are available upon request. Please note there is a 3.5% fee for cards and \$15.00 for bank transfers. Contact touchdownlogisticsllc@gmail.com or 352-602-8810 (call/text) to utilize this feature.

ALL INVOICES ARE DUE UPON RECIEPT. If this invoice is not paid within 30 days of the due date, a late fee will be added to the above amount at the rate of 1.5% per month (A.P.R. 18%) and will accrue from due date. Additionally, the

\$5,875.00 68

Grassy Roots, LLC

162 Conway Dr W
Mobile, AL 36608 US
+1 2516563493
grassyrootsllc@gmail.com

Receipt

BILL TO
Matt Szymczak
Matt Szymczak
AL US

Date: 02/29/2024
Due Date

PAYMENT METHOD
Credit Card - xxxxxxxxxxxx0590

AUTH CODE
02271Q

	Invoice Date	Payment
1	02/29/2024	3939.13

Memo: **BALANCE DUE** **\$0.00**

\$3,939.13

No additional transfer fees or taxes apply.

Intuit Payments Inc (IPI) processes payments as an agent of the business. Payment processed by IPI constitutes payment to the business and satisfies your obligation to pay the business, including in connection with any dispute or case, in law or equity. Money movement services are provided by IPI pursuant to IPI's licenses (NMLS #1098819, www.intuit.com/legal/licenses/payment-licenses/). IPI is located at 2700 Coast Avenue, Mountain View, CA 94043, 1-888-536-4801.

Stonegate Customs Llc 6500 SE.
110th St.
Belleview, FL 34420
Phone:352-812-5574
Contact:352-812-5574
Email:stonegatecustoms@gmail.com

Customer Address
Vina (803)230-5552
vina@ptaxpc.com

Description	Total
114' of 4'H two rail pool fence powder coated black with a 4' wide walk gate	\$7,050

Install 114' of pool fence on top of pavers

Install a 4' wide walk gate

5 Years Warranty on Installation

Total	\$7,050.00
-------	------------

Stonegate Customs Llc | Phone:352-812-5574 | stonegatecustoms.com

Terms and Conditions

Scope of Work: Stonegate Customs, Llc. will provide services as described in the attached quote. Stonegate Customs, Llc. will provide all services, materials, labor, tools, and equipment needed for completion of services.

Payment Terms: A down payment of 50% is due upon acceptance of quote. The balance of the contract is due the day of project completion.

Change Order: Any deviation from the above quote involving a change in the scope of work or any additional costs will be executed only with a written change order signed and dated by both the Stonegate Customs, Llc. and Customer.

Warranty: Stonegate Customs, Llc. warrants all work will be performed in a good and workmanlike manner. Any warranties for parts or materials are subject to manufacturer terms on such products.

Conditions: This proposal is valid for 30 days. Stonegate Customs, Llc reserves the right to withdraw this proposal or re-quote the project if contract acceptance is beyond 30 days.

\$7,050.00 70

Trident Pool Solutions

4.9 ★★★★★ (57)

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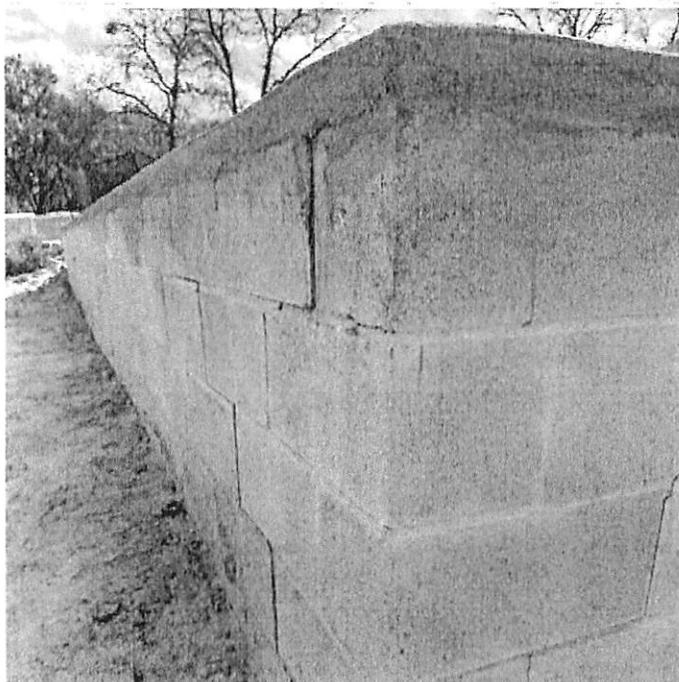
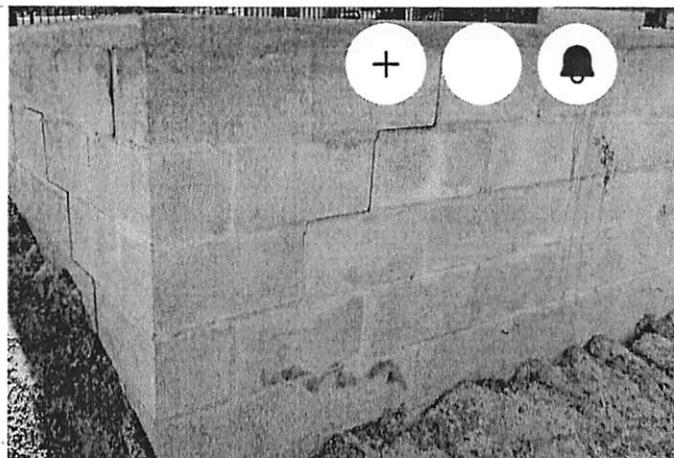
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+2

Matthew Szymczak, Sammi Caldwell and 86 others

115 comments

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Karysa Perez-Santana

I back this post 10000% as another trident customer with a huge pool fail and almost \$100k down the drain. We had nothing but issues and are now stuck with garbage also.

Anyone who wants more info or would like to see our awful pool in person is welc...

See more

6w Like Reply

28 [reactions]





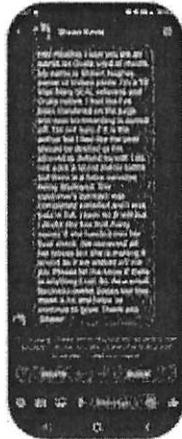
<  **Ocala Word of Mouth**
Vina Szymczak · 19h · 



Top comments 



Heather Ziegler Templeton
the pool company says he can't post his proof due to his lawyers advice, so he can't defend himself against slander. Also that he can't see this post any longer, so he seems to be blocked



2m Like



Vina Szymczak
Heather Ziegler Templeton comments are turned on and my permit number is 2023080044 with Marion County you or anyone else is free to look up my pool was not finished was abandoned and is red flagged by Marion county until it gets proper engineering and permits

Just now Like



Karysa Perez-Santana
I back this post 10000% as another trident customer with a huge pool fail and almost \$100k down the drain. We had nothing but issues and are now stuck with garbage



6:51

5G 16%



Shawn Kevin



Hey Heather, I saw you are an admin on Ocala word of mouth. My name is Shawn Hughes owner of trident pools. I'm a 10 Year Navy SEAL veterans and Ocala native. I feel like I've been slandered on the page and now commenting is turned off. I'm not sure if it is the author but I feel like the post should be deleted or I'm allowed to defend myself. I do not want a social media battle but there is a false narrative being displayed. The customer's contract was completely satisfied and I was paid in full. I have no ill will but I doubt she has that many issues if she handed over her final check. We corrected all her issues but she is making it sound as if we walked off the job. Please let me know if there is anything I can do. As a small business owner, pages like this mean a lot and helps us continue to grow. Thank you.



-Shawn

If you reply, Shawn Kevin Hughes will be able to call you and may see info like your Active Status and when you've read messages.

DELETE

BLOCK



Message



Roscoe Landscaping

CUSTOMER'S ORDER NO.	DEPARTMENT	DATE
		07/09/24
NAME: Yina D'Alva Customer		
ADDRESS: 6423 SW 145th N.		
CITY, STATE, ZIP: (352) 530-0094		

SOLD BY	CASH	C.O.D.	CHARGE	ON. ACCT.	MDSE. RETD.	PAID OUT
---------	------	--------	--------	-----------	-------------	----------

QUANTITY	DESCRIPTION	PRICE	AMOUNT
1			
2	60 ft. long		
3	9 rows of blocks		
4	540 blocks		
5	12 pallets		
6	(includes all material)		
7			
8		TOTAL:	
9		\$ 14,400 ⁰⁰	
10			
11		\$ 14,000 ⁰⁰	
12			
13			
14			
15			
16			
17			
18			

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**Marion County
Board of County Commissioners**

Building Safety ▪ Licensing

2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2400
buildinglicensing@marionfl.org

**BEFORE THE MARION COUNTY LICENSE REVIEW BOARD
OF MARION COUNTY, FLORIDA**

CERTIFIED MAIL: 7020 2450 0002 0559 3749
7020 2450 0002 0559 3756

Vira Szyczak
Petitioner

LRB 2024-13

v.

Shawn Hughes / Trident Pool Solutions, LLC.
Contractor
CT# 21408/ CPC1459678

BOARD ORDER

The matter coming to be heard before the Marion County License Review Board for consideration of the complaint filed against the Contractor/Respondent.

Service of this complaint was made by certified mail, and the Respondent was duly advised.

The License Review Board hereby finds as fact: **to postpone decision for the contractor Shawn Hughes d/b/a Trident Pool Solutions, LLC. to be properly noticed.**

And as a conclusion of law finds the Contractor:

- Performed work in a manner which shows a lack of competency
- Performed work in a negligent manner
- Performed work which is in violation of Marion County codes
- Misrepresented the cost/scope/quality or timetable of work performed
- Engaged in dishonest trade practices by not paying the concrete company.
- Allowed his/her contractor's certificate to be used by others
- Engaged in an activity which reflects upon his/her competency as a contractor

And; **therefore, the Board's decision is to postpone the case for 30 days to the June License Review Board Docket, June 11, 2024 @ 5:30 p.m.**

Based upon the gravity of the offense, the License Review Board of Marion County has taken the following action on this case:

- Postponed 30 days
- Dismissed with prejudice without prejudice
- Withholding of permitting privileges until restitution is made
- Revoke permitting privileges in Marion County
- Letter of Reprimand on file with DBPR
- Made to pay restitution in the amount \$
- Fine in the amount of \$
- Suspension of Certificate
- Revocation of Certificate

A copy of this Order will be placed in the records of the Marion County Building Department and, if Contractor is State Certified/Registered, this ORDER will also be forwarded to the Department of Business and Professional Regulation, State of Florida.

A contractor may petition the Board to rehear a decision of revoking or suspending their certificate of competency or authorizing withholding of building permits. **The petition must be received by the Marion County Building Department on a form provided by the Department by 5:00 p.m. on the tenth (10th) calendar day after the date of execution of this Order.** A decision of the License Review Board may be appealed by writ of certiorari to the Circuit Court in and for Marion County within thirty (30) days after the date of execution.

FURTHER, the Marion County License Review Board makes the RECOMMENDATION to the Florida Construction Industry Licensing Board (FCIL Board), Jacksonville, FL to impose on the State Registration the following penalty:

- No further action
- Postponed 90 days
- Dismissed
- Withholding of permitting privileges until restitution is made
- Suspension of permitting privileges in Marion County
- Made to pay restitution in the amount of \$
- Fine in the amount of \$

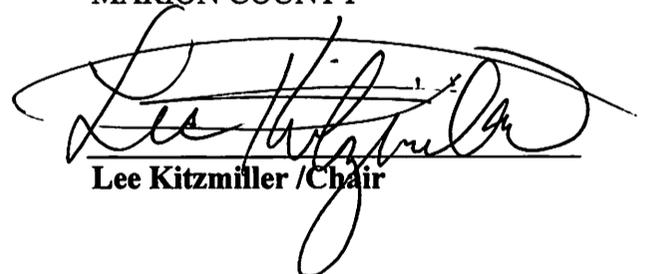
In accordance with Florida Statutes, Chapter 489.131(7) (c) and (d), the disciplined contractor, the complainant, or the Department of Business and Professional Regulation may challenge the local enforcement body's recommended penalty to the FCIL Board. A challenge shall be filed within sixty (60) days of the issuance of the recommended penalty with the FCIL Board in Jacksonville, Florida. If challenged, there is a presumptive finding of probable cause, and the case may proceed before the FCIL Board without the need for a probable cause hearing.

Failure of the disciplined contractor, the complainant, or the Department of Business and Professional Regulation to challenge the local enforcement body's recommended penalty within the time period set forth above shall constitute a waiver of the right to a hearing before the FCIL Board.

A waiver of the right to a hearing before the FCIL Board shall be deemed an admission of the violation, and the penalty recommended shall become the final order according to the procedures developed by FCIL Board rule without further FCIL Board action. The disciplined contractor may Appeal this Board action to the district court.

DONE AND ORDERED by the Marion County License Review Board this May 14th, 2024.

LICENSE REVIEW BOARD OF
MARION COUNTY



Lee Kitzmiller /Chair

Hernandez, Antoinette

From: Hernandez, Antoinette
Sent: Wednesday, May 15, 2024 9:51 AM
To: 'legalads@starbanner.com'
Subject: Reference # 530114
Attachments: 2024-13 - 5.14.24 - Vira Szyczak v. Shawn Kevin Hughes - Trident Pool Solutions, LLC. - Ocala Star Banner Legal Ad - 2024.docx.docx

Good morning,

Please see the attached Legal Ad to be placed to Legal Notices in the Ocala Star Banner. Our reference number is 530114.

Thank you,



Marion County Board of County Commissioners

Building Safety ▪ Licensing

2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2400
buildinglicensing@marionfl.org

NOTICE OF HEARING

**TO: Shawn Kevin Hughes / Trident Pool Solutions, LLC.
4849 SE 110th St.
Bellevue, FL 34420**

PLEASE BE ADVISED that (1) formal complaint has been brought against you.

The complaint will be heard before

The Marion County License Review Board at their meeting on Tuesday, June 11th, 2024 at 5:30 P.M. at the Marion County Growth Management Building, Training Facility at 2710 E. Silver Springs Blvd.

LRB CASE # 2024-13

BE ADVISED if any person or persons wish to appeal a decision of The License Review Board, made at the above advertised meeting, a record of the proceedings will be needed by such person or persons and a verbatim record may also be necessary.

PLEASE BE GOVERNED ACCORDINGLY.

DATE THIS 15th day of May 2024

**LICENSE REVIEW BOARD
MARION COUNTY, FLORIDA**

7020 2450 0002 0559 3756

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only BLDG

For delivery information, visit our website at www.usps.com®.

LRB 2024-13 A07#603018

Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$

Sent To Shawn Kevin Hughes
 Street Triden Pool Solutions, LLC.
 City, St 4849 SE 110th ST.
 STE 53
 Belleview, FL 34420

Postmark Here
 MAY 16 2024
 Ocala, FL
 USPS 34472-9998

PS Form 3849, June 2013 See Reverse for Instructions

7020 2450 0002 0559 3749

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only BLDG

For delivery information, visit our website at www.usps.com®.

LRB 2024-13 A07#603018

Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$

Sent To Vira Szyczak
 Street 6423 SW 145th LN
 City, Ocala, FL 34473

Postmark Here
 MAY 16 2024
 Ocala, FL
 USPS 34472-9998

PS Form 3849, June 2013 See Reverse for Instructions

From: [Hernandez, Antoinette](#)
To: starbannerlegals@gannett.com
Subject: FW: Reference # 530114
Date: Tuesday, May 28, 2024 10:50:53 AM
Attachments: [2024-13 - 5.14.24 - Vira Szyczak v. Shawn Kevin Hughes - Trident Pool Solutions, LLC. - OCALA STAR BANNER LEGAL AD - 2024.docx.docx](#)
[MC-seal-4C-Rev-19_cba48ea3-e87b-450b-b0b9-d5aeaa4a09a8.png](#)

Good morning,

I am forwarding an email that I sent 2 weeks ago. I am new to my department and the below email address was what I was instructed to use.

Please confirm receipt of this email and if there is anything else I need to provide, please let me know.

Thank you in advance,

Antoinette



Antoinette Hernandez

Contractor Licensing Specialist

Building Safety

Marion County Board of County Commissioners

2710 E. Silver Springs Blvd.

Ocala, FL 34470

Main: 352-438-2400

[Empowering Marion for Success!](#)

Under Florida law, emails to our organization are public records. If you do not want your email reviewed in response to a public records request, contact this office by phone.

From: Hernandez, Antoinette
Sent: Wednesday, May 15, 2024 9:51 AM
To: 'legalads@starbanner.com' <legalads@starbanner.com>
Subject: Reference # 530114

Good morning,

Please see the attached Legal Ad to be placed to Legal Notices in the Ocala Star Banner. Our reference number is 530114.

Thank you,



**Marion County
Board of County Commissioners**

Building Safety ▪ Licensing

2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2400
buildinglicensing@marionfl.org

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**LICENSE REVIEW BOARD
MARION COUNTY, FLORIDA**



**Marion County
Board of County Commissioners**

Building Safety

2710 E. Silver Springs Blvd.
Ocala, FL 34470

CERTIFIED MAIL®



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Hasler

FIRST-CLASS MAIL

04/19/2024

US POSTAGE

\$008.69⁰



ZIP 34470
011E11685403

**VIRA SZYCZAK
6423 SW 145TH LN
OCALA, FL34473**

NIXIE 322 FE 1 0005/24/24

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 34470700610 *0238-02008-24-23

UTF

34470>7006

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS. FOLD AT DOTTED LINE.

JACKSONVILLE FL 320

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

VIRA SZYCZAK
6423 SW 145TH LN
OCALA, FL34473



9590 9402 7519 2098 1610 45

2. Article Number (Transfer from service label)

7020 2450 0002 0559 2131

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee
X

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Insured Mail
 - Insured Mail Restricted Delivery (over \$500)
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Return receipt for merchandise

PS Form 3811, July 2020 PSN 7530-02-000-9053

34473-545523

Domestic Return Receipt

From: [Marion County Building Licensing](#)
To: ["VIRA@PTAXPC.COM"](mailto:VIRA@PTAXPC.COM)
Subject: Board Order 5/14/2024/Notice to Appear 6/11/2024 @ 5:30 pm
Date: Tuesday, May 28, 2024 3:17:00 PM
Attachments: [BOARD ORDER 5.14.2024.PDF](#)

Good afternoon,

Per our conversation this morning, I am attaching the Board Order from 5.14.2024 License Review Board Hearing. The new hearing date is on the order, June 11, 2024 @ 5:30 pm.

Thank you,

Antoinette

Account Number:	899052
Customer Name:	Marion County Board of County Commissioners
Customer Address:	Marion County Board of County Commissioners 412 SE 25Th AVE Brenda Tsagaris Ocala FL 34471-2687
Contact Name:	Brenda Tsagaris
Contact Phone:	352-671-8686
Contact Email:	brenda.tsagaris@marionfl.org
PO Number:	530114

Date:	05/28/2024
Order Number:	10223493
Prepayment Amount:	\$ 0.00

Column Count:	1.0000
Line Count:	30.0000
Height in Inches:	0.0000

Print

Product	#Insertions	Start - End	Category
OCA Ocala Star-Banner	1	06/02/2024 - 06/02/2024	Govt Public Notices
OCA ocala.com	1	06/02/2024 - 06/02/2024	Govt Public Notices

As an incentive for customers, we provide a discount off the total order cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and save!

Total Cash Order Confirmation Amount Due	\$69.80
Tax Amount	\$0.00
Service Fee 3.99%	\$2.79
Cash/Check/ACH Discount	-\$2.79
Payment Amount by Cash/Check/ACH	\$69.80
Payment Amount by Credit Card	\$72.59

Order Confirmation Amount	\$69.80
----------------------------------	----------------

Ad Preview

NOTICE OF HEARING

**TO: Shawn Kevin Hughes / Trident
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4849 SE 110th St.

Belleview, FL 34420

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LRB CASE # 2024-13

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needed by such person or persons
and a verbatim record may also be
necessary.

**PLEASE BE GOVERNED
ACCORDINGLY.**

DATE THIS 15th day of May 2024

LICENSE REVIEW BOARD

MARION COUNTY, FLORIDA

#10223493 6/2/2024

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Vira Szyczak
6423 SW 145th LN
Ocala, FL 34473



9590 9402 5886 0038 4461 65

2. Article Number (Transfer from service label)

7020 2450 0002 0559 3749

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

-
- Agent
-
-
- Addressee

B. Received by (*Printed Name*)

C. Date of Delivery

- D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type

- | | |
|------------------------------------------------------------------------|---------------------------------------------------------------------|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input checked="" type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input checked="" type="checkbox"/> Return Receipt for Merchandise |
| <input type="checkbox"/> Collect on Delivery | <input checked="" type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Insured Mail | |
| <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500) | |

91

USPS TRACKING #



9590 9402 5886 0038 4461 65

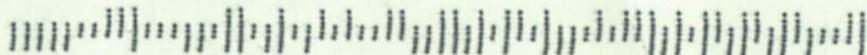
First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

United States
Postal Service

• Sender: Please print your name, address, and ZIP+4® in this box•

Marion County
Board of County Commissioners
Building Department
2710 East Silver Springs Blvd.
Ocala, FL 34470

AO#063018
URB 2024-13



ALERT: SEVERE WEATHER IN THE SOUTH, SOUTHEAST, CENTRAL, NORTHERN MID-ATLANTI...

USPS Tracking®

FAQs >

Tracking Number:

Remove X

70202450000205593732

Copy

Add to Informed Delivery (<https://informedelivery.usps.com/>)

Latest Update

Your item has been delivered to the original sender at 9:43 am on May 29, 2024 in OCALA, FL 34470.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Feedback

Delivered

Delivered, To Original Sender

OCALA, FL 34470

May 29, 2024, 9:43 am

Arrived at USPS Regional Facility

JACKSONVILLE FL DISTRIBUTION CENTER

May 28, 2024, 12:21 pm

In Transit to Next Facility

May 27, 2024

Arrived at USPS Regional Facility

GAINESVILLE FL DISTRIBUTION CENTER

May 26, 2024, 3:05 pm

Unclaimed/Being Returned to Sender

BELLEVIEW, FL 34420

May 23, 2024, 12:57 pm

Reminder to Schedule Redelivery of your item

May 5, 2024

Notice Left (No Authorized Recipient Available)

BELLEVIEW, FL 34420

April 30, 2024, 2:57 pm

Out for Delivery

BELLEVIEW, FL 34420

April 30, 2024, 7:11 am

Arrived at Post Office

BELLEVIEW, FL 34420

April 30, 2024, 7:00 am

Arrived at USPS Facility

BELLEVIEW, FL 34420

April 30, 2024, 6:10 am

Departed USPS Regional Facility

GAINESVILLE FL DISTRIBUTION CENTER

April 30, 2024, 4:05 am

Arrived at USPS Regional Facility

GAINESVILLE FL DISTRIBUTION CENTER

April 30, 2024, 3:37 am

In Transit to Next Facility

April 30, 2024, 2:56 am

Departed USPS Regional Facility

JACKSONVILLE FL NETWORK DISTRIBUTION CENTER

April 30, 2024, 2:20 am

Arrived at USPS Regional Facility

JACKSONVILLE FL NETWORK DISTRIBUTION CENTER

April 29, 2024, 8:49 pm

Arrived at USPS Regional Facility

JACKSONVILLE FL PACKAGE SORTING CENTER

April 29, 2024, 7:16 am

Processing at USPS Facility

OCALA, FL 34478

April 27, 2024, 11:14 am

Arrived at USPS Regional Facility

GAINESVILLE FL DISTRIBUTION CENTER

April 22, 2024, 10:36 pm

Arrived at USPS Regional Facility

JACKSONVILLE FL DISTRIBUTION CENTER

April 19, 2024, 11:37 pm

Hide Tracking History

What Do USPS Tracking Statuses Mean? (<https://faq.usps.com/s/article/Where-is-my-package>)

Text & Email Updates



Select what types of updates you'd like to receive and how. Send me a notification for:

Text

Email

All Below Updates

Expected Delivery Updates ⓘ

Day of Delivery Updates ⓘ

Package Delivered ⓘ

Available for Pickup ⓘ

Delivery Exception Updates ⓘ

Package In-Transit Updates ⓘ

USPS Tracking Plus®





Product Information

See Less

Track Another Package

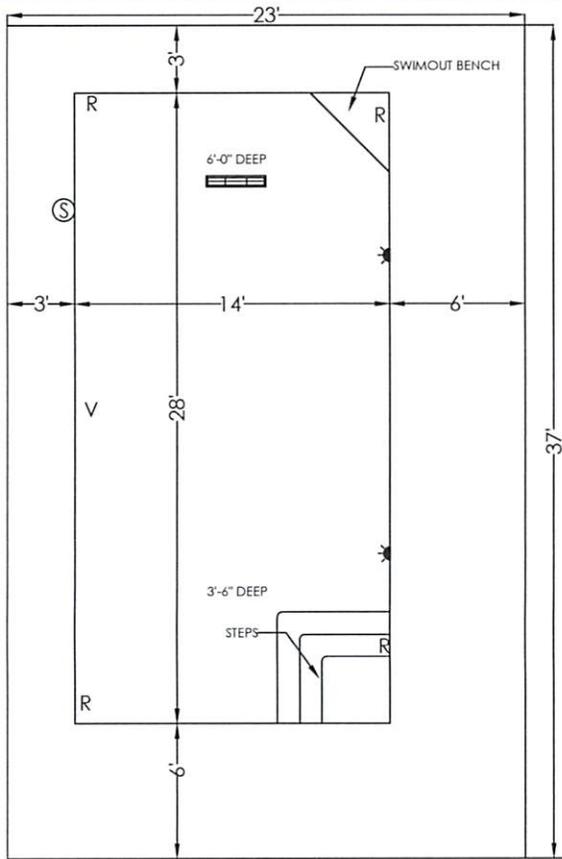
Enter tracking or barcode numbers

Need More Help?

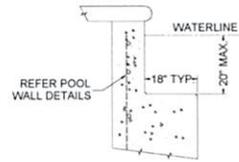
Contact USPS Tracking support for further assistance.

[FAQs](#)

POOL PLAN



SCOPE OF WORK: RESIDENTIAL SWIMMING POOL ENGINEERING (POOL NOT DESIGNED FOR DIVING)



SWIMOUT BENCH TYPICAL DETAIL

NOTE:
1) WHEN PROVIDED SHALL BE AT 20" MAX. BELOW THE WATERLINE AS SHOWN, AND SHALL BE VISUALLY SET APART FROM THE POOL.
2) MIN. UNOBSTRUCTED WALKING SURFACE OF 240 SQ. INCHES.

DRAWING LEGENDS (ALL MAY NOT APPLY)

SYMBOLS	INDICATES
	MAIN DRAIN
R	RETURN
S	SKIMMER
V	VAC. LINE
J	JEIS
B	BUBBLER
U	UMBRELLA HOLE

This item has been electronically signed and sealed by Craig E. Gunderson, P. E. on date below using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Digitally signed by Craig E. Gunderson
Date: 2024.02.26 16:03:53 -05'00'

- ENTRY: EXIT REQUIRED AT THE SHALLOW END AND DEEP END IF OVER 5 FEET DEEP. ACCEPTABLE ARE STAIRS (10" MINIMUM TREAD WITH 2" RISE) OR 12" RISE (MAX.) WITH INTERMEDIATE TREADS AND RISERS UNIFORM. LADDERS, UNDERWATER SEATS, AND SWIM-OUTS (MAXIMUM 2' BELOW WATERLINE).
- ANY GLAZING WITHIN 5 FT. OF POOL SHALL BE SHALL CONFORM TO FBC 6308.4.5
- EQUIPMENT ENCLOSURE SHALL CONFORM TO 2017 NEC SECTION 680.26
- ENTRAPMENT PROTECTION FOR Suction Outlets shall be installed in accordance with the requirements of ANSI/APSA SCC-7 & 2020 FBC 6450.6.6
- THE NUMBERS OF RETURN INLETS SHALL BE BASED ON A MINIMUM OF (1) RETURN INLET PER 300 SQ. FT. OF POOL SURFACE AREA OR FRACTION THEREOF.
- APPROVED SURFACE SKIMMERS ARE REQUIRED AND SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. SKIMMERS SHALL BE INSTALLED ON THE BASIS OF ONE PER 100 SQUARE FEET (74 SQ. FT. OF SURFACE AREA OR FRACTION THEREOF), AND SHALL BE DESIGNED FOR A FLOW RATE OF AT LEAST 25 GALLONS PER MINUTE (GPM) (1.6 L/S) PER SKIMMER.
- FOR ALL WALKING SURFACES LOCATED MORE THAN 30" ABOVE GRADE, GRABARS SHALL BE PROVIDED PER 2020 K12.1
- OUTLET FOR RESIDENTIAL SWIMMING POOLS SHALL BE PROVIDED WITH A BARRIER COMPLYING WITH 2020 FBC 6450.17.1.1 THROUGH 17.1.14
- WHERE A WALL OF DWELLING SERVES AS PART OF THE BARRIER, ONE OF THE FOLLOWING SHALL APPLY:
1) ALL DOORS AND WINDOWS PROVIDING DIRECT ACCESS FROM THE HOME DWELLING TO THE POOL SHALL BE EQUIPPED WITH AN EXIT ALARM COMPLYING WITH I.E. 2017.
2) ALL DOORS PROVIDING DIRECT ACCESS FROM THE HOME TO THE POOL MUST BE EQUIPPED WITH A SELF-CLOSING, SELF-LATCHING DEVICE WITH A MINIMUM LATCHING FORCE OF 15 LBS. AND A MIN. OF 54 INCHES ABOVE THE THRESHOLD, WHICH IS APPROVED BY THE AUTHORITY HAVING JURISDICTION.
3) A SWIMMING POOL ALARM THAT COMPLIES TO ASTM STANDARD F2208

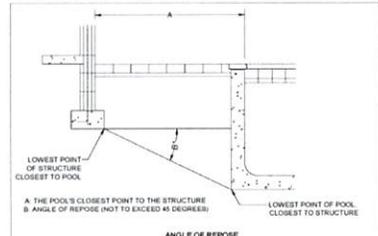
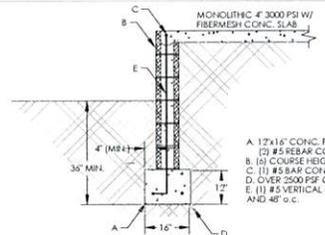


FIG. 1804 - EXCAVATION NEAR FOUNDATIONS
EXCAVATION FOR ANY PURPOSE SHALL NOT REDUCE VERTICAL OR LATERAL SUPPORT FOR ANY FOUNDATION OR ADJACENT FOUNDATION WITHOUT FIRST UNDERPINNING OR PROTECTING THE FOUNDATION AGAINST SETTLEMENT, LATERAL, OR VERTICAL MOVEMENT, OR BOTH.

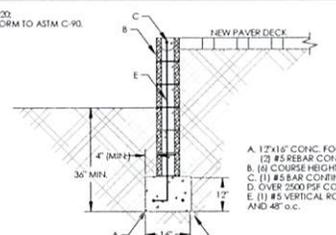
HYDROSTATIC RELIEF DEVICE IN AREAS OF ANTI-CIPATED WATER TABLE AN APPROVED HYDROSTATIC RELIEF DEVICE SHALL BE INSTALLED VALVES SHALL BE APPROVED BY THE FLORIDA BUILDING CODE.

POOL IN FLOOD HAZARD AREAS (WHEN APPLICABLE, CONTRACTOR TO VERIFY)
A) 2020 FBC R22.2.6 PROTECTION OF MECHANICAL, PLUMBING AND ELECTRICAL SYSTEMS
ELECTRICAL SYSTEMS, EQUIPMENT AND COMPONENTS, HEATING, VENTILATION, AIR CONDITIONING, PLUMBING APPLIANCES AND RELATED FIXTURES, DUCT SYSTEMS, AND OTHER SERVICE ELEMENTS SHALL BE LOCATED AT OR ABOVE THE ELEVATION REQUIRED IN SECTION R22.2.1 OR R22.2.1.1
EXCEPTION: (2020 FBC 141.2.4.2) EQUIPMENT FOR POOLS, SPAS AND WATER FEATURES SHALL BE PERMITTED BELOW THE ELEVATION REQUIRED IN TABLE 1-1, PROVIDED IT IS ELEVATED TO THE EXTENT PRACTICAL, IS ANCHORED TO PREVENT FLOATING, AND RESET FLOOD RISERS, AND IS SUPPLIED BY BRANCH CIRCUITS THAT HAVE GROUND-Fault CIRCUIT INTERRUPTER PROTECTION.
B) 2020 FBC R22.2.1 ELEVATION REQUIREMENTS
BELLISONS AND STRUCTURES IN FLOOD HAZARD AREAS, INCLUDING FLOOD HAZARD AREAS DESIGNATED AS COASTAL A ZONES, SHALL HAVE THE LOWEST FLOOR ELEVATED TO OR ABOVE THE BASE FLOOD ELEVATION PLUS 1 FOOT (85 MM), OR THE DESIGN FLOOD ELEVATION, WHICHEVER IS HIGHER.



(6) COURSE MAX. STEMWALL W/ MONO. SLAB
DETAIL SCALE: NTS

MASONRY WORK SHALL COMPLY WITH THE FBC 2020. CONCRETE MASONRY UNITS (CMU'S) SHALL CONFORM TO ASTM C-90.
8" X 8" X 16" MASONRY STEMWALL
ALL CELLS GROUTED SOLID (EYP)



(6) COURSE MAX. STEMWALL W/ PAVER DECK
DETAIL SCALE: NTS

FLORIDA ENGINEERING LLC
4161 TAMAMI TRAIL, UNIT 101
PORT CHARLOTTE, FLORIDA 33952
(941) 391-5980
FLEng.com
Orders@FLEng.com



CONTRACTOR:
TRIDENT POOL SOLUTIONS
4849 SE 110TH ST STE 56
BELLEVUE FL 34421

PROJECT ADDRESS:
SZYMCAK
6423 SW 145TH LN
OCALA FL 34473

DESIGN DATE: 07/12/2022
REVISION 1: 10/20/2023
REVISION 2: 02/26/2024
DRAWN BY: KRK/JIA
SCALE: 3/16" = 1'-0"

PROJECT NO. 2318845-3
CA CERT. #30782

From: Trident Pools Admin office@tridentpoolsolutions.com 
Subject: Fwd: Szymczak - Retaing Wall
Date: June 4, 2024 at 6:58 PM
To: Holly Trident holly@tridentpoolsolutions.com



----- Forwarded message -----

From: Roberts, Phillip <Phillip.Roberts@marionfl.org>
Date: Mon, Nov 27, 2023 at 12:07 PM
Subject: RE: Szymczak - Retaing Wall
To: Trident Pools Office <office@tridentpoolsolutions.com>

[cid:_MC-seal-4C-Rev-19_cba48ea3-e87b-450b-b0b9-d5aeaa4a09a8.png]

Phillip Roberts
Inspector Plans Examiner Supervisor
Building Safety

Marion County Board of County Commissioners
2710 E. Silver Springs Blvd.
Ocala, FL 34470
Main: 352-438-2400 | Direct: 352-438-2468 | Cell: 352-425-3906

Empowering Marion for Success!<<https://www.marionfl.org/>>

Under Florida law, emails to our organization are public records. If you do not want your email reviewed in response to a public records request, contact this office by phone.

From: Roberts, Phillip <Phillip.Roberts@marionfl.org>
Sent: Monday, November 20, 2023 5:12 PM
To: Trident Pools Office <office@tridentpoolsolutions.com>
Subject: RE: Szymczak - Retaing Wall

Try this one

[cid:image001.png@01DA212A.4BDB3090]

Phillip Roberts
Inspector Plans Examiner Supervisor
Building Safety

Marion County Board of County Commissioners
2710 E. Silver Springs Blvd.
Ocala, FL 34470
Main: 352-438-2400 | Direct: 352-438-2468 | Cell: 352-425-3906

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From: Trident Pools Office <office@tridentpoolsolutions.com<mailto:office@tridentpoolsolutions.com>>
Sent: Monday, November 20, 2023 3:03 PM
To: Roberts, Phillip <Phillip.Roberts@marionfl.org<mailto:Phillip.Roberts@marionfl.org>>
Subject: Re: Szymczak - Retaing Wall

CAUTION: THIS MESSAGE IS FROM AN EXTERNAL SENDER

This email originated from outside the organization. Do not click links, open attachments, or share any information unless you recognize the sender and know the content is safe. Report suspicious emails using the "Phish Alert" button in Outlook or contact the Helpdesk.

Hey Mr. Phillip,

The link isn't allowing me to open it.

Thank you,
Marlie O'Donnell
Office Assistant
352-566-1585
Tridentpoolsolutions.com

On Nov 20, 2023, at 1:41 PM, Roberts, Phillip <Phillip.Roberts@marionfl.org<mailto:Phillip.Roberts@marionfl.org>> wrote:

Stamped Retaining Wall Plans

[cid:_MC-seal-4C-Rev-19_cba48ea3-e87b-450b-b0b9-d5aeaa4a09a8.png]

Phillip Roberts
Inspector Plans Examiner Supervisor
Building Safety

Marion County Board of County Commissioners
2710 E. Silver Springs Blvd.
Ocala, FL 34470
Main: 352-438-2400 | Direct: 352-438-2468 | Cell: 352-425-3906

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From: Trident Pools Admin <office@tridentpoolsolutions.com<mailto:office@tridentpoolsolutions.com>>
Sent: Monday, November 20, 2023 11:01 AM
To: Roberts, Phillip <Phillip.Roberts@marionfl.org<mailto:Phillip.Roberts@marionfl.org>>
Subject: Re: Szymczak - Retaing Wall

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Hi Sir,

I just left you a voicemail.

Please let me know that this has been received and will be reviewed.

On Tue, Nov 14, 2023 at 2:05 PM Trident Pools Office
<office@tridentpoolsolutions.com<mailto:office@tridentpoolsolutions.com><mailto:office@tridentpoolsolutions.com%3cmailto:of

From: Roberts, Phillip Phillip.Roberts@marionfl.org 
Subject: RE: Szymczak - Retaing Wall
Date: November 20, 2023 at 1:42 PM
To: Trident Pools Admin office@tridentpoolsolutions.com



Stamped Retaining Wall Plans

[cid:_MC-seal-4C-Rev-19_cba48ea3-e87b-450b-b0b9-d5aeaa4a09a8.png]

Phillip Roberts
Inspector Plans Examiner Supervisor
Building Safety

Marion County Board of County Commissioners
2710 E. Silver Springs Blvd.
Ocala, FL 34470
Main: 352-438-2400 | Direct: 352-438-2468 | Cell: 352-425-3906

Empowering Marion for Success!<<https://www.marionfl.org/>>

Under Florida law, emails to our organization are public records. If you do not want your email reviewed in response to a public records request, contact this office by phone.

From: Trident Pools Admin <office@tridentpoolsolutions.com>
Sent: Monday, November 20, 2023 11:01 AM
To: Roberts, Phillip <Phillip.Roberts@marionfl.org>
Subject: Re: Szymczak - Retaing Wall

CAUTION: THIS MESSAGE IS FROM AN EXTERNAL SENDER

This email originated from outside the organization. Do not click links, open attachments, or share any information unless you recognize the sender and know the content is safe. Report suspicious emails using the "Phish Alert" button in Outlook or contact the Helpdesk.

Hi Sir,
I just left you a voicemail.
Please let me know that this has been received and will be reviewed.

On Tue, Nov 14, 2023 at 2:05 PM Trident Pools Office
<office@tridentpoolsolutions.com<mailto:office@tridentpoolsolutions.com>> wrote:
Good Afternoon Phillip,
I just wanted to follow up again on this retaining wall.
I just tried to reach your desk via phone and left a voicemail.
Please let me know when you have received this.

Thank you,
Marlie O'Donnell
Office Assistant
352-566-1585
Tridentpoolsolutions.com

On Nov 7, 2023, at 8:13 AM, Trident Pools Office <office@tridentpoolsolutions.com<mailto:office@tridentpoolsolutions.com>> wrote:

Good Morning Mr. Phillip,
We spoke a few weeks back in regards to another stem wall project.

We had another one come up and need approval as well in order to get this started for the customer.
I will attach the engineering below.
Thank you for all of your help!

<2318845-2 SZYMCZAK 6423 SW 145TH LN, OCALA FL 34473 (EFILE) DWG (FINAL)_Part2.pdf>

Thank you,
Marlie O'Donnell
Office Assistant
352-566-1585
Tridentpoolsolutions.com

--

Kindly,
Trident Team
Office: 352-566-1585
tridentpoolsolutions.com<<http://tridentpoolsolutions.com>>

winmail.dat

fice@tridentpoolsolutions.com>>> wrote:

Good Afternoon Phillip,

I just wanted to follow up again on this retaining wall.

I just tried to reach your desk via phone and left a voicemail.

Please let me know when you have received this.

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Office Assistant

352-566-1585

Tridentpoolsolutions.com

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<office@tridentpoolsolutions.com<mailto:office@tridentpoolsolutions.com<mailto:[office@tridentpoolsolutions.com">office@tridentpoolsolutions.com">office@tridentpoolsolutions.com">office@tridentpoolsolutions.com">office@tridentpoolsolutions.com](mailto:office@tridentpoolsolutions.com)>>> wrote:

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<2318845-2 SZYMCZAK [6423 SW 145TH LN, OCALA FL 34473](#) (EFILE) DWG (FINAL)_Part2.pdf>

Thank you,

Marlie O'Donnell

Office Assistant

352-566-1585

Tridentpoolsolutions.com

--

Kindly,

Trident Team

Office: 352-566-1585

tridentpoolsolutions.com<<http://tridentpoolsolutions.com>>

<winmail.dat>



noname pool.pdf



Trident Pool Construction



The following is a list of information, expectations, and customer responsibilities during your pool construction project.

Trident Contact info

Regular office hours are M-F 9am-4pm

Outside of office hours please send an email to the office as this is monitored by multiple people after hours. Please include name, issue, and best contact #.

Office #: 352 566 1585

Office Email: office@tridentpoolsolutions.com

Shawn #: 352 817 7318

Draw Phases (could potentially change depending on lender/financing)

- 5% Initial Deposit due at contract acceptance
- 30% due at Excavation
- 30% due at Shell/Shotcrete
- 30% due at Deck Pour
- 5% due at Final

Final is defined as an operational pool that has passed final inspections

If final inspection is delayed due to client/customer, Final will be defined as an operational pool

Draws must be paid upon receipt in order to continue project advancement. Any issues with invoices will be discussed/settled before project scheduling/progress continues.

Change Orders

Defined as any required and/or requested modification, change, and/or deviation from the original contract during the project

- All Change Orders must be approved by both Client and Trident Representative.
- Change Order invoices are due upon completion/installation.

Client Initials:

A handwritten signature in blue ink, appearing to be "MS".

Customer Responsibilities throughout the project
****Please contact our office at any point for further details****

General

- Remove any items that are valuable, susceptible to damage, sensitive to dirt/debris, etc. from work areas
- Trident is not responsible for any damage to accessory items not removed from work areas.
- Restrain all pets indoors during work days for their safety.
- Do not block access routes, gates, openings, etc.

Excavation/Site Prep

- Remove all moveable items from excavation area
- Remove or re-route all irrigation if not included in your contract.
- Any items left outside, on lanai, or near excavation area are susceptible to dirt, rocks, debris, etc.

Shell/Shotcrete

- Soak shell twice per day for a minimum of 30 minutes, preferably morning and late afternoon/evening.

Plaster

- Following plaster, our crew will begin filling process. Continue filling until water level is at the middle of tile. Do not stop fill process. This could potentially damage plaster.
- Fill Process uses your home water source, whether city or well. If you are interested in water truck fill, please let us know. (Approx \$600/load, each load 5k gallons)
- Brush with soft brush, minimum 1x per day, 2x per day is preferable.
- Run pump/equipment 24 hours first 7 days.
- Do not swim until cleared by Trident Team
 - ****Newly plastered pools are kept at an unhealthy state as per Startup recommendations, Swimming during this phase can be dangerous****
- Do not allow any pets in pool
- Do not place any furniture in pool
- Do not place any toys in pool
- Do not add any unauthorized chemicals

Client Initial:



Post Project

- Pool must be maintained at manufacturer/local industry standards defined as the following:
FC: 1-5ppm, pH 7.0-7.8, Alk 70-120, CH 350-600, CYA 30-50ppm, Salt 2800-3400ppm
- Proper chemical levels are required to be maintained for both manufacturer warranties and material integrity. Improper chemical levels can affect equipment, plaster, and many other aspects of your pool. We suggest you hire a licensed and certified professional trained in pool maintenance.
- Chemical levels must be maintained and recorded every week.
- Concrete pool decks: it is both common and inevitable for concrete pool decks to experience minor cracking. These cracks are normally due to settling, ground movement, and/or thermal expansion. Through cutting control or expansion joints, we try to create intentional breaks in order to prevent excess cracking, however, this is not always successful. If you experience any concerning cracks, please contact our office for an on site visit/assessment.
- Paver decks: Pavers must be sanded and sealed following project completion. This will help prevent any excess shifting/settling and keep your pool and equipment sand free.

Following your project completion, please contact our office and conduct a short survey to receive your FREE gift!!

Thank you for allowing us the opportunity to build your pool. We hope you and your family enjoy your pool for years to come!



Client Signature: _____

Date: _____

5/4/23

INVOICE

TRIDENT POOL SOLUTIONS, LLC
PO Box 1915
Belleview, FL 34421

office@tridentpoolsolutions.com
+1 (352) 566-1585

Matthew & Vina Szymczak:Szymczak NC

Bill to
Matthew & Vina Szymczak

Ship to
Matthew & Vina Szymczak
6423 SW 145th Lane
Ocala, FL 34473 US

Invoice details

Invoice no.: 428
Terms: Due on receipt
Invoice date: 08/15/2023
Due date: 08/15/2023

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Buildertrend Invoice	Excavation Draw	1	\$17,982.36	\$17,982.36

Ways to pay

BANK

Total	\$17,982.36
Payment	-\$17,982.36
Balance due	\$0.00

Paid in Full

TRIDENT POOL SOLUTIONS, LLC

PO Box 1915
Belleview, FL 34421 US
office@tridentpoolsolutions.com

INVOICE

BILL TO
Matthew & Vina Szymczak

INVOICE 246
DATE 05/04/2023
TERMS Due on receipt
DUE DATE 05/04/2023

SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
Buildertrend Invoice	5% Deposit	1	2,997.06	2,997.06

PAYMENT 2,997.06

BALANCE DUE **\$0.00**
PAID



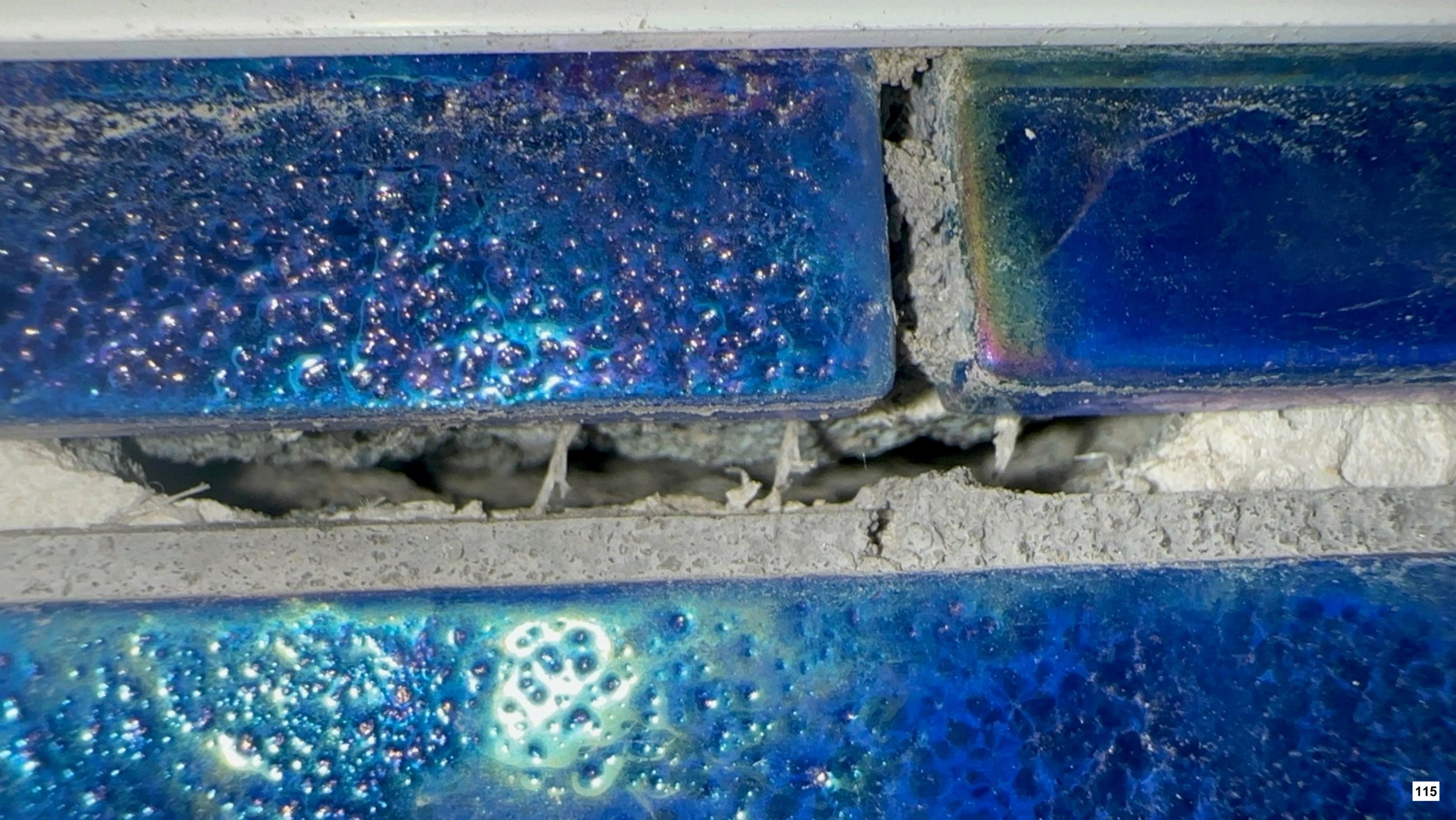












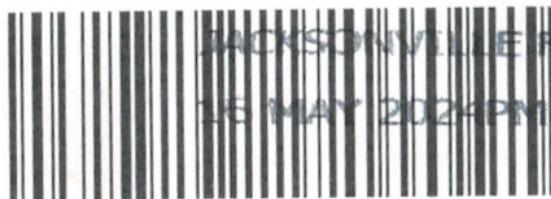


**Marion County
Board of County Commissioners**

Building Safety

2710 E. Silver Springs Blvd.
Ocala, FL 34470

CERTIFIED MAIL



JACKSONVILLE FL 320
16 MAY 2024 PM 1 L

Hasler

FIRST-CLASS MAIL

05/16/2024

US POSTAGE

\$008.69⁰



ZIP 34470

011E11685403

7020 2450 0002 0559 3756



Shawn Kevin Hughes
Triden Pool Solutions, LLC.
4849 SE 110th ST.
STE 53
Bellevue, FL 34420

NIXIE 322 DE 1700 0000/07/24

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

UNC

BC: 34470700610

*1438-07000-10-43

34470-7000
34420-0000

Postnet barcode and other technical markings.

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Shawn Kevin Hughes
 Triden Pool Solutions, LLC.
 4849 SE 110th ST.
 STE 53
 Belleview, FL 34420



9590 9402 5886 0038 4461 72

2. Article Number (Transfer from service label)

7020 2450 0002 0559 3756

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Domestic Return Receipt

2024-13

SUPPLEMENTAL B





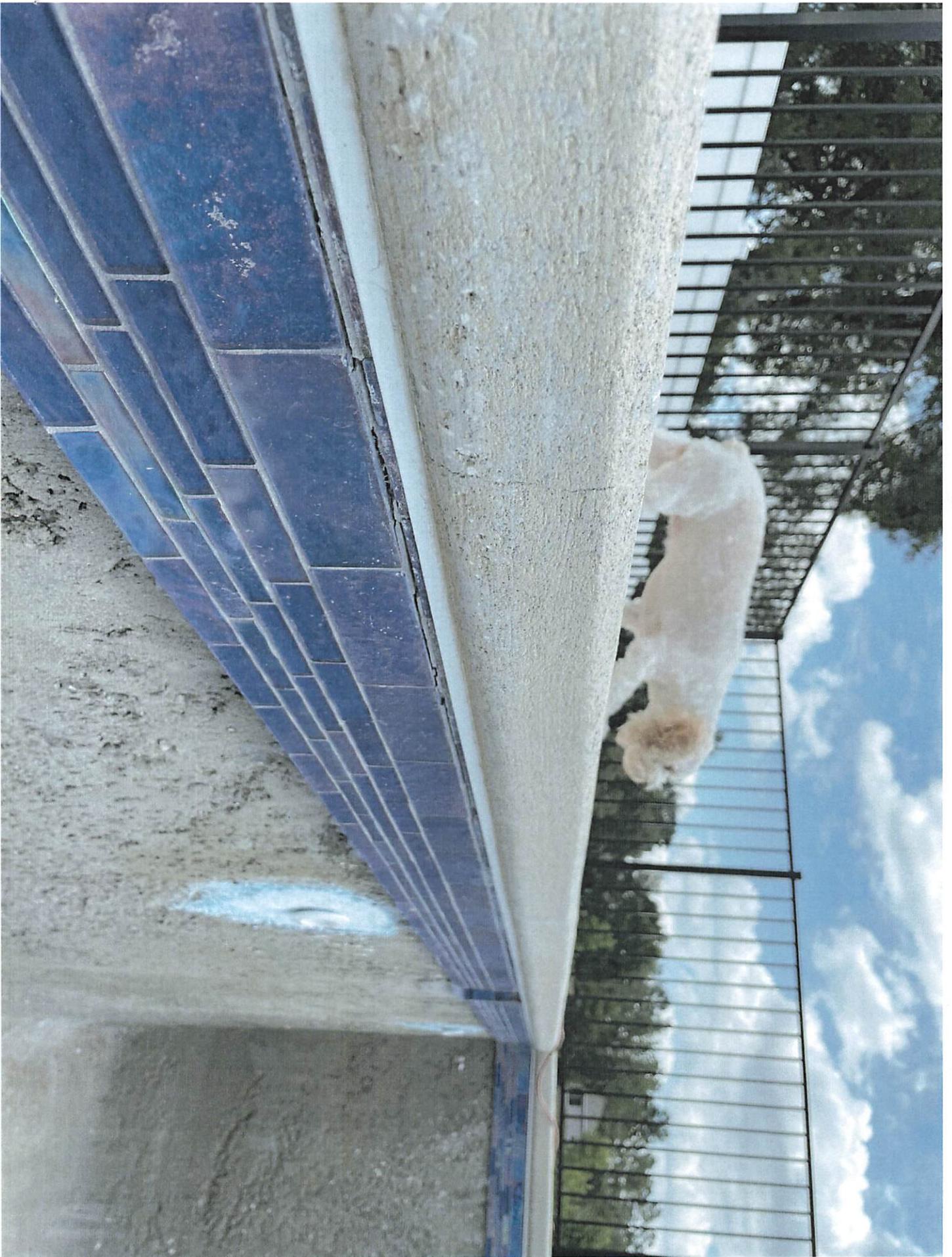


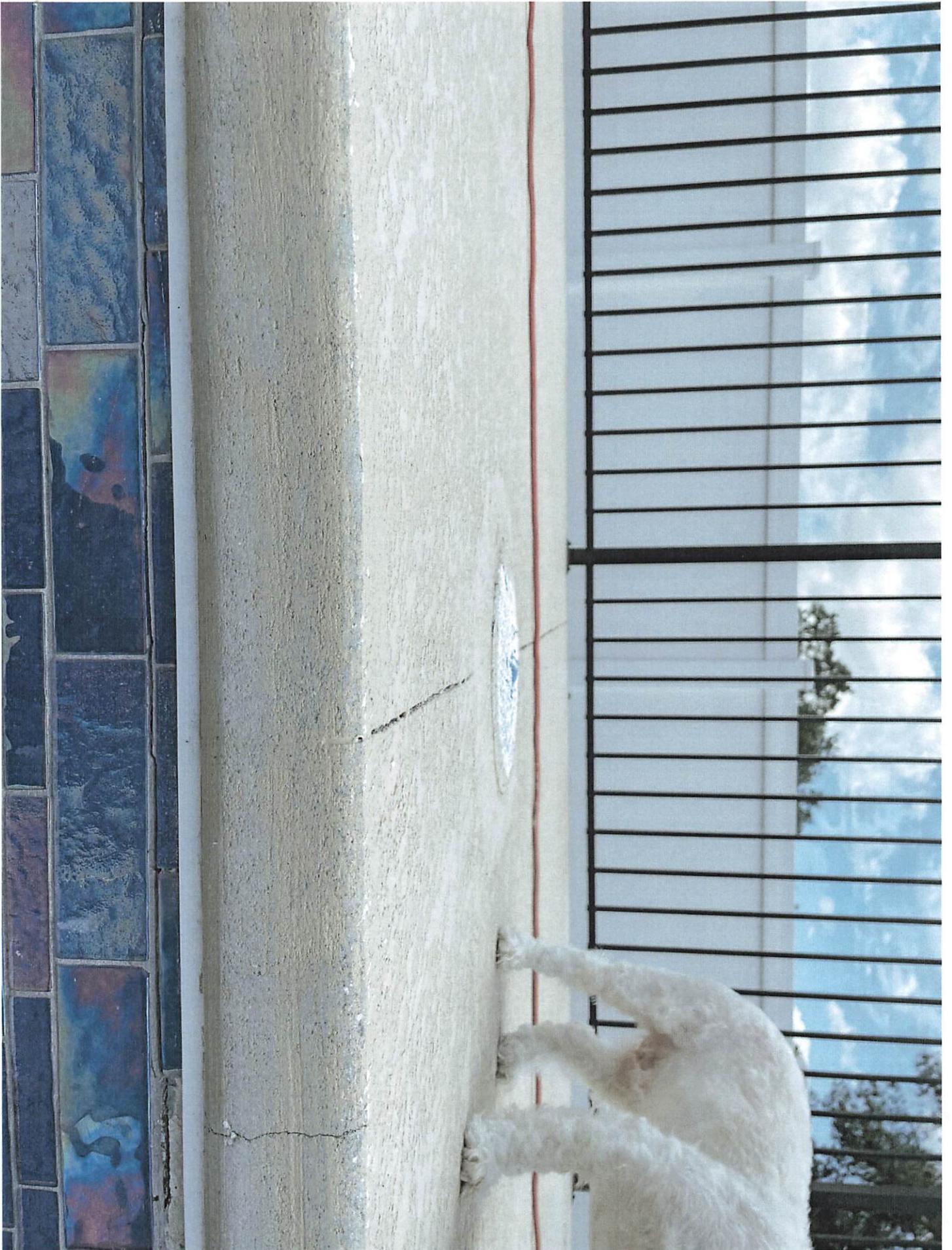
















12:14



< 229



Shawn Pool Guy >

Thu, Feb 15 at 2:51 PM

Hey I had to head out but if you have any other questions please let me know.

Sorry I had a work call I had to take. I think everything is good for Monday, I appreciate it.

I will have check for you on Monday also if that's good? If not we have football Monday evening over in belleview I can drop it off.



No worries. You can just give it to Anthony and Justin when they are there on Monday. That will be fine. Thanks.

Mon, Feb 19 at 11:53 AM

Hello, Will be back tomorrow to stone down cantilever edge.

Tried to call, guys said there was an issue with getting check

No one showed up to fix the deck today. So I have the check just



iMessage



12:10



< 229



Shawn Pool Guy >

I understand. He obviously didn't talk to his supervisors. I wasn't trying to bring anything back up, it just frustrated me that they would cause everyone excess stress and bad mouth contractors so I wanted to report it to his supervisor.

I can air drop it to you or you can record it off my phone. But that's absolutely how that whole ordeal went down.

Yes that be great. I'll get with you later this week

Thu, Feb 15 at 2:51 PM

Hey I had to head out but if you have any other questions please let me know.

Sorry I had a work call I had to take. I think everything is good for Monday, I appreciate it.

I will have check for you on Monday also if that's good? If not we have football Monday evening over in belleview I can drop it off.



iMessage



12:15



< 229



Shawn Pool Guy >

So we will discuss tomorrow

So you cancelled the plaster?

Trying to move to Friday so we have an extra day.

Tue, Feb 20 at 8:33 AM

Did you cancel plaster?

Good morning, I have put everything on hold until we get the deck resolved for you.

What does that mean? Explain to me since you're so good to communicating what does that mean?

Once the deck, is 'complete to you' and we receive payment for the current draw, we will move forward with scheduling the remaining items

Does that mean you took me off the schedule for finishing my pool that I've been waiting on for nearly a year. When the reason



iMessage



12:16



< 229



Shawn Pool Guy >

Does that mean you took me off the schedule for finishing my pool that I've been waiting on for nearly a year. When the reason it's not done is because of the incompetence and the poor workmanship you've left every single time. Not to mention every time I pay you, you disappear for months and then end up fixing what broke while it just sat.

We talked in person on Monday 2 weeks ago and on Thursday last week about the same issues and everything that needed done and it was settled you told me this pool would be done this week you'd get everything scheduled, my issues would be fixed, the deck would be done, and yet you did nothing and sent your laborer asking for a check.

Yes ma'am and you also said you would have a check ready on Monday, which per our conversation I said would mind just giving it to my guys which you confirmed.



iMessage



12:15



< 229



Shawn Pool Guy >

No one showed up to fix the deck today. So I have the check just waiting on it to be done.

I just texted you and said it got rescheduled for tomorrow

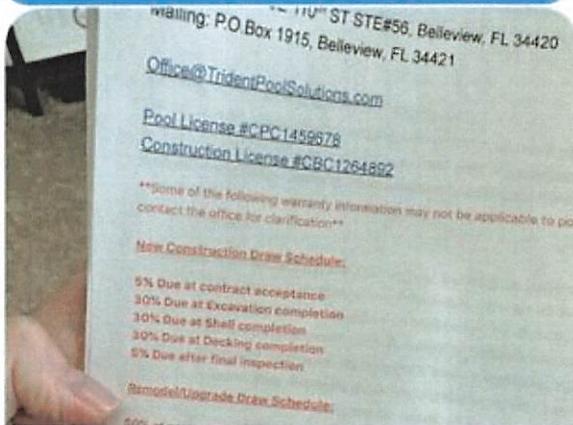
Ok then I'll pay tomorrow. Why show up and ask for money when you rescheduled.

Because that's what we agreed to seeing this draw was past due and we agreed to continue progress.

It is not past due

It's not even due

It's due at decking completion.



iMessage



12:15



< 229



Shawn Pool Guy >

Completion is all the issues are fixed and it's complete.

OK, I will reschedule the plaster until the deck is 'complete' and you're satisfied and we receive payment.

Reschedule I don't see anyone plastering today so

It's scheduled for Thursday but if I cancel within a 48 hour window. I am charged a fee. so if you are not satisfied tomorrow and I cancel, I will be charged a cancellation fee.

Well don't cancel bc if you keep your word and fix it I'll be fine

I just want to know it's fine.

Once we receive payment for the current draw, I will schedule the next phase.



iMessage



12:17



< 229



Shawn Pool Guy >

Yes I had the check I showed it to your worker why would I pay when you didn't keep your promise

I texted you that morning that the schedule had changed. I can't prevent employees from calling out.

Just spoke with interior crew. Plaster is still available for Thursday or Friday so once we get this resolved, I will let you know which day. Thanks

Tue, Feb 20 at 12:53 PM

Spoke with concrete guys, they said they got the edge taken care of and I believe they spoke with Matt. Just want to confirm, Were y'all satisfied with what they did?

Fri, Feb 23 at 3:53 PM

I need you to sign this release form for the permit.

Mon, Feb 26 at 10:04 AM



iMessage





**Marion County
Board of County Commissioners**

Building Safety ▪ Licensing

2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2400
buildinglicensing@marionfl.org

**BEFORE THE MARION COUNTY LICENSE REVIEW BOARD
OF MARION COUNTY, FLORIDA**

**CERTIFIED MAIL: 7020 2450 0002 0559 2476
7020 2450 0002 0559 2490**

AMENDED ORDER 5/14/2024 LRB HEARING

Vina Szymczak
Petitioner

LRB 2024-13

v.

Shawn Hughes / Trident Pool Solutions, LLC.
Contractor
CT# 21408/ CPC1459678

BOARD ORDER

The matter coming to be heard before the Marion County License Review Board for consideration of the complaint filed against the Contractor/Respondent.

Service of this complaint was made by certified mail, and the Respondent was duly advised.

The License Review Board hereby finds as fact: **to postpone decision for the contractor Shawn Hughes d/b/a Trident Pool Solutions, LLC. to be properly noticed.**

And as a conclusion of law finds the Contractor:

- Performed work in a manner which shows a lack of competency
- Performed work in a negligent manner
- Performed work which is in violation of Marion County codes
- Misrepresented the cost/scope/quality or timetable of work performed
- Engaged in dishonest trade practices by not paying the concrete company.
- Allowed his/her contractor's certificate to be used by others
- Engaged in an activity which reflects upon his/her competency as a contractor

And; **therefore, the Board's decision is to postpone the case for 30 days to the June License Review Board Docket, June 11, 2024 @ 5:30 p.m.**

Based upon the gravity of the offense, the License Review Board of Marion County has taken the following action on this case:

- Postponed 30 days
- Dismissed with prejudice without prejudice
- Withholding of permitting privileges until restitution is made
- Revoke permitting privileges in Marion County
- Letter of Reprimand on file with DBPR
- Made to pay restitution in the amount \$
- Fine in the amount of \$
- Suspension of Certificate
- Revocation of Certificate

A copy of this Order will be placed in the records of the Marion County Building Department and, if Contractor is State Certified/Registered, this ORDER will also be forwarded to the Department of Business and Professional Regulation, State of Florida.

A contractor may petition the Board to rehear a decision of revoking or suspending their certificate of competency or authorizing withholding of building permits. **The petition must be received by the Marion County Building Department on a form provided by the Department by 5:00 p.m. on the tenth (10th) calendar day after the date of execution of this Order.** A decision of the License Review Board may be appealed by writ of certiorari to the Circuit Court in and for Marion County within thirty (30) days after the date of execution.

FURTHER, the Marion County License Review Board makes the RECOMMENDATION to the Florida Construction Industry Licensing Board (FCIL Board), Jacksonville, FL to impose on the State Registration the following penalty:

- No further action
- Postponed 90 days
- Dismissed
- Withholding of permitting privileges until restitution is made
- Suspension of permitting privileges in Marion County
- Made to pay restitution in the amount of \$
- Fine in the amount of \$

In accordance with Florida Statutes, Chapter 489.131(7) (c) and (d), the disciplined contractor, the complainant, or the Department of Business and Professional Regulation may challenge the local enforcement body's recommended penalty to the FCIL Board. A challenge shall be filed within sixty (60) days of the issuance of the recommended penalty with the FCIL Board in Jacksonville, Florida. If challenged, there is a presumptive finding of probable cause, and the case may proceed before the FCIL Board without the need for a probable cause hearing.

Failure of the disciplined contractor, the complainant, or the Department of Business and Professional Regulation to challenge the local enforcement body's recommended penalty within the time period set forth above shall constitute a waiver of the right to a hearing before the FCIL Board.

A waiver of the right to a hearing before the FCIL Board shall be deemed an admission of the violation, and the penalty recommended shall become the final order according to the procedures developed by FCIL Board rule without further FCIL Board action. The disciplined contractor may Appeal this Board action to the district court.

DONE AND ORDERED by the Marion County License Review Board this **June 11th, 2024.**

LICENSE REVIEW BOARD OF
MARION COUNTY



Lee Kitzmiller / Chair



**Marion County
Board of County Commissioners**

Building Safety ▪ Licensing

2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2400
buildinglicensing@marionfl.org

**BEFORE THE MARION COUNTY LICENSE REVIEW BOARD
OF MARION COUNTY, FLORIDA**

**CERTIFIED MAIL: 7020 2450 0002 0559 3787
7020 2450 0002 0559 3794**

Vina Szymczak
Petitioner

LRB 2024-13

v.

Shawn Hughes / Trident Pool Solutions, LLC.
Contractor
CT# 21408/ CPC1459678

BOARD ORDER

The matter coming to be heard before the Marion County License Review Board for consideration of the complaint filed against the Contractor/Respondent.

Service of this complaint was made by certified mail, and the Respondent was duly advised.

The License Review Board hereby finds as fact: **to withhold final decision for 30 days.**

And as a conclusion of law finds the Contractor:

- Performed work in a manner which shows a lack of competency
- Performed work in a negligent manner
- Performed work which is in violation of Marion County codes
- Misrepresented the cost/scope/quality or timetable of work performed
- Engaged in dishonest trade practices by not paying the concrete company.
- Allowed his/her contractor's certificate to be used by others
- Engaged in an activity which reflects upon his/her competency as a contractor

And; **therefore, the Board's decision is to postpone the case for 30 days to the July License Review Board Docket, July 9, 2024 @ 5:30 p.m.**

Based upon the gravity of the offense, the License Review Board of Marion County has taken the following action on this case:

- Postponed 30 days
- Dismissed with prejudice without prejudice
- Withholding of permitting privileges until restitution is made
- Revoke permitting privileges in Marion County
- Letter of Reprimand on file with DBPR
- Made to pay restitution in the amount \$
- Fine in the amount of \$
- Suspension of Certificate
- Revocation of Certificate

A copy of this Order will be placed in the records of the Marion County Building Department and, if Contractor is State Certified/Registered, this ORDER will also be forwarded to the Department of Business and Professional Regulation, State of Florida.

Empowering Marion for Success

A contractor may petition the Board to rehear a decision of revoking or suspending their certificate of competency or authorizing withholding of building permits. **The petition must be received by the Marion County Building Department on a form provided by the Department by 5:00 p.m. on the tenth (10th) calendar day after the date of execution of this Order.** A decision of the License Review Board may be appealed by writ of certiorari to the Circuit Court in and for Marion County within thirty (30) days after the date of execution.

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- Fine in the amount of \$

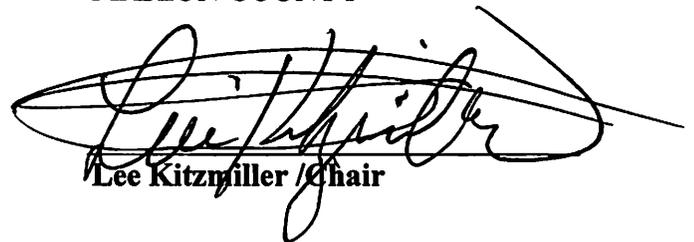
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A waiver of the right to a hearing before the FCIL Board shall be deemed an admission of the violation, and the penalty recommended shall become the final order according to the procedures developed by FCIL Board rule without further FCIL Board action. The disciplined contractor may Appeal this Board action to the district court.

DONE AND ORDERED by the Marion County License Review Board this **June 11th, 2024.**

LICENSE REVIEW BOARD OF
MARION COUNTY



Lee Kitzmiller / Chair

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

BDO

For delivery information, visit our website at www.usps.com®.

LRB 2024-13 A0 # 6003018 A110

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$ _____
- Return Receipt (electronic) \$ _____
- Certified Mail Restricted Delivery \$ _____
- Adult Signature Required \$ _____
- Adult Signature Restricted Delivery \$ _____



Postage

\$

Total Postage and Fees

\$

Sent To

Street

City, S

Vina Szymczak
6423 SW 145th Ln
Ocala, FL 34473

140

7020 2450 0002 0559 3787

Certified Mail service provides the following benefits:

- A receipt (this portion of the Certified Mail label).
- A unique identifier for your mailpiece.
- Electronic verification of delivery or attempted delivery.
- A record of delivery (including the recipient's signature) that is retained by the Postal Service™ for a specified period.

Important Reminders:

- You may purchase Certified Mail service with First-Class Mail®, First-Class Package Service®, or Priority Mail® service.
- Certified Mail service is *not* available for international mail.
- Insurance coverage is *not* available for purchase with Certified Mail service. However, the purchase of Certified Mail service does not change the insurance coverage automatically included with certain Priority Mail items.
- For an additional fee, and with a proper endorsement on the mailpiece, you may request the following services:
 - Return receipt service, which provides a record of delivery (including the recipient's signature). You can request a hardcopy return receipt or an electronic version. For a hardcopy return receipt, complete PS Form 3811, *Domestic Return Receipt*; attach PS Form 3811 to your mailpiece;

for an electronic receipt, see a retail associate for assistance. To receive a duplicate return receipt for no additional fee, present this USPS®-postmarked Certified Mail receipt to the retail associate.

- Restricted delivery service, which provides delivery to the addressee specified by name, or to the addressee's authorized agent.
- Adult signature service, which requires the signee to be at least 21 years of age (not available at retail).
- Adult signature restricted delivery service, which requires the signee to be at least 21 years of age and provides delivery to the addressee specified by name, or to the addressee's authorized agent (not available at retail).
- To ensure that your Certified Mail receipt is accepted as legal proof of mailing, it should bear a USPS postmark. If you would like a postmark on this Certified Mail receipt, please present your Certified Mail item at a Post Office™ for postmarking. If you don't need a postmark on this Certified Mail receipt, detach the barcoded portion of this label, affix it to the mailpiece, apply appropriate postage, and deposit the mailpiece.

IMPORTANT: Save this receipt for 141 is.

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT

Domestic Mail Only

BUDG

For delivery information, visit our website at www.usps.com®.

LRB 2024-13 AD# 663018 AH2

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$ _____
- Return Receipt (electronic) \$ _____
- Certified Mail Restricted Delivery \$ _____
- Adult Signature Required \$ _____
- Adult Signature Restricted Delivery \$ _____

Postage

\$

Total Postage and Fees

\$

Sent To

Street

City, S

Vina Szymczak
6423 SW 145th Ln
Ocala, FL 34473

142



7020 2450 0002 0559 2476

Certified Mail service provides the following benefits:

- A receipt (this portion of the Certified Mail label).
- A unique identifier for your mailpiece.
- Electronic verification of delivery or attempted delivery.
- A record of delivery (including the recipient's signature) that is retained by the Postal Service™ for a specified period.

Important Reminders:

- You may purchase Certified Mail service with First-Class Mail®, First-Class Package Service®, or Priority Mail® service.
- Certified Mail service is *not* available for international mail.
- Insurance coverage is *not* available for purchase with Certified Mail service. However, the purchase of Certified Mail service does not change the insurance coverage automatically included with certain Priority Mail items.
- For an additional fee, and with a proper endorsement on the mailpiece, you may request the following services:
 - Return receipt service, which provides a record of delivery (including the recipient's signature). You can request a hardcopy return receipt or an electronic version. For a hardcopy return receipt, complete PS Form 3811, *Domestic Return Receipt*; attach PS Form 3811 to your mailpiece;

for an electronic return receipt, see a retail associate for assistance. To receive a duplicate return receipt for no additional fee, present this USPS®-postmarked Certified Mail receipt to the retail associate.

- Restricted delivery service, which provides delivery to the addressee specified by name, or to the addressee's authorized agent.
- Adult signature service, which requires the signee to be at least 21 years of age (not available at retail).
- Adult signature restricted delivery service, which requires the signee to be at least 21 years of age and provides delivery to the addressee specified by name, or to the addressee's authorized agent (not available at retail).
- To ensure that your Certified Mail receipt is accepted as legal proof of mailing, it should bear a USPS postmark. If you would like a postmark on this Certified Mail receipt, please present your Certified Mail item at a Post Office™ for postmarking. If you don't need a postmark on this Certified Mail receipt, detach the barcoded portion of this label, affix it to the mailpiece, apply appropriate postage, and deposit the mailpiece.

143

IMPORTANT: Save this receipt for your records.

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT

Domestic Mail Only

BUDG

For delivery information, visit our website at www.usps.com®.

LRB 2024-13 AD# 662015 ATT

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$ _____
- Return Receipt (electronic) \$ _____
- Certified Mail Restricted Delivery \$ _____
- Adult Signature Required \$ _____
- Adult Signature Restricted Delivery \$ _____

Postage

\$

Total Postage and Fees

\$

\$

\$

C

Shawn Kevin Hughes
d/b/a Trident Pool Solutions, LLC.
P.O. Box 1915
Bellevue, FL 34421

144



7020 2450 0002 0559 2490 0642 6550 0000 0540 0207

Certified Mail service provides the following benefits:

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145

IMPORTANT: Save this receipt for y_____ls.

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

B.D.G.

For delivery information, visit our website at www.usps.com®.

LRB 2024-13 A# 1003018 A#

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- | | |
|--------------------------------------------------------------|----------|
| <input type="checkbox"/> Return Receipt (hardcopy) | \$ _____ |
| <input type="checkbox"/> Return Receipt (electronic) | \$ _____ |
| <input type="checkbox"/> Certified Mail Restricted Delivery | \$ _____ |
| <input type="checkbox"/> Adult Signature Required | \$ _____ |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ _____ |

Postage

\$

Total Postage and Fees

\$

Shawn Kevin Hughes
d/b/a Tricent Pool Solutions, LLC.
P.O. Box 1915
Bellevue, FL 34421

146



7020 2450 0002 0550 2000 0540 0202

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IMPORTANT: Save this receipt for y 147 is.



**Marion County
Board of County Commissioners**

Building Safety ▪ Licensing

2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2400
buildinglicensing@marionfl.org

**BEFORE THE MARION COUNTY LICENSE REVIEW BOARD
OF MARION COUNTY, FLORIDA**

**CERTIFIED MAIL: 7020 2450 0002 0559 3831
7020 2450 0002 0559 2315**

Vina Szymczak
Petitioner

LRB 2024-13

v.

Shawn Hughes / Trident Pool Solutions, LLC.
Contractor
CT# 21408/ CPC1459678

BOARD ORDER

The matter coming to be heard before the Marion County License Review Board for consideration of the complaint filed against the Contractor/Respondent.

Service of this complaint was made by certified mail, and the Respondent was duly advised.

The License Review Board hereby finds as fact: **to withhold final decision for 30 days to the next regular meeting.**

And as a conclusion of law finds the Contractor:

- Performed work in a manner which shows a lack of competency
- Performed work in a negligent manner
- Performed work which is in violation of Marion County codes
- Misrepresented the cost/scope/quality or timetable of work performed
- Engaged in dishonest trade practices by not paying the concrete company.
- Allowed his/her contractor's certificate to be used by others
- Engaged in an activity which reflects upon his/her competency as a contractor

And; **therefore, the Board's decision is to postpone the case for 30 days to the August License Review Board Docket, August 13, 2024 @ 5:30 p.m.**

Based upon the gravity of the offense, the License Review Board of Marion County has taken the following action on this case:

- Postponed 30 days
- Dismissed with prejudice without prejudice
- Withholding of permitting privileges until restitution is made
- Revoke permitting privileges in Marion County
- Letter of Reprimand on file with DBPR
- Made to pay restitution in the amount \$
- Fine in the amount of \$
- Suspension of Certificate
- Revocation of Certificate

A copy of this Order will be placed in the records of the Marion County Building Department and, if Contractor is State Certified/Registered, this ORDER will also be forwarded to the Department of Business and Professional Regulation, State of Florida.

A contractor may petition the Board to rehear a decision of revoking or suspending their certificate of competency or authorizing withholding of building permits. **The petition must be received by the Marion County Building Department on a form provided by the Department by 5:00 p.m. on the tenth (10th) calendar day after the date of execution of this Order.** A decision of the License Review Board may be appealed by writ of certiorari to the Circuit Court in and for Marion County within thirty (30) days after the date of execution.

FURTHER, the Marion County License Review Board makes the RECOMMENDATION to the Florida Construction Industry Licensing Board (FCIL Board), Jacksonville, FL to impose on the State Registration the following penalty:

- No further action
- Postponed 90 days
- Dismissed
- Withholding of permitting privileges until restitution is made
- Suspension of permitting privileges in Marion County
- Made to pay restitution in the amount of \$
- Fine in the amount of \$

In accordance with Florida Statutes, Chapter 489.131(7) (c) and (d), the disciplined contractor, the complainant, or the Department of Business and Professional Regulation may challenge the local enforcement body's recommended penalty to the FCIL Board. A challenge shall be filed within sixty (60) days of the issuance of the recommended penalty with the FCIL Board in Jacksonville, Florida. If challenged, there is a presumptive finding of probable cause, and the case may proceed before the FCIL Board without the need for a probable cause hearing.

Failure of the disciplined contractor, the complainant, or the Department of Business and Professional Regulation to challenge the local enforcement body's recommended penalty within the time period set forth above shall constitute a waiver of the right to a hearing before the FCIL Board.

A waiver of the right to a hearing before the FCIL Board shall be deemed an admission of the violation, and the penalty recommended shall become the final order according to the procedures developed by FCIL Board rule without further FCIL Board action. The disciplined contractor may Appeal this Board action to the district court.

DONE AND ORDERED by the Marion County License Review Board this **July 9th, 2024.**

LICENSE REVIEW BOARD OF
MARION COUNTY



Lee Kitzmiller /Chair



Marion County License Review Board

Agenda Item

File No.: 2024-16046

Agenda Date: 8/13/2024

Agenda No.: 7.2.

SUBJECT:

2024-15 Ledin Martinez v. Juan Hilario / Optimum Air Conditioning, LLC.



**Marion County
Board of County Commissioners**

Building Safety • Licensing

2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2400

Action Order # <u>20241026</u>	FOR OFFICE USE:	LRB Case # <u>LRB 2024-15</u>
	Code Case # _____	

COMPLAINT FORM - PART I

- Building Code Issues/Permitting Issues Fill out Part I
- Contractor/Licensing Issues Fill out Part I *and* Part II

COMPLAINANT INFORMATION: DATE OF YOUR CALL or VISIT: 2/6/2024

Name: Ledin Martinez

Address: 3931 SW 130th LOOP Ocala, FL 34473

Daytime (8am-5pm) Phone Number: 305-764-0545 Cell Phone Number: 305-764-0545

Email (if you would prefer electronic correspondence): lmartinez2275@icloud.com.

Address or Parcel ID that your complaint refers to: 8007-1051-16

Complaint is about: (circle)

- | | | |
|-------------|-------------------|-------------------------|
| Mobile Home | Building Addition | Department Staff Member |
| Shed | <u>Contractor</u> | Other: _____ |



**Marion County
Board of County Commissioners**

Building Safety • Licensing

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Ocala, FL 34470
Phone: 352-438-2400

NATURE OF COMPLAINT

NOTE: If the subject of your complaint is a contractor licensed by the State of Florida, a copy of this form will be sent to them, pursuant to 455.225(1) Florida Statutes.

Please provide the date(s) of occurrence and as much detail of the incident as you can. If applicable, provide copies of any quotes, invoices, or correspondence.

x contractor has failed all 3 inspections with the same failure. He has abandoned the job, and fails to correct any of the issues. Every time we contact him, he never answers and he sends his own employees to pretend to be a different company to help us.

IF FILING A COMPLAINT AGAINST A LICENSED CONTRACTOR:

You must sign and date that you have read and understood the following statement:

Florida Statute (837.06) False Official Statements: Whoever knowingly makes a false statement, in writing, with the intent to mislead a public servant in the performance of his official duty shall be guilty of a misdemeanor of the second degree.

Ledin Martinez
Signature (Required to file complaint)

2/12/2024
Date



**Marion County
Board of County Commissioners**

Building Safety • Licensing

2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2400

CONTRACTOR COMPLAINT FORM - PART II

SUBJECT OF COMPLAINT: (Fill in only if complaint is against a Licensed Contractor)

Name: Juan Hilario

Business Name: Optimum Air Conditioning LLC

Address: 5361 N.E 11th Ave Ocala, FL 34479 / PO BOX 1092
Ocala, FL 34478

Phone: 352-351-1188 / optimumaircond@aol.com

License Number: LAC 1814886

In addition to your written statement in **PART I**, please document your contractual relationship with the Contractor and provide evidence of supporting allegations. Answer as many questions below as possible to assist us in investigating your complaint.

PROVIDE COPIES OF ANY OF THE FOLLOWING IF AVAILABLE:

1. Proof of the contract between you and the contractor
2. Proof of payment to the contractor – cancelled checks (front and back), receipts, closing statements, etc.
3. Liens, judgments and notices to owner, including copies of related work orders, bills, and subcontracts Warranties.

I am complaining in my capacity as the:

Homeowner [] Subcontractor [] Building Department [] Contractor

Check the category that best summarizes the work that was performed or what the contractor did for you:

- [] Built house [] Remodeled house [] Built addition to a house [] Commercial roof work
 [] Re-roofed the entire house [] Built a commercial structure
 [] Remodeled or built an addition to a commercial structure A/C or heating work at the residence
 [] Installed a pool [] other, please explain _____

Please circle the letter(s) for the category that best describes your basic complaint:

- A. Poor workmanship by contractor
- B. Job finished, but contractor will not correct problems
- C. Roof leaks, and contractor will not repair
- D. Contractor failed to pay subcontractors/suppliers
- E. Contractor taking an unreasonably long time to do the job
- F. Contractor abandoned job
- G. Financial dishonesty/misconduct by contractor
- H. Contractor exceeded the scope of his/her license



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Phone: 352-438-2400

PLEASE ANSWER ALL OF THE FOLLOWING QUESTIONS IN THIS SECTION. IF A QUESTION DOES NOT APPLY TO YOUR COMPLAINT, WRITE "N/A".

BASIC BACKGROUND DATA:

1. Is the work site located inside City limits or County limits?
2. What is the street address and city of the work site? 3931 NW 130th Loop Ocala, FL 34473
3. These questions may relate to the contractor's building code compliance:

Was the contract in writing? YES NO

Contract Price: \$ 10,700.00 Date of Contract: 5/22/2023

Approximate Date that Work Began: 5/23/2023

Approximate Date that Work Ended: N/A
4. Was the permit obtained from the Marion County Building Department? YES NO
If NO, was a permit required? YES NO
5. What was the name of the person who pulled the permit? Optimum Air Conditioning
6. What was the permit number? 2023052710
7. Was the permit obtained on time? YES NO
8. Was the Certificate of Occupancy issued? YES NO
9. If the Certificate of Occupancy was not issued, explain why. He has not provided it to us.
10. Were any inspections missed or performed late? YES NO
11. Was the Final Inspection passed? YES NO



**Marion County
Board of County Commissioners**

Building Safety • Licensing

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Ocala, FL 34470
Phone: 352-438-2400

FINANCIAL QUESTIONNAIRE:

1. What was the total contract price? \$ 10,700.00
2. What was the total price paid to the contractor? \$ 10,700.00
3. If you hire another contractor what is the estimated cost to finish the job? \$ _____
(Attach estimates from licensed contractor(s))
4. Were you obligated to pay any subcontractors or suppliers that the contractor was required to pay?
[] YES [] NO
5. Are there any unpaid bills owed to subcontractors or suppliers which the contractor was responsible to pay for? [] YES [] NO
6. What is the total amount of the unpaid bills? \$ _____
7. Did the contractor sign any statements stating that the bills had been paid? [] YES [] NO
8. Has the contractor been terminated? [] YES [] NO
9. Has the job been finished by you or a new contractor? [] YES [] NO

WORKMANSHIP:

1. List the three (3) most serious items of your complaint and/or those which your contractor will not repair. Use a separate sheet of paper if necessary.
• condensation on the exterior ducts.
• supply air conditioning, unit condensing (A/H)
• seal A/H & supply plenum.
2. Has the contractor offered to repair any and all damage that was caused? [] YES [] NO
3. Has the contractor made an attempt to repair the damage? [] YES [] NO
If YES, how many times? _____
4. Have you had another licensed contractor, architect, or engineer inspect the work?
[] YES [] NO
If YES, list the name of the other licensed contractor, architect, or engineer who performed the inspection: _____

AG# 661624

CRB 2024-15

7020 2450 0002 0559 3725

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com®.

CRB 2024-15 AG# 661624 AH2

Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$

Sent To **Ledin Martinez**

Street a **3931 SW 130th Loop**

City, Sta **Ocala, FL 34473**

PS Form 3849, October 2019 See Reverse for Instructions

Postmark Here JUN 03 2024

USPS

7020 2450 0002 0559 3770

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For delivery information, visit our website at www.usps.com®.

CRB 2024-15 AG# 661624 AH2

Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$

Sent To **Juan Hilario**

Street a **Optimum Air Conditioning, LLC.**

City, Sta **PO Box 1092**
Ocala, FL 34478

PS Form 3849, October 2019 See Reverse for Instructions

Postmark Here JUN 03 2024

USPS



**Marion County
Board of County Commissioners**

Building Safety ▪ Licensing

LRB 2024-15

2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2400
buildinglicensing@marionfl.org

May 31, 2024

CERTIFIED # 7020 2450 0002 0559 3725

**LEDIN MARTINEZ
3931 SW 130TH LOOP
OCALA, FL 34473**

Dear Ledín Martínez;

Please be advised your formal complaint, **Case #LRB 2024-15** has been received against:
Contractors Name:

**JUAN HILARIO
OPTIMUM AIR CONDITIONING, LLC.
PO BOX 1092
OCALA, FL 34478**

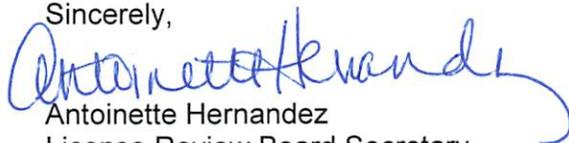
Before the Marion County License Review Board at their meeting on **Tuesday, July 9th, 2024** **at 5:30 P.M.** In the Marion County Growth Management Building – Training Facility at, 2710 E. Silver Springs Blvd. A copy of the complaint has been sent to the contractor.

It is requested that you attend this meeting. You may bring legal counsel to this meeting (if you so desire.) Any additional documentation substantiating your claim must be received ten (10) working days prior to the hearing as it is accepted as evidence and therefore becomes part of the case file. You will be given five (5) minutes to present your case and then a two (2) minute rebuttal.

Please contact the License Review Board Secretary at 438-2429 on **Monday, July 8th, 2024** to verify the status of this complaint. **Should you settle your dispute prior to the case date, please ask the complainant to send the Building Department a written statement before the scheduled hearing date requesting the complaint be withdrawn.**

Please be advised, if any person or persons wish to appeal a decision of the license review board made at the above hearing, a record of the proceedings will be needed by such person or persons as well as a verbatim record. If you wish to preserve the testimony given at the hearing, you must make your own arrangements to do so. If any person requiring special equipment should contact the Board Secretary at least two (2) business days prior to the meeting.

Sincerely,


Antoinette Hernandez
License Review Board Secretary



**Marion County
Board of County Commissioners**

Building Safety ▪ Licensing

2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2400
buildinglicensing@marionfl.org

May 31, 2024

CERTIFIED MAIL #7020 2450 0002 0559 3770

**JUAN HILARIO
OPTIMUM AIR CONDITIONING, LLC
PO BOX 1092
OCALA, FL 34478
CT # 9766**

Dear Juan Hilario;

Please be advised a formal complaint, Case # **LRB 2024-15** has been brought against you by:

Complainant's Name: **LEDIN MARTINEZ
3931 SW 130TH LOOP
OCALA, FL 34473**

Before the Marion County License Review Board at their meeting on **Tuesday, July 9th, 2024** at **5:30 P.M.** In the Marion County Growth Management Building – Training Facility at 2710 E. Silver Springs Blvd. Enclosed is a copy of the complaint and supporting documentation.

It is requested that you attend this meeting. You may bring legal counsel to this meeting (if you so desire.) Any additional documentation substantiating your claim must be received ten (10) working days prior to the hearing as it is accepted as evidence and therefore becomes part of the case file. You will be given five (5) minutes to present your case and then a two (2) minute rebuttal.

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Please be advised, if any person or persons wish to appeal a decision of the license review board made at the above hearing, a record of the proceedings will be needed by such person or persons as well as a verbatim record. If you wish to preserve the testimony given at the hearing, you must make your own arrangements to do so. If any person requiring special equipment should contact the Board Secretary at least two (2) business days prior to the meeting.

Sincerely,

Antoinette Hernandez
License Review Board Secretary



**Marion County
Board of County Commissioners**

Building Safety • Licensing

2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2400
buildinglicensing@marionfl.org

CONTRACTOR INFORMATION FORM

ACTIVE INACTIVE DATE: 10/19/24

LRB CASE # 2024-15 APPEAL # _____

DATE COMPLAINT /APPEAL RECEIVED: 2/13/24

PERMIT REQUIRED: YES OR NO PERMIT # 2023052716

SPECIFY PERMIT TYPE: Res Mechanical Scope ^{repermit-}
(i.e.: pool, SFR, shed, etc.) 2024052684

PERMIT FINALED YES OR NO DATE FINALED _____
 Double fee permit

CONTRACTOR: Juan Hilario

DBA: Optimum Air Conditioning, LLC.

MARION COUNTY CERTIFICATE #: 97666

CERTIFIED STATE #: CAC 1814866
 REGISTERED STATE #: _____
 COMP CARD #: _____

LIABILITY INSURANCE: YES OR NO EX DATE: 4/28/25
WORKERS COMP. INSURANCE: YES OR NO EX DATE: _____
WORKERS COMP. EXEMPT: YES OR NO EX DATE: 4/7/26

PREVIOUS COMPLAINTS: YES OR NO HOW MANY: _____
PREVIOUS CITATIONS: YES OR NO HOW MANY: 4

ADDITIONALNOTES: _____

- | | |
|------------------------------------------------------------------------------|------------------------------------------------------|
| <input type="checkbox"/> Pull Contractors file | <input type="checkbox"/> Pull permit file |
| <input type="checkbox"/> Contractors Certificate Detail | <input type="checkbox"/> Complete Permit History |
| <input type="checkbox"/> Comments
(status) | <input type="checkbox"/> DBPR print out (to verify) |
| <input type="checkbox"/> Work Comp exempt printout if exempt
(if in file) | <input type="checkbox"/> Corporation papers (verify) |

Certificate Detail Report

CDPR2305 - Certificate Detail Report

<u>CERT NBR</u>	<u>QUALIFIER NAME</u>	<u>DBA</u>	<u>STATUS</u>
9766	JUAN HILARIO	OPTIMUM AIR CONDITIONING, LLC	ACTIVE

DETAIL

<u>CLASS CODE</u>	<u>CLASS DESC</u>	<u>STATE NBR</u>
CAC-B	CERTIFIED CLASS "B" A/C	CAC1814886
<u>ORIG ISSD DATE</u>		<u>STATE EXP DATE</u>
2/10/2006		8/31/2024
<u>RENEWAL DATE</u>		
	<u>COUNTY COMP CARD</u>	<u>COUNTY EXP DATE</u>
	9766	8/31/2024
<u>EXPIRE DATE</u>		<u>OTH OL NBR</u>
8/31/2024		OB45816
	<u>COUNTY OL EXEMPT</u>	
	N	
<u>CNCL DATE</u>	<u>COUNTY OL NBR</u>	<u>OTH OL EXP DATE</u>
	NO FILE	8/31/2011
<u>REINSTATE DATE</u>		

DBA

<u>PHONE</u>	<u>FAX</u>
(352)351-1188	352-351-1188

<u>MAILING ADDRESS</u>	<u>PHYSICAL ADDRESS</u>
PO BOX 1092	PO BOX 1092
OCALA FL 34478	OCALA FL 34478

LIABILITY INSURANCE

<u>COMPANY</u>	<u>EXP DATE</u>
MAIN ST AMR PROTECTION INS CO	4/28/2025
<u>PHONE</u>	<u>EFFECTIVE DATE</u>
352-237-1141	4/22/2024
<u>POLICY NUMBER</u>	<u>CNCL DATE</u>
MPT8186R	
<u>INSURANCE LIMITS</u>	
2,000,000	

WORKERS COMPENSATION INSURANCE

<u>WC EXEMPT</u>	Y
<u>COMPANY</u>	<u>EXP DATE</u>
EXEMPT/ AFF	
<u>PHONE</u>	<u>EFFECTIVE DATE</u>
<u>POLICY</u>	<u>CNCL DATE</u>

BOND INSURANCE

COMPANY

EXP DATE

PHONE

EFFECTIVE DATE

POLICY

CNCL DATE

INSURANCE LIMITS

LAST UPDATE DATE

LAST UPDATE USER

PREV UPDATE DATE

PREV UPDATE USER

4/22/2024

BU341KH02

4/10/2024

BU341KH02

CODE ENFORCEMENT SERVICES

Marion County, Florida

CDPR4205 - Action Order Detail Report

OPEN DATE: February 13, 2024 TIME: 09:15 AM ACTION ORDER NBR: 661626

OPENED BY: BU341KH02 DUE DATE 2/13/2024 DISPATCHED BY

COMPLAINANT: Date/Time:

TYPE: NAME: LEDIN MARTINEZ
CTZN ADDRESS: 3931 SW 130TH LOOP OCALA
PHONE: 305-764-0545
FAX:

ALLEGED VIOLATORS:

- Property Owner
- Tenant

NAME: ADDRESS: PHONE: FAX:
*Schedule for LRB
July 9, 2024*


ALLEGED VIOLATION(S):

CON-PERMIT CON - PERMITS

Permit # 2023052716 expired after failing 3 inspections. Contractor has abandoned job.AC

LOCATION OF VIOLATION(S):

3931 SW 130TH LOOP OCALA

RANGE: 21 TOWNSHIP: 17 SECTION: 03

DIRECTIONS / NOTES:

PERMIT IN INSPECT STATUS. NO VIOLATION. AO CLOSED - RA

PROPERTY INFORMATION: LEGAL: ALTERNATE KEY: ZONING:

INSPECTION DATE: CODE OFFICER: ARBUCKLE.RYAN

INSPECTION STATUS: VALID: INVALID: REFERRED: CLEARED:

VIOLATION CODE / REMARKS:

NOTICE OF HEARING DATE: RESULTS: FINE LEVIED:

CASE REVIEWED BY: APPROVAL DATE:

8:32

bbb.org

Note that complaint text that is displayed might not represent all complaints filed with BBB. See details.

2024-15 Complainant Additional Information

Sort | Filter

Showing **all** complaints

Complaint Type:

Service or Repair Issues

Status:

Unanswered



Initial Complaint

01/19/2024

The job was left abandoned and when I contact him or the business he does not answer and has failed three inspections and now I have mold growing in my home due to his bad job. The permit is still open due to the inspections having failed 3 times with the same code and having failed to provide me with any details regarding why the job failed. Nothing meets the code reference with the county. Every time we have contacted him he takes months to respond, and I have yet to receive a response today. He sends people to my property just to view the unit but there is never a resolution.

*Some consumers may elect to not publish the details of their complaints, some complaints may not meet BBB's standards for publication, or BBB may display a portion of complaints when a high volume is received for a particular business.

8:31

LTE 



2 mensajes



**Re: You have a New Message
from BBB Serving Central
Florida Complaint #[21168465](#)**

Hello

Please note the complaint is still pending as a second attempt has been made to send the complaint to the business, and we are still awaiting for their initial response. If the business does not respond, your complaint will show Published for a standard reporting time of 3 years. I've attached a state agency referral list should you wish to pursue this further outside of BBB with a state agency. Please note BBB has no enforcement power nor can we obligate the business to respond to your complaint.

Respectfully,

Linda Morel

Marketplace Specialist
BBB Serving Central Florida

1600 S. Grant Street, Longwood, FL
32750

[407-621-3300](tel:407-621-3300)

BBB.org



8:25



< Sent Steps towards reachin... ^ v

From: Nathalie Martinez

[<nmmartinez234@icloud.com>](mailto:nmmartinez234@icloud.com)

Date: November 15, 2023 at 7:04:21 PM EST

To: optimumaircond

[<optimumaircond@aol.com>](mailto:optimumaircond@aol.com)

Cc: lmartinez2275@icloud.com

Subject: Re: Steps towards reaching a solution...

Good Afternoon,

Please note that this Air conditioning unit is defective, and needs to be replaced with a new unit as we have specifically stated in our letter. This is also a breach in the contract as we did not accept the thermostat, please note that it is your responsibility to ensure we receive the correct items as stated in the contract.

Should you keep breaching the contract and giving us false information, we will keep proceeding with legal action. It is your responsibility to provide us with the information that you have continuously have withheld. We are suppose to be able to contact you without having issues, or having to write letters. Should something happen to



Todas

Perdidas

Editar

☑️ teléfono

viernes ⓘ

teto martinez (3)

☑️ celular

viernes ⓘ

Gil Ocala

☑️ teléfono

viernes ⓘ

Nathalie

☑️ teléfono

jueves ⓘ

📞 1 (888) 766-2484

desconocido

jueves ⓘ

📞 BOSS Revolution®

en BOSS Rev

jueves ⓘ

📞 (963) 144-30

desconocido

jueves ⓘ

📞 Optimum Air Conditioning

celular

jueves ⓘ

📞 1 (800) 250-5411 (2)

desconocido

jueves ⓘ

📞 1 (800) 258-5310

desconocido

jueves ⓘ

📞 Optimum Air Conditioning

celular

jueves ⓘ

📞 Lenin

teléfono

jueves ⓘ

Lenin

☑️ teléfono

jueves ⓘ

+1 (352) 402-6057

Ocala, Estado de Florida

jueves ⓘ

📄 Blackjack

WhatsApp (video)

10/11/23 ⓘ



Favoritos



Recientes



Contactos



Teclado



Buzón de voz

7:17



Optimum Air Conditioning

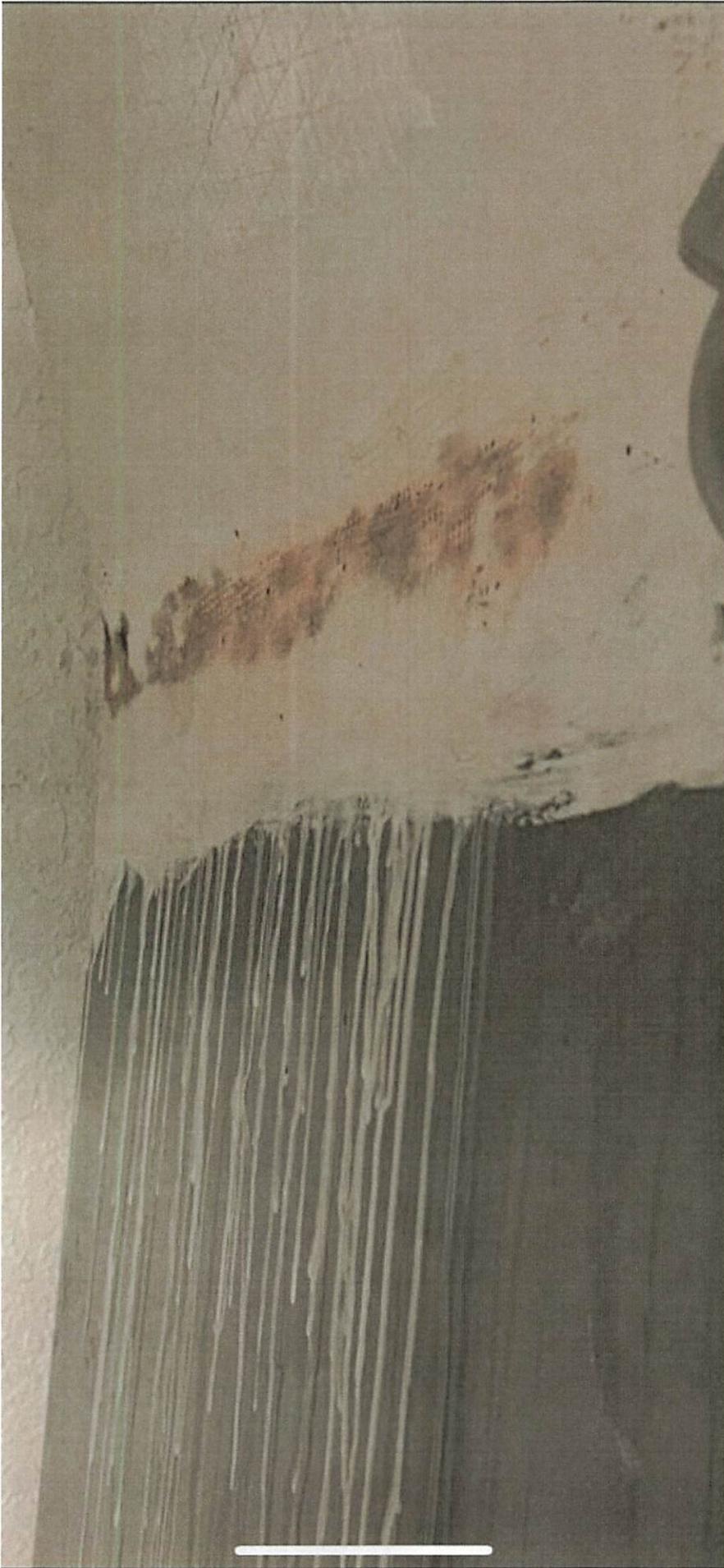


Esas son de hoy pero esa es la calidad de su trabajo gracias

3:34 p.m. ✓

lunes









P.O. Box 1092 • Ocala, FL 34478 (352)351-1188 www.OptimumAC.com

Mr. Ledin N. Martinez
3931 SW 130th Loop
Ocala, FL 34473
(305)764-0545
LMartinez2275@icloud.com

Friday, October 13th, 2023

Dear Mr. Martinez,

Thank you for contacting us with your concerns. As we noted in each of our conversations, we are willing to work with you as well as the unit manufacturer to find a solution. Unfortunately, since you've stipulated in your messages (dated Aug. 22nd, 2023) that we are denied access to your property, and hence the unit, we have been unable to do so. Once again we offer continuing our collaboration with the manufacturer to find and fix the source of your concerns and remind you that both access and patience are required to complete testing stipulated by the manufacturer. If you are willing to proceed, please contact us in writing stipulating so.

As to your request to close out the permit issued by the Marion County Building department, only a final inspection can do so and the above steps must be completed. Attached is a copy of the registration certificate of your unit, original which you should have received via email upon registration directly from Rheem (may have gone to your spam folder). We look forward to collaborating with you to reach a solution.

Sincerely,

Optimum Air Conditioning, LLC
P.O. Box 1092
Ocala, FL 34478
Office: (352)351-1188
optimumaircond@aol.com
www.OptimumAC.com

Ledin N Martinez
3931 SW 130th Loop
Ocala, FL 34473

Optimum Air Conditioning LLC C/O Juan Hilario
PO BOX 1092
Ocala, FL 34478
(352)351-1188
optimumaircond@aol.com

Wednesday, October 25th, 2023

Dear Mr. Hilario or To Whom It May Concern:

As per the letter dated on October 13, 2023, was received at my home on Monday, October 16, 2023, it is stated that that you are willing to work with me in finding a solution for the issue with my A/C unit. For the past 5 months I have attempted to call multiple times for which I have either received the response of someone coming out to "fix" the unit, but all three times the inspector has come by the inspection has been failed each time. I still have not been made aware of what the issue is on the unit as I have had to go to the city myself, to figure out what the issue is on the unit, and I have been told by the city that they cannot give me the issue as they only put codes and it has been the same codes from the very first inspection and that the technician should know these codes and correct them. I have paid for a new A/C unit, not for a defective unit which is never fixed when a technician has come out to fix it. As I am highly displeased with you and your company of the lack of communication with me

as I have never received a single email or information regarding the issue of my unit. Mr. Juan Hilario himself, blamed me for apparently not having the garage or attic insulated, which is not part of the contract or part of the A/C unit installation that was agreed per contract.

This lack of communication has resulted in the receipt of a letter as mentioned before that, I must provide you a written letter for future communications. When I have tried calling, and no one has answered my calls, nor will they take my calls at all. What happens if in the following days the unit becomes more damaged and no one is willing to take my calls, or return them, if I can never reach anyone. You are more than welcome to call me or email, but I have never received an email or a call, from Mr. Hilario or the company Optimum, if you have the proof that you have contacted me, please provide me the proof that you have tried contacting me.

The other issue is that Mr. Hilario, when making the contracted stated that I would have a Rheem unit with a Rheem Wifi Digital thermostat to go with it, but clearly that was not the case at all as the thermostat was never installed. I notified your company of this error when I saw it, since this was not part of my contract with your company. Not to mention Mr. Hilario the second day of the installation had to spend more than 1 hour on the phone with a different technician, on which the technician was explaining to him step by step on how to install the unit. He also put a cover of insulation around the unit so I would not see that the unit was leaking, and not allowing me access to do maintenance on the unit, as every technician does not recommend what Mr.

Hilario had done. I have specifically as you to send a technician from the manufacturer to come inspect the unit to see if what he had done was correct, but no one has ever passed by. I am more than welcome to grant you access to my property, if a licensed and certified technician comes to fix or replace my defective unit.

As you have stated, you are in communication with the manufacturer, this means there is something seriously wrong with the A/C unit, therefore you are obligated to change the defective A/C unit to a new one. I will not accept this defective unit, as it is damaging my wall and property, as the outer cover Mr. Hilario placed on it, has mold. Should something happen to me or my family due to your lack of attention to this matter, you and your company will be held liable. Should I decide to sell this property with the open inspection on the A/C unit, you and your company will be held liable. As a property owner, I have all right to deny access to anyone whom I see is causing damage to my property, just as I have denied access to Mr. Hilario for his lies and damages he has caused to my property.

I have lost 7 days of working from my job due to making sure that the inspections happen and to make sure that you do your job, but that is not my responsibility, as I am not being paid for those days by your company. My house is also not a school for your company to practice on my A/C unit, as your technicians do not fix the issues, and the unit continues to be fixed and continues to be in bad conditions.

As I have stated before, you are more than welcome to schedule, and come by and fix my A/C unit but the technician must be licensed and certified and must understand Rheem Air Conditioning units. If Mr. Juan Hilario has wanted a written response, this is my written response due to him not wanting to hear my complaints about his wrong doings and negligence. This is very inconvenient for me as this is a serious matter which you have neglected for months, as this a matter that needs to be handled immediately, as I feel completely robbed, everything was paid for in full as the bank has paid the company in full.

Should you not comply, I will be taking legal actions, as I am in contact with the bank to return the defective A/C unit, and you should give me back my old A/C unit which you took, and if you have sold it or done anything with it, you and your company will be held liable.

Sincerely,

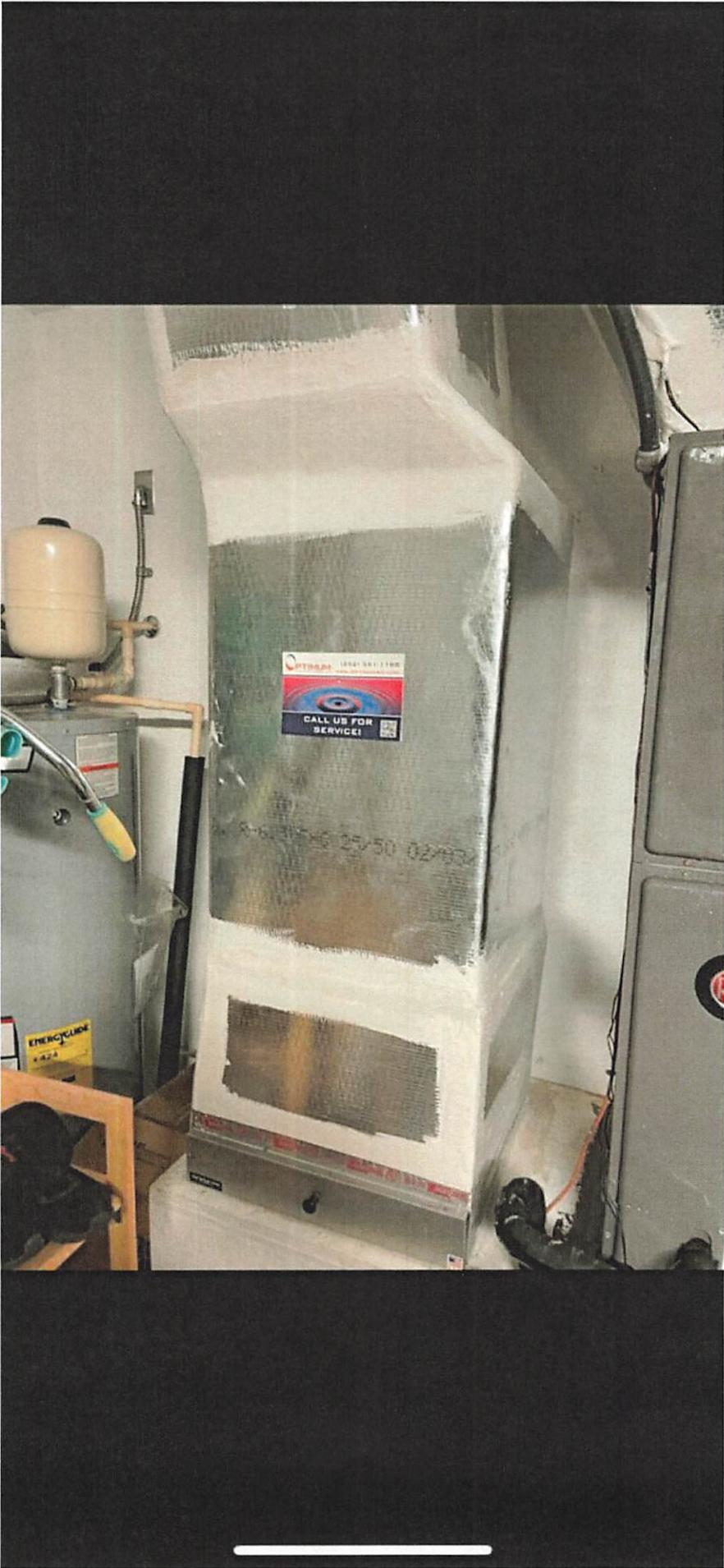
Ledin N. Martinez

Lmartinez2275@icloud.com

(305)764-0545

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Should you not comply, I will be taking legal actions, as I am in contact with the bank to return the defective A/C unit and you should give me back my old A/C unit which



PERMIT #: 2023052716

ISSUED

PERMIT TYPE: R18MER18 RES MECHANICAL SCOPE

EXPIRATION: 05-20-2024

JOB DESCRIPTION: C/O 3.5 TON 14.3 SEER 2 RHEEM R410-A SPLIT HEAT PUMP SYSTEM

JOB ADDRESS: 3931 SW 130TH LOOP

OWNER INFORMATION:

HERRERA ADELA M
MARTINEZ LEDIN N
3931 SW 130TH LOOP
OCALA FL 344737833

PARCEL NUMBER: 8007-1051-16

CONTRACTOR INFORMATION:

OPTIMUM AIR CONDITIONING, LLC
PO BOX 1092

OCALA FL 34478

SUBDIVISION: MARION OAKS UNIT 07

LOT: 16 BLOCK: 1051

RANGE-TOWNSHIP-SECTION: 21 - 17 - 03

TOTAL SQFT:

NOC: NOT REQUIRED

SETBACKS FRONT: 25

REAR: 25

LEFT: 8

RIGHT: 8

This permit will become null and void if construction is not started and a passing inspection obtained within six (6) months.

Notice: Demolition Permits are active for only (60) sixty days from the date of issuance.

In addition to the requirements in this permit, there may be additional restrictions applicable to this property that may be found in the records of this county, and there may be additional permits required from other governmental entities such as water management districts, state agencies, or federal agencies. s:553.79(10),F.S.

It is the responsibility of the owner or Asbestos contractor to comply with the provisions of s.469.003 of the Florida Statutes and to notify the Department of Environmental Regulation of his/her intentions to remove asbestos, when applicable, in accordance with state and federal laws.

CALL BEFORE YOU DIG: 1-800-432-4770

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AT THE MARION COUNTY CLERK OF COURTS AND A CERTIFIED COPY FILED AT THE BUILDING DEPARTMENT, BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT. (F.S. 713.135)

ADDITIONAL PERMIT INFORMATION:

*****RE-PERMIT #2024052684 *****

02/19/24- 2ND 90 DAY EXT REQ GRANTED PER (TC) -DM

11.15.2023- 1ST 90 DAY EXTENSION GRANTED PER (TC) AM

For Inspections schedule online: <https://www.marioncountyfl.org/inspections>
or call (352) 438-2400

Marion County
Building Safety Department
BUILDING PERMIT

<u>PERMIT #:</u> 2024052684	<u>ISSUED:</u> 05-21-2024		
<u>PERMIT TYPE:</u> R23MER23 RES MECHANICAL SCOPE	<u>EXPIRATION:</u> 11-17-2024		
<u>JOB DESCRIPTION:</u> CHANGE OUT 3.5 TON RHEEM 14.3 SEER2 R410A SPLIT HEAT PUMP SYSTEM (REPERMIT FOR IN			
<u>JOB ADDRESS:</u> 3931 SW 130TH LOOP			
<u>OWNER INFORMATION:</u>			
HERRERA ADELA M			
MARTINEZ LEDIN N			
3931 SW 130TH LOOP			
OCALA FL 344737833			
<u>PARCEL NUMBER:</u> 8007-1051-16			
<u>CONTRACTOR INFORMATION:</u>			
OPTIMUM AIR CONDITIONING, LLC			
PO BOX 1092			
OCALA FL 34478			
<u>SUBDIVISION:</u> MARION OAKS UNIT 07			
<u>LOT:</u> 16	<u>BLOCK:</u> 1051		
<u>RANGE-TOWNSHIP-SECTION:</u> 21 - 17 - 03			
<u>TOTAL SQFT:</u>			
<u>SETBACKS FRONT:</u> 25	<u>REAR:</u> 25	<u>LEFT:</u> 8	<u>RIGHT:</u> 8

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ADDITIONAL PERMIT INFORMATION:

***** RE-PERMIT OF 2023052716 *****

For Inspections schedule online: <https://www.marioncountyfl.org/inspections>
or call (352) 438-2400















WARNING

Carbon Monoxide (CO) Poisoning Can Cause Severe Injury or Death.

Carbon Monoxide from the exhaust of motor vehicles and other fuel-burning devices can be drawn into the living space by the operation of the central heating and air conditioning system.

- Do NOT operate an automobile or any engine in a garage for more than the few seconds it takes to enter or exit the garage.
- Do NOT operate any fuel-burning device in an enclosed or partly enclosed space, or near buildings, windows, doors or air outlets.

AVERTISSEMENT

L'empoisonnement au monoxyde de carbone (CO) peut causer des dommages graves ou mortels.

Le monoxyde de carbone (CO) est un gaz inodore et incolore qui provient de la combustion incomplète de carburants tels que le gaz, le pétrole, le bois, le charbon et le gaz naturel.

• NE PAS faire fonctionner un moteur ou un appareil à combustion dans un garage pendant plus de quelques secondes pour entrer ou sortir du garage.

• NE PAS faire fonctionner aucun appareil à combustion dans un espace partiellement fermé, ou près des bâtiments, des fenêtres, des portes ou des sorties d'air.

NOTICE

El monóxido de carbono (CO) puede causar lesiones graves o la muerte.

El monóxido de carbono (CO) es un gas inodoro e incoloro que proviene de la combustión incompleta de combustibles tales como el gas, el petróleo, la madera, el carbón y el gas natural.

• No opere un automóvil o cualquier motor en un garaje por más de unos segundos para entrar o salir del garaje.

• No opere ningún dispositivo que funcione con combustible en un espacio cerrado o parcialmente cerrado, o cerca de edificios, ventanas, puertas o salidas de aire.





OPTIMUM

AIR CONDITIONING, LLC

CAC 1814886

P.O. BOX 1092
Ocala, FL 34478

Office:
(352) 351-1188

Invoice 3801

DATE

Monday, May 22nd, 2023

JOB NAME

Martinez Residence

E-mail: OptimumAirCond@aol.com On-line: www.OptimumAC.com

NAME / ADDRESS

Mr. Ledin N. Martinez
3931 SW 130th Loop • Ocala, FL 34473
(305)764-0545 LMartinez2275@icloud.com

MODEL / SERIAL NUMBERS

Air Handler Model: RH2TZ4821STANN
Condenser Model: RP14AZ42AJ2N
Serial Numbers: Please refer to warranty documents.

DESCRIPTION OF WORK AND MATERIALS

Prices below are inclusive of installation, material necessary and labor required for completion of this specific job.

❖ Nature of Work:

➤ **Installation: 3.5 ton Rheem Brand 14.3 SEER with Refrigerant 410-A Heat Pump Split system**

- Removal of existing unit.
- Air Handler
- Construction of new 1.5" duct board return air transition with Scotch guard protection (Reinforcement) Added support of existing base for placement of air handler with Plywood
- 8 Kw Heat Strip
- Condenser
- Concrete Slab for Placement of Condenser
- Existing copper refrigerant lines to be flushed
- Liquid dryer for refrigerant lines
- Breakers according to unit specifications
- Low voltage wiring from thermostat to condenser and air handler
- Hurricane Anchors
- Locking access port caps
- New inline safety flooding switch
- New Easy filter rack, size 20" x 20"
- **One year's Supply (12 total) High Efficiency pleated air filters : FREE**
- Marion County Building Permit 2023052716
- 1 Year Installation Labor warranty by Optimum Air Conditioning, LLC.*
- **Rheem Manufacturer's Warranty: All parts of the system and compressor are warranted for the first ten (10) years.**
See warranty details for more information.(Owner is responsible for assuring unit registration.)

Gammir

➤ **Rheem Wi-Fi Digital Thermostat** with Five years of Manufacturer's warranty. ✕

Price: \$10,300.00

Price: \$400.00

Total Price : \$10,700.00
(Ten thousand Seven hundred Dollars)

Thank You.

Feel free to contact us if you have any questions.

*This Standard Limited Warranty applies and is limited as follows: 1. To the property only as long as it remains in the possession of the original owner named above. 2. To the installation work that has not been subject to accident, misuse or abuse. 3. To the installation work that has not been modified, altered, defaced, or had repairs made or attempted by others. 4. That contractor be immediately notified within ten (10) days of first knowledge of defect by owner. 5. Warranty does not include: clogged drain lines, dirty air filters, dirty coils, acts of nature, or any non-manufactured parts including refrigerant. 6. That contractor shall be given first opportunity to make any repairs, replacements or corrections to the defective installation at no cost to owner within a reasonable period of time. 7. Under no circumstances shall contractor be liable by virtue of this warranty or otherwise for damage to any person or property whatsoever for any special, indirect, secondary or consequential damages of any nature however arising out of the use or inability to use because of the installation defect. Customer is responsible of ensuring all maintenance of unit.

I hereby accept above performed service, and charges, as being satisfactory and acknowledge that equipment has been left in good working condition and work was completed in an efficient and adequate manner. I also acknowledge that I am responsible for ensuring proper care and maintenance of equipment :

Customer's Signature

Date

5/23/23

Payment: Due upon completion of work. Any late payments may be subject to late fees. Payments made via credit card incur an additional fee of 3.5%

7777

Synchrony Bank Sales Slip

1. Complete Sale Data

6 0 3 4 6 2 5 9 0 1 1 3 7 7 7 9
Customer Account Number

LEDIN MARTINEZ
Buyer Name

Employee ID (Optional)

Date of Sale: 0 5 / 2 1 / 2 0 2 3

5 3 4 8 1 2 3 0 8 0 0 1 1 0 0 4
Merchant Number

OPTIMUM AIR CONDITIONING
Merchant Name

Total Sale: \$ 1 0 , 7 0 0 . 0 0

Amount Financed: \$ 1 0 , 7 0 0 . 0 0
This is the amount to be charged to your account.

2. Input Promotional Plan # 9 6 5 and select the promotion type below. Make sure the bubble is filled in next to the promotion type that you have selected. See reverse side for additional details. Not all promotions are available to all Merchants.

- Fixed Payment Reduced APR - Until Paid in Full
- Equal Payment No Interest - Until Paid in Full

If the promotion type below is selected, make sure that the APR is filled in. For new accounts, that APR is 26.99% and the variable box should not be checked. For existing accounts, call 1-888-222-2176 to obtain cardholder's APR and determine if APR is variable. Check if Variable - If

- No Interest if Paid in Full within Months (Deferred Interest) % variable, APR varies with the market based on the Prime Rate.

Authorization Line 1-888-222-2176: Option 2, then Option 4 Auth. Code: 0 2 1 2 1 4

3. Product Information

Brand / Model # / Description / Invoice #: R H E E M R P 1 4 A Z 4 2 A J 2 N

Brand / Model # / Description / Invoice #: R H 2 T Z 4 8 2 1 S T A N N

Buyer Read & Sign

I acknowledge receipt of a completed copy of this Sales Slip and have reviewed and understand the promotional terms that will apply to this purchase. I authorize "Amount Financed" shown above to be charged to my credit card account in accordance to the contract between Buyer and Merchant and agree that the purchase will be governed by the terms of the Synchrony Bank Credit Card Agreement.

If this was an in-home sales transaction, I acknowledge that I have been provided by the Merchant with both the oral and written notice of my right, as a Buyer, to cancel this transaction (if applicable).

Synchrony Bank assesses a one-time \$29 Activation Fee under the Credit Card Agreement at the time the first purchase posts to the account. Any additional surcharges or fees charged by the merchant in connection with applying for or using the Credit Card are prohibited.

BUYER SIGNATURE: X

DATE: 5/23/23

Funding Fax 1-888-222-2986

202-631-00 (7/2020) HI-NO MENU WF2452580A

7777

DESCRIPTION OF WORK AND MATERIALS
...AZ42AJ2N
... Please refer to warranty documents.

Installation, material necessary and labor required for completion of this specific job.

SEER with Refrigerant 410-A Heat Pump Split system
... air transition with Scotch guard
... base for placement of air handle

CAC 1814886

P.O. BOX 1092
Ocala, FL 34478

PROPOSAL

DATE
Thursday, May 11th, 2023

Conditional Warranty Consumer Warranty Confirmation



The new degree of comfort.™

Product Information

Model	Serial	Registration Date	Install Date
RP14AZ42AJ2NA	W092315612	8/3/2023	6/21/2023
RH2TZ4821STANNJ	W142359354	8/3/2023	6/21/2023

Customer Information

First Name | LEDIN
Last Name | MARTINEZ
Email
Phone | 305-764-0545
Address | 3931 SW 130TH LOOP
City | OCALA
State | FL
Postal Code | 34473

Contractor Information

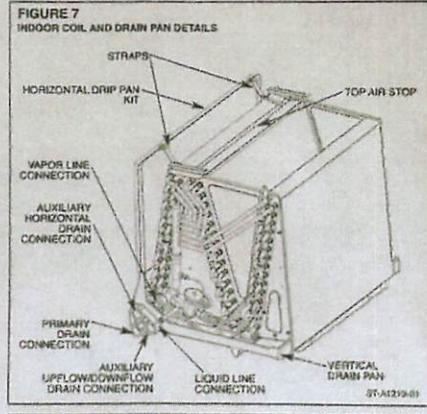
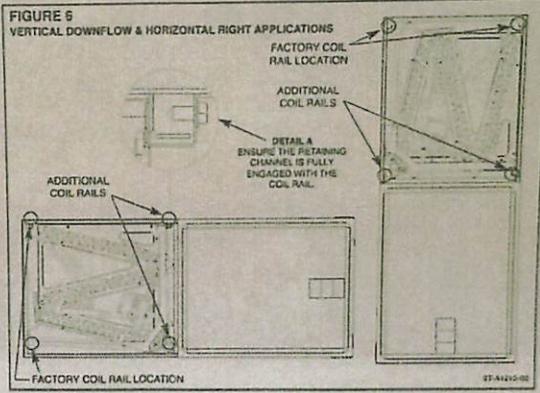
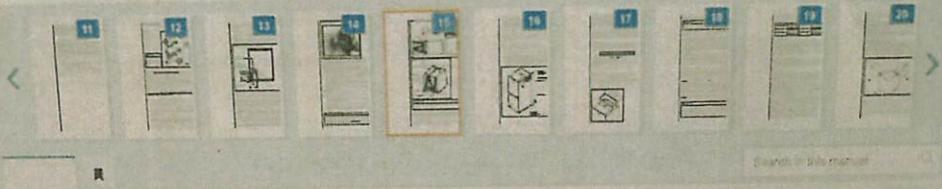
Name | OPTIMUM AIR CONDITIONING LLC
Email | OPTIMUMAIRCOND@AOL.COM
Phone | 352-351-1188
Address | PO BOX 1092
City | OCALA
State | FL
Postal Code | 34478

Your Conditional Warranty is now registered, and will be honored for the full term of your warranty. For more information, please visit www.rheem.com.

Payment: Due upon completion of work. Any late payments may incur an additional fee of 3.5%
Payments made via credit card incur an additional fee of 3.5%

Installation In An Unconditioned Space - Rheem RH1T2417STANAA Installation Instructions Manual

Efficiency with aluminum coil



CAUTION
Auxiliary horizontal overflow pan kits RXBM- (or equivalent) are required when the unit is configured for the horizontal position over a finished ceiling and/or living space. (See Sections 3.3 and 6.3.) Failure to install overflow pan can result in property damage.

3.2.3 INSTALLATION IN AN UNCONDITIONED SPACE
The exterior cabinet of an air handler has a greater risk of sweating when installed in an unconditioned space than when it is installed in the conditioned space. This is primarily due to the temperature of the conditioned air moving through the air handler and the air circulating around the unit where it is installed. For this reason, the following is recommended for all air handler applications, but special attention should be paid to those installed in unconditioned spaces:

- Duct sizing and airflow are critical and must be based on the equipment selected.
- Supply and return duct attachment: If other than the factory flanges are used, the attachment of ducting must be insulated and tight to prevent sweating.

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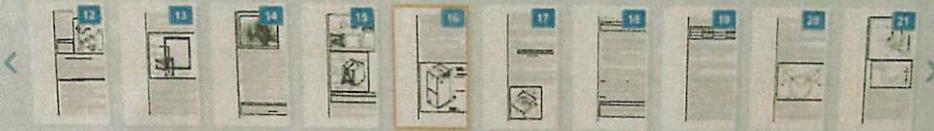
Quick Links: [General Information](#) [Dimensional Data](#) [Return Air Filter](#) [Electrical Wiring](#) [Maintenance](#)

Related Manuals for Rheem RH1T2417STANAA

[Air Handlers Rheem RHSL-HM1817AA Installation Instructions Manual](#)
RHS high efficiency rha standard efficiency (40 pages)

[Air Handlers Rheem RHPI-HM2421JC Installation Instructions Manual](#)

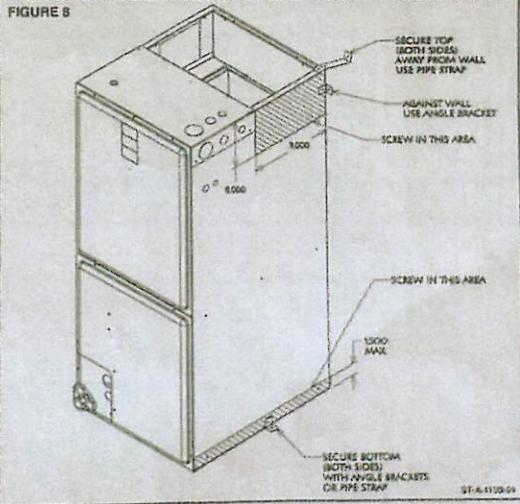
ency with aluminum coil



- No perimeter supply flanges are provided. If a full perimeter supply duct is used, it is the responsibility of the installer to provide duct flanges as needed, to secure and seal the supply duct to prevent air leakage and the sweating that will result.
- Apply caulking around all cabinet penetrations such as power wires, control wires, refrigerant tubing and condensate line where they enter the cabinet. Seal the power wires on the inside where they exit conduit opening. Sealing is required to prevent air leakage into the unit which can result in condensate forming inside the unit, control box, and on electrical controls. Take care not to damage, remove or compress insulation when applying the caulk.
- In some cases, the entire air handler can be wrapped with insulation. This can be done as long as the unit is completely enclosed in insulation, sealed and service access is provided to prevent accumulation of moisture inside the insulation wrap.
- An auxiliary overflow pan is recommended to protect the structure from excessive cabinet sweating or a restricted coil drain line. (See Section 3.3)
- If an electric heater kit is installed, be sure the breaker or disconnect cover is sealed tightly to the door panel.

3.2.4 INSTALLATION IN MOBILE/MANUFACTURED HOMES

1. Air handler must be secured to the structure using "L" brackets or pipe strap.
2. Allow a minimum of 24 inches (610 mm) front clearance required to access doors.
3. Recommended method for securing air handler:
 - A. If air handler is against the wall, secure top of air handler to wall stud using two 16ga thick angle brackets one on each side. Attach brackets with No. 10 self-tapping 1/2" long screws to air handler and use 3/8" lag screws 1 1/2" long to wall stud. Secure bottom of unit with two 16ga "L" brackets with No. 10 self-tapping 1/2" long screws to air handler and use 3/8" lag screws 1 1/2" long to floor.
 - B. If air handler is away from wall attach pipe strap to top of air handler using No. 10 1/2" long self-tapping screws on both sides. Angle strap down and away from back of air handler, remove all slack, and fasten to wall stud of structure using 3/8" lag screws 1 1/2" long. Secure bottom of unit with two 16ga "L" brackets with No. 10 self-tapping screws to air handler and use 3/8" lag screws 1 1/2" long to floor.



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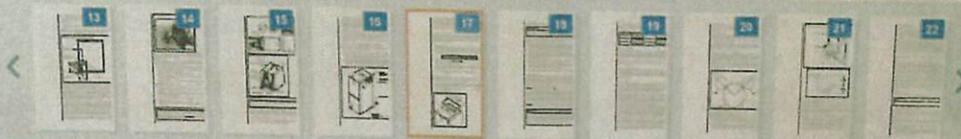
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Quick Links: [General Information](#) [Dimensional Data](#) [Return Air Filter](#) [Electrical Wiring](#) [Maintenance](#)

Related Manuals for Rheem RH1T2417STANAA

[Air Handlers Rheem RHSI-HM1817AA Installation Instructions Manual](#)
RHSI high efficiency msl standard efficiency (40 pages)

[Air Handlers Rheem RHPI-HM242AC Installation Instructions Manual](#)



Search in this manual

3.2.5 INSTALLATION IN CORROSIVE ENVIRONMENTS

The metal parts of this unit may be subject to rust or deterioration if exposed to a corrosive environment which can shorten its life. In addition to exposure to the exterior of the cabinet, chemical contaminants inside the building that can be drawn into the unit from the return air grille and attack structural metal parts, electrical components and the indoor coil, causing premature failure of the unit. If the unit is to be installed in an area where contaminants are likely to be a problem, special attention should be given to isolate the unit and return grille from contaminants.

3.3 AUXILIARY OVERFLOW PAN

In compliance with recognized codes, an auxiliary overflow pan must installed under all equipment containing evaporator coils that are located in any area of a structure where damage to the building or building contents may occur as a result of an overflow of the coil drain pan or a stoppage in the primary condensate drain piping. See Section 6.3 of this manual for information regarding the recommended auxiliary horizontal overflow pan (model RXBM) for this air-handle.

3.4 CLEARANCES

- All units are designed for "0" inches clearance to combustible material on all cabinet surfaces except for downflow application with higher kW electric heat as noted below.
- Some units require a combustible floor base depending on the heating kW if installed in the downflow configuration on a combustible surface. The following table should be used to determine these requirements.

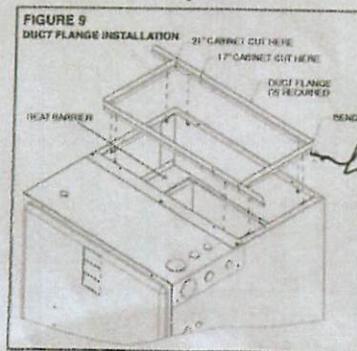
Model Cabinet Size	17	21	24
Maximum Model Designation kW	15	18	20

- Units with electric heating kW equal to or less than the values listed in the table do not require a combustible floor base. See Section 6.5 for Combustible Floor Base RXHB-XX.
- Units with electric heat require a one inch clearance to combustible material for the first three feet of supply plenum and ductwork.
- Vertical downflow applications require clearance on at least one side of the unit for electrical connections. Refrigerant and condensate drain connections are made on the front of the unit.
- All units require 24 inches minimum access to the front of the unit for service.
- These units may be installed in either ventilated or nonventilated spaces.

3.5 DUCT FLANGES

Duct flanges (4 pieces) are shipped with the unit and are to be field installed on the top of the air-handler using the following procedure and referring to Figure 9.

- Loosen the screws attaching the heat barrier to the cabinet.
- Form a 90° bend with the short leg length at approximately 9.9" from the end where the slot is cut in the flange to facilitate bending. The duct flanges are shipped sized for the 24.5" wide cabinet. For the 17.5" and 21" wide cabinets, cut the long leg as shown in Figure 9 to match the cabinet width.
- Slide the duct flanges onto the screws loosened in step one above. Tighten the screws to secure the flanges.



18 x 2 1/2

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Quick Links: [General Information](#) [Dimensional Data](#) [Return Air Filter](#) [Electrical Wiring](#) [Maintenance](#)

Related Manuals for Rheem RH1T2417STANAA

[Air Handlers Rheem RHSL-HM1817AA Installation Instructions Manual](#)
 Rheem [Rhl high efficiency rhl standard efficiency \(40 pages\)](#)

[Air Handlers Rheem RHPL-HM242 LJC Installation Instructions Manual](#)
 Rheem

LRB 2024-15

Contractor's Response



P.O. Box 1092 • Ocala, FL 34478 (352)351-1188 OptimumAirCond@aol.com CAC1814886

Marion County Licensing Review Board
Case number : LBR 2024-15

To the board members,

Your time and thorough review of the presented documentation is deeply appreciated. Below is a "brief" timeline of all of our interactions with Mr. Ledin Martinez. A full detailed description is available in the five page letter submitted to the Department of Business and Professional Regulation (their response letter is also included). Please note that all contract agreements were made with Mr. Martinez not his daughter, Nathalie Martinez who has made complaints against us.

May 22nd and 23rd, 2023: Installation work completed. Client was informed that his requested thermostat was not compatible with the installed unit and that a equivalent thermostat of another brand would be installed **free of charge**. *The client was less than amiable with Mr. Hilario via phone call when it was repeated in a calm manner the new thermostat would be at no cost to him. As shown on proposal and invoices, as well as documented by the Synchrony Bank, the client was only charged the \$10,300 not \$10,700 as claimed on complaint.* Total is further highlighted in the attached invoice amendment which *client refused to sign*.

June 2nd, 2023: Upon expressing concern of unit sweating arrangements were made for installing technician to check unit. Unit was found to be working and sweating a common amount due its location in the garage, Florida summer temperatures near 100°F and the contrast of the cooling of unit will cause sweating. Explanation that leaving the garage door open and exposing the unit to sunlight will cause further sweating was made.

June 5th, 2023: Inspection by the County Building Department. Upon receiving the inspector's result notes of inspection on June 5th, contact with inspector for further details was made repeatedly without results.

June 13th, 2023 : We were contacted by the via a long text by the client, *expressing dissatisfaction and accusing our technician of lying to him and asking that the unit manufacturer, Rheem, send a representative to his home to "sign off on his warranty"*. In an effort to resolve the concerns, the manufacturer was contacted and a request was made on how to proceed for resolution. Rheem technical support reiterated sweating is a normal occurrence.

June 14th, 2023: Second inspection recommended by the Marion County Building department's Chief inspector, after 3pm to accommodate the client's work schedule. *Client expressed via text he did not want anyone on his property and instead stated he was going to the Marion county building department offices.* We made contact with the county building department to express our concern and highlight our disposition to resolve the concerns, but clearly state our concern for the safety of our technician due to repeated less than amiable direct accusations. (Please note a copy of all communication via WhatsApp to our office number is included.) The client arrived in an agitated state, and the chief inspector kindly interceded, calmly spoke to the client in an attempt for allowance of his inspector on the property, to which the client finally conceded to a second inspection.

June 15th, 2023 : Upon receiving inspection notes, arrangements were made to address concerns of unit sweating, *extensive additional sealing was made as well as the insulation of the unit with building code approved materials.* Per the specifications of the inspector the *unit was also insulated* in an attempt to form a barrier between ambient heat and unit's internal cooling. During this time the manufacturer, Rheem, had been contacted once more and initial testing of unit was preformed. All results were satisfactory for proper function, and it was never expressed unit did not cool home as desired. Third inspection was scheduled upon work completion.

The inspector, upon third inspection, now addressed client's new concern of noise as well as a request for even further internal sealing, which is highly uncommon. *The client contacted us to express his resentment and included photos. The insulation barrier had been removed as shown by client's own photos. Therefore even if another inspection was scheduled it would not pass, thus making even the scheduling of the inspection ineffective.*

June 21st : Rheem, the manufacturer, stipulated a series of tests to troubleshoot the unit in an effort to gain insight. We relayed this information to the client whom, after some convincing and *his stipulation that installing tech was not to allowed on his property*, agreed to the testing to be performed on June 21st. **To address his concern of noise, a new upgraded filter grill was installed free of charge.** Extensive sealing of every possible air gap was completed as stipulated by inspector with sealants indicated. Testing outlined by Rheem indicated all results were satisfactory for proper installation and function, but due to rain, secondary external testing could not be completed. Client was informed of this and expressed satisfaction to that point. All results were relayed to manufacturer to await their further instructions. *Please note that the unit cooled and worked as designed every time technicians were allowed onsite.*

August 21st : We received a text from the client stating he was going to contract another person to resolve his concerns and asking if the building permit was still open. We responded that in fact the permit is still open and that we were actively working with Rheem to resolve his concerns. *Once again offering our technicians go to his home to listen to his concerns and work towards providing a solution along with the manufacturer. Offer which he crossly denied and said we would hear from his lawyer, and that he would be contacting Synchrony Bank to "return the unit".* We expressed that we had to follow the troubleshooting and warranty process stipulated by the manufacturer in order to proceed, a process which requires both patience and understanding. Once again we offered our technicians go to his home to listen to his concerns and work towards providing a solution along with the manufacturer. ***This time the client responded in a series of less than amiable texts that he no longer wanted anything to do with us and threats that he would make us pay for damages as well as take our business license away, and that his lawyer would be in contact.***

September 19th, 2023: The client the proceeded to file a billing dispute with Synchrony Bank, documentation is attached. ***Please note it again clearly shows total is \$10,300.*** Also attached is our response letter. *Synchrony Bank found no reason for dispute and closed the case in our favor.* No further direct attempt was made on our behalf to contact the client due to his specific threats and increased concern for the safety of our personnel. Still in an effort of good faith as well as concern for possible continued threatening actions, we directly contacted our Liability insurance company to make them aware of the clients concerns and threats. It took the representative close to a month to be able to contact the client. Further information on that matter below.

October 5th, 2023 : We received a request for warranty documents, (which the manufacturer sends directly to homeowner upon registration and he should have already received from them via email), *as well as a request to close the building department permit, process which can not be done.*

October 13th, 2023: *Per his previous stipulations to not contact him, no response was given immediately but did resend a copy of the registration certificate via certified mail as requested.* Also included was a letter which explains our continues willingness to resolve any concerns, but clearly stating property access would be required, a copy of the letter is attached.

October 16th, 2023: *Extensive threating messages sent via Whatsapp are erased and the client texts a new threat to "expose our lies to a television show". See message screenshot attached.*

October 25th, 2023: The client's response via his daughter, a copy of that letter is also attached. The letter is dated October 25th but we did not receive a physical copy until mid November. *We were concerned mainly because a copy of this letter was also mailed to the company owner home address. Again with continued threats, we cannot begin to express our safety concerns.*

November 11th, 2023: Inspection via Liability insurance adjuster. His notes attached, note there are discrepancies in loss date as 5/16/2023 (even before any work began) which makes us doubt what the customer told the adjuster. Refer to investigation summary on page one of his report which states "damage" of unsightly silicone can be cleaned off. This was part of the stipulations to seal the unit made by MCBBD. Even then they made an offer of \$4,128.53 that, to date and to our knowledge, *the client has not accepted.*

December 8th, 2023: We email customer that we are able to send a technical specialist, not one of our employees as he claims, to his home to conduct testing and complete a Job Information Sheet (copy attached) Client response: 12/8/23 11:51 AM : I'll be here waiting for you and hoping not to waste my time. I'm already tired of this and very upset by your poor communication.
Enviado desde mi iPhone

December 9th, 2023: Results of the Jobsite Information Sheet (JSIS) were completed by an independent technical specialist whom collected testing information required and requested by Rheem Technical support. Note that this technician did not find any sweating at all even when unit ran for hours at very low temperatures, see his own notes on the attached JIS. The information was sent Technical support and they responded the following: "Thank you for the JSIS, *it shows that this system has been operating within the manufacturers recommendations. Charge matches the published charging chart, Temperature control with a Delta of 20 degrees, perfect. I see no issues with air flow. This next cooling season, I'm sure that there will be higher Dew point days and that system installed in a garage will most likely sweat. Fans, insulation or conditioning that garage will help to prevent the dew point of that air handler from causing that unit to "sweat".* " Full response available in DBPR letter.

December 13th, 2023: We contact Mr. Martinez via email to let him know there is availability for a Rheem Pro Specialist technician to address his concerns. This technician worked for Air Design who are Rheem Pro Partners and have extensive in field knowledge of Rheem systems. *Rheem Pro Technician's company van is clearly labeled as a Rheem Pro Partner. But Mr. Martinez claims both are our employees, a clearly untrue statement.*

December 14th, 2023: Rheem Pro technician goes out to the homeowner's property because he agreed to the Rheem Pro having access to the unit to complete a service call and complete diagnostic evaluation via email. *Unfortunately this was not completed because when the technician arrived, he was treated harshly by the homeowner, denied access, and left standing at the front door.* Below is the corroboration email sent by the Air Design:

Re: Ledin Martinez ,3931 SW 130th Loop Ocala, Florida

We were requested to dispatch our technician to Mr. Martinez residence to inspect the Rheem unit that was recently installed by Optimum Air.

Customer was being very difficult and refused to allow us access to the property to make our evaluation.

Thank you,

Rose Hoelldobler ,Office Manager, Air Design Air Conditioning, 352-629-2626

December 15th, 2023: Mr. Martinez then proceeded to call and leave another rude voicemail message this time with obscene language and sent an email message with the same sentiment. Voicemail transcript image attached and email below:

➤Received Fri. Dec. 15th, 2023 at 12:08 PM:

good afternoon for all the inconveniences experienced and misinterpreted by both due to poor communication because from the beginning of the installation they deceived me with incomplete equipment, breach of contract and lies for not having someone to take responsibility and guarantee that the repair will be correct and at the end. not having a warranty and not having a telephone number to communicate and respond to any problem that happens and be present to resolve any failure, that is why my decision is that I demand that the unit be replaced due to lack of warranty and since I do not have that I demand the return of the money so I can hire another company that is responsible since I have no guarantee from them and for not taking into account the decisions made when I have what I have said, you are more than welcome to finish your work, thank you and I hope to be very clear and let this be the last thing you have to ask for, thank you
Enviado desde mi iPhone

➤ *Due to nature of voicemail message, we gave Mr. Martinez no further response but have continued to seek resolution. The client also directly texted Mr. Hilario renewing accusation of lying, after which his number was promptly blocked. (Copy of message included.) We reiterate that due to repeated displays of rage, threats and direct messages, we are deeply concerned for our safety.*

There is a period of extended silence until January of 2024 where the homeowner and his daughter file a complaint with the BBB, to which we choose not to respond to since we at this point we have begun to seek legal counsel to hopefully end this issue in a peaceful way.

February and March of 2024: Still in good faith, we reached out to Rheem Customer Support to see if they could provide any help in reaching resolution. The customer service representative nicely called Mr. Martinez directly to try to address his concerns, he admitted the unit was working correctly and then began getting heated over a thermostat he had requested but was not compatible with his unit, claiming breach of contract. *The Rheem customer service representative was then met with demands and Mr. Martinez continued to get riled up, but he did mention the unit was working fine.* She was unable to make any further progress with him. The whole conversation was recorded by Rheem and an internal reference case was opened after we made several calls to exhaust any possible options in seeking resolution on behalf of the client.

In repeated attempt to resolve the situation, and at the suggestion of Rheem customer service, we reached out once more to our area Rheem distributor and their sales representative. *He actively tried on our behalf to seek any possible answers but since JIS proved unit was working correctly further involvement by manufacturer has been difficult to obtain.*

March 19th, 2024: Homeowner's daughter submits a complaint to the Department of Business and Professional Regulation (copy attached). We respond with the five page letter (also attached) and numerous copies of evidence and message transcripts.

April 23rd, 2024: The Department of Business and Professional Regulation, after having their legal team review all documentation, rules the complaint as "closed, as the evidence contained in our file does not support finding of a violation of Chapter 489, Florida Statutes, or rules promulgated thereunder...this case has been dismissed without a finding of probable cause." A copy of their response is attached.

M: Marion County Building Department permit is renewed in, still, hopes of resolving this matter in a civil way that complies with rules and regulations.

May 31st, 2024: Complaint filed with MCBBD which brings us to today...

We hope the explanation above, various professionals involved and all attachments speak for themselves. To say this whole ordeal has been exhausting both physically and mentally would be selling it short. Finding a solution to ever changing demands and accusations has proven a challenge and unfortunately we have been met with less than cooperative responses, with escalating threats.

In a final attempt to finalize any further contact with this client, we respectfully present the following option for a complete refund with unit removal to be completed by another company:

- Contract outlining removal and refund process is presented to customer.
- Upon agreement date is set for unit removal via a designated willing company, Air Design Air Conditioning. Scheduling to be done directly between them.
- Per Florida Building regulations, homeowner must have a heat source, therefore the customer would be responsible for making arrangements for a new unit to be installed by another company.
- Once existing unit is removed, we will submit the refund paperwork with Synchrony Bank for full refund of \$10,300, who is aware of all of these proceedings.
- Homeowner please ceases and desists all contact, claim or accusation towards Optimum Air Conditioning, Juan Hilario or any parties working on their behalf.*

We deeply appreciate the opportunity to respond to this matter and sincerely hope for a quick and closing resolution. Please feel free to contact us with any questions, concerns or any further documentation.

Sincerely,

Optimum Air Conditioning, LLC
P.O. Box 1092
Ocala, FL 34478
Office: (352)351-1188
optimumaircond@aol.com
www.OptimumAC.com



OPTIMUM

AIR CONDITIONING, LLC

CAC 1814886
P.O. BOX 1092
Ocala, FL 34478

Office:
(352) 351-1188

PROPOSAL

DATE

Thursday, May 11th, 2023

JOB NAME

Martinez Residence

E-mail: OptimumAirCond@aol.com On-line: www.OptimumAC.com

NAME / ADDRESS

Mr. Ledin N. Martinez
3931 SW 130th Loop • Ocala, FL 34473
(305)764-0545 LMartinez2275@icloud.com

CONDITIONS OF PROPOSAL

Contractor submits this proposal for work on the property described. Upon acceptance, Contractor agrees to furnish labor and materials necessary (described below) to improve the premises in a good, workmanlike and substantial manner according to the construction codes, terms, specifications, provisions, prices, and plans(if any).
Approximate start Date: _____
Approximate completion Date: _____

DESCRIPTION OF WORK AND MATERIALS

Prices below are inclusive of installation, material necessary and labor required for completion of this specific job.

❖ Nature of Work :

➤ Installation: 3.5 ton Rheem Brand 14.3 SEER with Refrigerant 410-A Heat Pump Split system

- Removal of existing unit.
- Air Handler
- Construction of new 1.5" duct board return air transition with Scotch guard protection (Reinforcement) Added support of existing base for placement of air handler with Plywood
- 8 Kw Heat Strip
- Condenser
- Concrete Slab for Placement of Condenser
- Existing copper refrigerant lines to be flushed
- Liquid dryer for refrigerant lines
- Breakers according to unit specifications
- Low voltage wiring from thermostat to condenser and air handler
- Hurricane Anchors
- Locking access port caps
- New inline safety flooding switch
- New Easy filter rack, size 20" x 20"
- One (1) High Efficiency pleated air filter
- Marion County Building Permit
- 1 Year Installation Labor warranty by Optimum Air Conditioning, LLC.*
- Rheem Manufacturer's Warranty: *All parts of the system and compressor are warranted for the first ten (10) years.*
See warranty details for more information.

Signed Original Proposal.
Note: Updated invoice reflects "no charge" for thermostat.
Customer refused to sign updated thermostat invoice.

Total Price : \$10,300.00
(Ten thousand Three hundred Dollars)

Thank You .

Feel free to contact us if you have any questions .

*This Standard Limited Warranty applies and is limited as follows: 1. To the property only as long as it remains in the possession of the original owner named above. 2. To the installation work that has not been subject to accident, misuse or abuse. 3. To the installation work that has not been modified, altered, defaced, or had repairs made or attempted by others. 4. That contractor be immediately notified within ten (10) days of first knowledge of defect by owner. 5. Warranty does not include: clogged drain lines, dirty air filters, dirty coils, acts of nature, or any non-manufactured parts including refrigerant. 6. That contractor shall be given first opportunity to make any repairs, replacements or corrections to the defective installation at no cost to owner within a reasonable period of time. 7. Under no circumstances shall contractor be liable by virtue of this warranty or otherwise for damage to any person or property whatsoever for any special, indirect, secondary or consequential damages of any nature however arising out of the use or inability to use because of the installation defect. **Customer is responsible of ensuring all maintenance of unit.**

ACCEPTANCE OF PROPOSAL: This proposal is approved and accepted. There are no oral agreements. The written terms, specifications, provisions, prices, and plans (if any), are the entire agreement. Changes shall be made by written change only. Prices are effective 30 days from date indicated above. Approved and Accepted by:

Customer's Signature

Date

5/12/23

Payment: Due upon completion of work. Any late payments may be subject to late fees.

Payments made via credit card incur an additional fee of 3.5%



OPTIMUM
AIR CONDITIONING, LLC

CAC 1814886

P.O. BOX 1092
Ocala, FL 34478

Office:

(352) 351-1188

Invoice 3801

DATE

Monday, May 22nd, 2023

JOB NAME

Martinez Residence

E-mail: OptimumAirCond@aol.com On-line: www.OptimumAC.com

NAME / ADDRESS	MODEL / SERIAL NUMBERS
<p>Mr. Ledin N. Martinez 3931 SW 130th Loop • Ocala, FL 34473 (305)764-0545 LMartinez2275@icloud.com</p>	<p>Air Handler Model: RH2TZ4821STANN Condenser Model: RP14AZ42AJ2N Serial Numbers: Please refer to warranty documents.</p>

DESCRIPTION OF WORK AND MATERIALS

Prices below are inclusive of installation, material necessary and labor required for completion of this specific job.

◆ **Nature of Work :**

➤ **Installation: 3.5 ton Rheem Brand 14.3 SEER with Refrigerant 410-A Heat Pump Split system**

- Removal of existing unit.
- Air Handler
- Construction of new 1.5" duct board return air transition with Scotch guard protection
- (Reinforcement) Added support of existing base for placement of air handler with Plywood
- 8 Kw Heat Strip
- Condenser
- Concrete Slab for Placement of Condenser
- Existing copper refrigerant lines to be flushed
- Liquid dryer for refrigerant lines
- Breakers according to unit specifications
- Low voltage wiring from thermostat to condenser and air handler
- Hurricane Anchors
- Locking access port caps
- New inline safety flooding switch
- New Easy filter rack, size 20" x 20"
- **One year's Supply (12 total) High Efficiency pleated air filters : FREE**
- Marion County Building Permit 2023052716
- 1 Year Installation Labor warranty by Optimum Air Conditioning, LLC.*
- **Rheem Manufacturer's Warranty: All parts of the system and compressor are warranted for the first ten (10) years.**
See warranty details for more information. (Owner is responsible for assuring unit registration.)

- **Rheem Wi-Fi Digital Thermostat** with Five years of Manufacturer's warranty.

Price: \$10,300.00

Price: \$400.00

Total Price : \$10,700.00
(Ten thousand Seven hundred Dollars)

Thank You.

Feel free to contact us if you have any questions.

*This Standard Limited Warranty applies and is limited as follows: 1. To the property only as long as it remains in the possession of the original owner named above. 2. To the installation work that has not been subject to accident, misuse or abuse. 3. To the installation work that has not been modified, altered, defaced, or had repairs made or attempted by others. 4. That contractor be immediately notified within ten (10) days of first knowledge of defect by owner. 5. Warranty does not include: clogged drain lines, dirty air filters, dirty coils, acts of nature, or any non-manufactured parts including refrigerant. 6. That contractor shall be given first opportunity to make any repairs, replacements or corrections to the defective installation at no cost to owner within a reasonable period of time. 7. Under no circumstances shall contractor be liable by virtue of this warranty or otherwise for damage to any person or property whatsoever for any special, indirect, secondary or consequential damages of any nature however arising out of the use or inability to use because of the installation defect. Customer is responsible of ensuring all maintenance of unit.

I hereby accept above performed service, and charges, as being satisfactory and acknowledge that equipment has been left in good working condition and work was completed in an efficient and adequate manner. I also acknowledge that I am responsible for ensuring proper care and maintenance of equipment :

Customer's Signature

Date

5/23/23

Payment: Due upon completion of work. Any late payments may be subject to late fees. Payments made via credit card incur an additional fee of 3.5%



OPTIMUM
AIR CONDITIONING, LLC

CAC 1814886

P.O. BOX 1092
Ocala, FL 34478

Office:
(352) 351-1188

Invoice 3801

DATE

Tuesday, May 23rd, 2023

JOB NAME

Martinez Residence

E-mail: OptimumAirCond@aol.com On-line: www.OptimumAC.com

NAME / ADDRESS

MODEL / SERIAL NUMBERS

Mr. Ledin N. Martinez
3931 SW 130th Loop • Ocala, FL 34473
(305)764-0545 LMartinez2275@icloud.com

Air Handler Model: RH2TZ4821STANN
Condenser Model: RP14AZ42AJ2N
Serial Numbers: Please refer to warranty documents.

DESCRIPTION OF WORK AND MATERIALS

Prices below are inclusive of installation, material necessary and labor required for completion of this specific job.

❖ **Nature of Work :**

- **Installation: 3.5 ton Rheem Brand 14.3 SEER with Refrigerant 410-A Heat Pump Split system**
- Removal of existing unit.
- Air Handler: 2 stage
- Construction of new 1.5" duct board return air transition with Scotch guard protection
- (Reinforcement) Added support of existing base for placement of air handler with Plywood
- 7 Kw Heat Strip
- Condenser: 2 stage
- Concrete Slab for Placement of Condenser
- Existing copper refrigerant lines to be flushed
- Liquid dryer for refrigerant lines
- Breakers according to unit specifications
- Low voltage wiring from thermostat to condenser and air handler
- Hurricane Anchors
- Locking access port caps
- New inline safety flooding switch
- New Easy filter rack, size 20" x 20"
- **One year's Supply (12 total) High Efficiency pleated air filters : FREE**
- Marion County Building Permit 2023052716
- 1 Year Installation Labor warranty by Optimum Air Conditioning, LLC.*
- **Rheem Manufacturer's Warranty: All parts of the system and compressor are warranted for the first ten (10) years.**
See warranty details for more information.(Owner is responsible for assuring unit registration.)

Note: Updated invoice reflects "no charge" for thermostat.
Customer refused to sign updated invoice.

Total Price : \$10,300.00
(Ten thousand Three hundred Dollars)

Thank You.

Feel free to contact us if you have any questions.

*This Standard Limited Warranty applies and is limited as follows: 1. To the property only as long as it remains in the possession of the original owner named above. 2. To the installation work that has not been subject to accident, misuse or abuse. 3. To the installation work that has not been modified, altered, defaced, or had repairs made or attempted by others. 4. That contractor be immediately notified within ten (10) days of first knowledge of defect by owner. 5. Warranty does not include: clogged drain lines, dirty air filters, dirty coils, acts of nature, or any non-manufactured parts including refrigerant. 6. That contractor shall be given first opportunity to make any repairs, replacements or corrections to the defective installation at no cost to owner within a reasonable period of time. 7. Under no circumstances shall contractor be liable by virtue of this warranty or otherwise for damage to any person or property whatsoever for any special, indirect, secondary or consequential damages of any nature however arising out of the use or inability to use because of the installation defect. Customer is responsible of ensuring all maintenance of unit.

I hereby accept above performed service, and charges, as being satisfactory and acknowledge that equipment has been left in good working condition and work was completed in an efficient and adequate manner. I also acknowledge that I am responsible for ensuring proper care and maintenance of equipment :

Customer's Signature

Date

Payment: Due upon completion of work. Any late payments may be subject to late fees. Payments made via credit card incur an additional fee of 3.5%



OPTIMUM
AIR CONDITIONING, LLC

CAC 1814886

P.O. BOX 1092
Ocala, FL 34478

Office:
(352) 351-1188

Invoice 3801

DATE

Tuesday, May 23rd, 2023

JOB NAME

Martinez Residence

E-mail: OptimumAirCond@aol.com On-line: www.OptimumAC.com

NAME / ADDRESS

MODEL / SERIAL NUMBERS

Mr. Ledin N. Martinez
3931 SW 130th Loop • Ocala, FL 34473
(305)764-0545 LMartinez2275@icloud.com

Air Handler Model: RH2TZ4821STANN
Condenser Model: RP14AZ42AJ2N
Serial Numbers: Please refer to warranty documents.

DESCRIPTION OF WORK AND MATERIALS

Prices below are inclusive of installation, material necessary and labor required for completion of this specific job.

❖ Nature of Work :

- **Honeywell T6 PRO Smart Programmable thermostat with professional installation**
- **3 Heat/ 2 Cool Heat Pump Professional**
- **Five (5) years of Manufacturer's professional warranty.** (Please note contractor labor is not included in said manufacturer's warranty.) *This Standard Limited Manufacturer's Professional Warranty applies and is limited as follows (void if installed by homeowner): 1. To the property (thermostat) only as long as it remains in the possession of the original owner named above. 2. To the installation work that has not been subject to accident, misuse or abuse. 3. To the installation work that has not been modified, altered, defaced, or had repairs made or attempted by others including the homeowner. Be advised: Manufacturer's warranty may have additional stipulations refer to: customer.resideo.com

Price: \$400.00

*Note: Rheem does not have a thermostat compatible with installed unit, confirmed both by Rheem distributor and Rheem technical support. Customer was informed of said change as soon as Optimum Air Conditioning, LLC was made aware of the incompatibility. As a courtesy there will be no charge for the installed compatible Honeywell T6 PRO Smart Programmable thermostat. Equipment has been left in good working condition and work was completed in an efficient and adequate manner. Additionally, the homeowner's original thermostat was left on site.

Homeowner Initials: _____

Note: Updated invoice reflects "no charge" for thermostat.

Total Price : \$400.00

Customer refused to sign updated invoice.

Total charged: \$0.00

Thank You.

Feel free to contact us if you have any questions.

I hereby accept above performed service, and charges, as being satisfactory and acknowledge that equipment has been left in good working condition and work was completed in an efficient and adequate manner. I also acknowledge that I am responsible for ensuring proper care and maintenance of equipment :

Customer's Signature

Date

Payment: Due upon completion of work. Any late payments may be subject to late fees. Payments made via credit card incur an additional fee of 3.5%

Note: Signed sale slip reflects "no charge" for thermostat.

Customer refused to sign updated invoice.

Synchrony Bank Sales Slip

7777

1. Complete Sale Data

6 0 3 4 6 2 5 9 0 1 1 3 7 7 7 9
Customer Account Number

5 3 4 8 1 2 3 0 8 0 0 1 1 0 0 4
Merchant Number

LEDIN MARTINEZ

Buyer Name

OPTIMUM AIR CONDITIONING

Merchant Name

Total Sale: \$ 1 0 3 0 0 . 0 0

Employee ID (Optional)

Date of Sale: 0 5 / 2 1 / 2 0 2 3

Amount Financed: \$ 1 0 3 0 0 . 0 0
This is the amount to be charged to your account.

2. Input Promotional Plan # **9 6 5** and select the promotion type below. Make sure the bubble is filled in next to the promotion type that you have selected.

See reverse side for additional details. Not all promotions are available to all Merchants.

Fixed Payment Reduced APR - Until Paid in Full

Equal Payment No Interest - Until Paid in Full

If the promotion type below is selected, make sure that the APR is filled in. For new accounts, that APR is 26.99% and the variable box should not be checked. For existing accounts, call 1-888-222-2176 to obtain cardholder's APR and determine if APR is variable.

No Interest if Paid in Full within Months (Deferred Interest) %
No Interest Charges will be assessed if the promotional purchase balance is paid in full within the promo period. If the promotional purchase balance is not paid in full by the end of the promo period, interest will be imposed from the date of purchase at the APR entered above. Minimum monthly payments are required.

Check if Variable - If variable, APR varies with the market based on the Prime Rate.

Authorization Line 1-888-222-2176: Option 2, then Option 4

Auth. Code: 0 2 3 6 5 7

3. Product Information

Brand / Model # / Description / Invoice #: R H E E M R P 1 4 A Z 4 2 A J 2 N

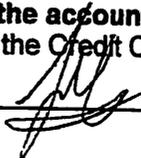
Brand / Model # / Description / Invoice #: R H 2 T Z 4 8 2 1 S T A N N

Buyer Read & Sign

I acknowledge receipt of a completed copy of this Sales Slip and have reviewed and understand the promotional terms that will apply to this purchase. I authorize "Amount Financed" shown above to be charged to my credit card account in accordance to the contract between Buyer and Merchant and agree that the purchase will be governed by the terms of the Synchrony Bank Credit Card Agreement.

If this was an in-home sales transaction, I acknowledge that I have been provided by the Merchant with both the oral and written notice of my right, as a Buyer, to cancel this transaction (if applicable).

Synchrony Bank assesses a one-time \$29 Activation Fee under the Credit Card Agreement at the time the first purchase posts to the account. Any additional surcharges or fees charged by the merchant in connection with applying for or using the Credit Card are prohibited.

BUYER SIGNATURE: X 

DATE: 5/23/23

Funding Fax 1-888-222-2986

202-631-00 (7/2020) HI-NO MENU WF2452580A

7777



synchrony
BANK

BILLING DISPUTE NOTIFICATION

PROC ID: 39179952

Opened (Aug 23)

09/19/23

CHARGEBACK
OPTIMUM AIR CONDITIONING
P: 352-351-1188
F: (352) 351-1188

Merchant # XXXXXXXX80011004

Response Required via fax by: 10/09/23

Transaction Date: 05/25/23
Purchase Amount: \$10,300.00
Disputed Amount: \$10,300.00
Disputed Reason: **Service Quality**
Account Number: XXXXXXXX01137779
Cardholder Name: **MARTINEZ, LEDIN N**
Cardholder Phone#

We strongly recommend you contact our mutual customer to discuss dispute
To avoid chargeback, please fax all the following information to 866-498-9192 before: **10/09/23**

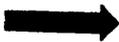
*** YOUR RESPONSE MAY/WILL BE SHARED WITH THE CUSTOMER***

Cardholder states they are not satisfied with the results of the services. Please include a professional letter addressing your efforts to resolve this directly with the cardholder, and attempted to contact the cardholder for further details.

Please include the following to avoid chargeback:

- Signed sales slip(s) for disputed transaction(s)
- Breakdown of services rendered and/or merchandise received
- Professional letter explaining efforts to resolve cardholder's concern

if credit is due, please send a copy of the Synchrony Bank refund slip. Credits can take 24-48 hours to post to the cardholder's account and may not be posted by the dispute due date. If you have general questions regarding processing sales or credits, please contact client services at 800-333-1082.



If you would like an email confirmation that we received your fax, please legibly print your email address here. Acknowledgement email will be sent within 1 business day from receiving your fax.
Email Address:

! MERCHANTS ONLY !
Phone: (855) 662-2669
Fax: (866) 498-9192

Synchrony Bank
Cardholder Disputes Department
Timely assistance available 8AM - 8PM EST

Response letter sent to Synchrony bank in response dispute claim customer made to financing institution.



P.O. Box 1092 • Ocala, FL 34478 (352)351-1188 OptimumAirCond@aol.com CAC1814886

Synchrony Bank
Cardholder Disputes Department

PROC ID: 39179952

To whom it may concern,

In response to client claim of dissatisfaction with services rendered, we would like to detail the repeated efforts made to resolve concerns by Mr. Ledin N. Martinez, hereafter referred to as the client. On the date installation began, May 22nd, 2023, client was informed that his requested thermostat was not compatible with the installed unit and that a equivalent thermostat of another brand would be installed *free of charge*. As shown on proposal and invoices, as well as documented by the Synchrony Bank, authorization process original amount was \$10,700 but the client was only charge the \$10,300. Process is further explained in the attached invoice amendment which client refused to sign. Upon expressing concern of unit sweating arrangements were made for installing technician to check unit on June 2nd. Unit was found to be working and sweating a common amount due its location in the garage, summer temperatures near 100°F and the contrast of the cooling of unit. Arrangements were made for inspection by the County Building Department. Upon receiving the inspector's result notes of inspection on June 5th, contact with inspector for further details was made repeatedly without results. A week later on June 13th we were contacted by the via a long text by the client, expressing dissatisfaction and accusing our technician of lying to him and asking that the unit manufacturer, Rheem, send a representative to his home to "sign off on his warranty". In an effort to resolve the concerns, the manufacturer was contacted and a request was made on how to proceed for resolution. We also reached out again to the Building department which recommended a second inspection on June 14th after 3pm to accommodate the client's work schedule.

This did not sit well with the client whom expressed via text he did not want anyone on his property and instead stated he was going to the local county building department. We made contact with the county building department to express our concern and highlight our disposition to resolve the concerns, but clearly state our concern for the safety of our technician due to repeated direct accusations. The chief inspector calmly spoke to the client in an attempt for allowance of his inspector on the property, to which the client finally conceded to a second inspection.

Upon receiving inspection notes, arrangements were made to address concerns of unit sweating, extensive additional sealing was made as well as the insulation of the unit with building code approved materials. Per the specifications of the inspector the unit was also insulated in an attempt to form a barrier between ambient heat and unit's internal cooling. During this time the manufacturer, Rheem, had been contacted and initial testing of unit was preformed. All results were satisfactory for proper function, and it was never expressed unit did not cool home as desired. Third inspection was scheduled upon work completion.

Inspector, upon third inspection, now addressed client's concern of noise as well as a request for even further internal sealing, which is highly uncommon. The client contacted us to express his resentment and included photos. The insulation barrier had been removed as shown by client's photos. Thus we contacted the unit manufacturer again to gain insight as to unit's unique predicament. Rheem, the manufacturer, stipulated a series of tests to troubleshoot the unit. We relayed this information to the client whom, after some convincing and his stipulation that installing tech was not to allowed on his property, agreed to the testing to be performed on June 21st. To address his concern of noise, a new upgraded filter grill was installed free of charge. Extensive sealing of every possible air gap was completed as stipulated by inspector with sealants indicated. Testing outlined by Rheem indicated all results were satisfactory for proper installation and function, but due to rain, secondary external testing could not be completed. Client was informed of this and expressed satisfaction to that point. All results were relayed to manufacturer to await their further instructions.

On August 21st we received a text from the client stating he was going to contract another person to resolve his concerns and asking if the building permit was still open. Note that he had not contacted us with any concerns since work completed June 21st. We responded that in fact the permit is still open and that we were actively working with Rheem to resolve his concerns. Once again offering our technicians go to his home to listen to his concerns and work towards providing a solution along with the manufacturer. Offer which he crossly denied and said we would hear from his lawyer, and that he would be contacting Synchrony Bank to "return the unit". We expressed that we had to follow the troubleshooting and warranty process stipulated by the manufacturer in order to proceed, a process which requires both patience and understanding. Once again we offered our technicians go to his home to listen to his concerns and work towards providing a solution along with the manufacturer. This time the client responded in a series of less than amiable texts that he no longer wanted anything to do with us and threats that he would make us pay for damages as well as take our business license away, and that his lawyer would be in contact. No further direct attempt was made on our behalf to contact the client due to his specific threats. We promptly informed a third party to try to resolve the matter and are still willing to work with the client, but as of today, Thursday, October 5th, 2023, he has not responded to our representative. Coincidentally, today, we received a request for warranty documents, (which the manufacturer sends directly to homeowner upon registration and he should have already received from them), as well as a request to close the building department permit, process which can not be done. Per his previous stipulations to not contact him, no response has been given.

Please note that the unit cooled and worked as designed every time technicians were allowed onsite. Even after all that we have detailed, we are still willing to find a resolution along with unit manufacturer for the client. But this requires cooperation on behalf of both parties, which is clearly not evident on the client's behalf. Please feel free to contact us with any questions, concerns or any further documentation.

Sincerely,

Optimum Air Conditioning, LLC
P.O. Box 1092
Ocala, FL 34478
Office: (352)351-1188
optimumaircond@aol.com
www.OptimumAC.com

< LEDIN MARTINEZ

3:25 PM, Dec 14

Buenas tardes Juan Bea Ud se ve mayor y inteligente pero créame yo como cliente me merezco que me estén engañando de la manera que lo están haciendo discúlpame pero creo que esto ya se pasó demasiado de verdad pensé que quería resolver este problema que tiene e puesto mi tiempo de trabajo y aún me pagan con más engaños sea consciente le pagué su dinero al cual tengo que trabajar para pagarlo y aún pierdo de trabajar para cooperar con Uds solo le digo algo si esto fuera al revés está fuese su casa Ud permitiría tanta mentira y engaños pero ok gracias y esto es todo no vuelvo a decirle nada ni les vuelvo a escribir yo caí en mi enojo y Ud se dejó llevar de sus mentiras a mi me mintió pero recuerde se mintió Ud mismo primero que mi gracias y le deseo mucha suerte


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October 16, 2023

 This message was deleted 5:23 PM

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 This message was deleted 5:56 PM

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 This message was deleted 6:15 PM

 This message was deleted 6:16 PM

 This message was deleted 6:17 PM

Yesterday

Buenas tardes debido a su silencio y abandono de trabajo u buscar falsos contratistas tengo muchas pruebas de que son unos estafadores no quiero que me siga mandando imail falsos y no quiero mas mentiras y engaños serán denunciados por tv fraude daños a mi propiedad gastos laborales gastos de abogado y todo lo que tenga que ver con Uds por incumplimiento de contrato estoy en contacto ya para proceder a una queja formal si en 72 horas nadie se comunica con migo no soy responsable

 Message



5/10/23, 2:47 PM - Messages and calls are end-to-end encrypted. No one outside of this chat, not even WhatsApp, can read or listen to them. Tap to learn more.

5/10/23, 2:48 PM - Optimum Air Conditioning: Optimum Air Conditioning

Payment link:

5/10/23, 2:48 PM - Optimum Air Conditioning: Invoice - Invoice 3792.pdf (file attached)

Invoice - Invoice 3792.pdf

5/10/23, 2:48 PM - Optimum Air Conditioning:

<https://www.paypal.com/invoice/p/#Q7CNS83LZWSBH4NP>

5/15/23, 4:46 PM - Optimum Air Conditioning: DOC-20230515-WA0002. (file attached)

rheem_rh2t_en_cl_230515_164546.pdf

5/16/23, 12:24 PM - Ledin Martinez: IMG-20230516-WA0000.jpg (file attached)

Bunas tardes disculpe la pregunta el Rheem eco net viene así como ese con el termostato o se puede ordenar solo pregunto

5/24/23, 11:06 AM - Ledin Martinez: <Media omitted>

5/24/23, 11:06 AM - Ledin Martinez: <Media omitted>

Buenos días la unidad es normal que tenga esa condensación por qué la Combie por qué la otra me daño y si eso sigue así pronto me va volver a dañar la verdad toy muy descontento con uds me engañaron como un niño me mandaron información qué no era correcta según la unidad trabajaba con econet es lo que uds me mandaron y no es así por favor revisen lo que me mandaron y demen una mejor información no estoy satisfecho

5/26/23, 10:07 AM - Ledin Martinez: IMG-20230526-WA0001.jpg (file attached)

5/26/23, 10:07 AM - Ledin Martinez: VID-20230526-WA0000.mp4 (file attached)

Yo ya boy para la casa si puede pasar avíseme por favor y le agradezco que me resuelva eso lo mejor posible el ruido y está succionando aire del garaje me gustaría algo mejor no eso aguantado con tape por favor se que puede mejorar su trabado yo no estoy molesto con ud ni es nada personal solo que me gustaría recibir un mejor trabajo y calidad y satisfacción

6/1/23, 2:57 PM - Optimum Air Conditioning: Buenas tardes Sr. Martinez,

Tenemos disponibilidad para el trabajo de su unidad para mañana, Viernes 2 de Junio. Favor de dejarnos saber a que hora será conveniente. Muchas gracias.

6/1/23, 3:38 PM - Ledin Martinez: Yo estaré ahí después de las 12 pero si mi esposa no trabaja estará ahí en la mañana a las 8:00 am le deajo saber por si ban por la mañana gracias

6/1/23, 4:14 PM - Optimum Air Conditioning: Muy bien. Gracias.

6/2/23, 7:49 AM - Ledin Martinez: Buenos días no abra nadie hasta después de las 12:00 si vengo antes se lo are saber gracias

6/2/23, 8:53 AM - Optimum Air Conditioning: Buenos días. Gracias.

6/2/23, 11:28 AM - Ledin Martinez: Ya estoy en la casa

6/2/23, 12:38 PM - Optimum Air Conditioning: Gracias. El técnico va en camino.

6/2/23, 3:37 PM - Optimum Air Conditioning: Buenas tardes. El condado tiene disponibilidad para inspección el Lunes 5 de Junio. Si desea y autoriza, puedo solicitar

qué sea la última inspección del día y proveerles su número de teléfono para que le avisen cuando vaya en camino el inspector. Gracias.

6/2/23, 3:39 PM - Ledin Martinez: Ok gracias

6/2/23, 3:40 PM - Ledin Martinez: Podría ser cualquier hora no trabajo el lunes

6/2/23, 3:41 PM - Optimum Air Conditioning: Muy bien. La inspección ha sido programada.

6/2/23, 3:42 PM - Ledin Martinez: Gracias

6/6/23, 10:44 AM - Ledin Martinez: <Media omitted>

6/6/23, 10:44 AM - Ledin Martinez: <Media omitted>

6/6/23, 10:47 AM - Optimum Air Conditioning: Buenos días.

Mucha gracias. Ya estamos al tanto y comunicandonos con los inspectores .Le contactaremos para hacer la cita. Gracias una vez más.

6/6/23, 10:47 AM - Ledin Martinez: Buenos días bine a sacar una copia de las inspecciones y le agradecería que por favor resolver de la mejor manera pero la unidad así yo no estoy de acuerdo si hay algo malo buscar la mejor solución le agradecería que antes de hacer algo me lo comunique por favor

6/13/23, 8:25 AM - Ledin Martinez: <Media omitted>

6/13/23, 8:26 AM - Ledin Martinez: <Media omitted>

Buenos días hoy ya 7 días qué les envíe el reporte de las Insulacion el día de ayer hablé personalmente con el técnico según el eso no es nada y no va hacer nada porque el inspector no se lo pide me párese una falta de profesionalismo ningún inspector le va decir cómo hacer correcto su trabajo pero bueno ahí unas fotos del fabricante lo que recomienda y donde tiene que hir y lo correcto pero aquí todo es mentira desde el inicio me e sentido engañado y mas mentiras tomaron decisiones sin consultar con migo la máquina tiene qué estar libre para darle servicio yo ya no boy aceptar eso asi le pido que por favor me mande un técnico capacitado para cumplir con su trabajo el señor Juan no lo quiero mas en mi casa no quiero mas mentiras y tomen su mejor decisión para garantizar su trabajo y también nunca a querido mandar lo que le pido una carta de garantía que eso es lo coreano y la garantía de los 10 años del fabricante gracias y la verdad que ya estoy molesto con su servicio y atención

6/13/23, 8:34 AM - Ledin Martinez: Le pido que traiga el fabricante y el determine que está correcto y firme su garantía gracias

6/14/23, 7:22 AM - Optimum Air Conditioning: Buenos dias,

Gracias por su comunicado. El condado nos ha informado que harán una inspección hoy, Miércoles 14 después de las 3pm. En cuanto a sus otras solicitudes, estamos en comunicación con el fabricante. Una vez mas, muchas gracias.

6/14/23, 7:25 AM - Ledin Martinez: Buenos días pero como va a revisar el condado de nuevo si no va a volver a hacer nada la verdad que está no es casa de entrenamiento gracias

6/14/23, 7:30 AM - Ledin Martinez: Cuando estén listos con el fabricante y el condado pueden venir y tomar la decisión pero eso así yo no voy a aceptar me gustaría un trabajo mejor hecho y no de esta forma y avísame un día antes por lo menos para ver si estoy disponible por qué me disculpa pero yo también tengo cosas que resolver y no puedo estar perdiendo mi tiempo solo para que vengan hacer lo que ustedes quieren si no van a resolver un trabajo bien hecho no quiero a nadie aquí gracias

6/14/23, 7:31 AM - Optimum Air Conditioning: Gracias por su respuesta, será comunicada al condado quien fue que tomó tal decisión. Gracias.

6/14/23, 7:36 AM - Ledin Martinez: Cómo gusten también yo trabajo y nadie me puede decir que viene para mi casa sin avisar antes porque así como ustedes lo tomaron más de 7 días después de la 2ª inspección también tiene que avisar con tiempo por lo menos a ustedes les avisaron ayer y me vienen a decir hoy cuando yo tengo mis planes sean más responsables gracias

6/14/23, 7:46 AM - Ledin Martinez: Cómo ustedes están poniendo inspección asegurando que está bien ok perfecto yo ya fui al condado y ahora pues yo voy a tomar mis decisiones también yo les informé con tiempo y les dije lo que hay y las inspecciones han fallado no buscan resolver los problemas ok perfecto así es lo que tengo que hacer se lo dije a Juan y lo que él sabe decir que no hay nada que hacer que eso está bien sin siquiera venir a rectificar me paré que esto ya se está saliendo de control gracias

6/14/23, 8:00 AM - Optimum Air Conditioning: Una vez más gracias por su comunicado. Hemos estado en contacto con el condado desde que se hizo la segunda inspección. El día 6 se le fue informado. Debido a que la oficina del condado y sus inspectores están ocupados, esto toma paciencia y espera de nuestra parte. Además, hemos estado activamente en busca de cómo abordar sus preocupaciones. Una vez más le agradezco su comunicación.

6/14/23, 8:00 AM - Ledin Martinez: Ahora mismo voy a ir al condado a ver quién puso esa inspección y sin corregir lo que el otro inspector marcó y todo lo que dice ahí en ningún momento dice cubrir la unidad completa

6/14/23, 8:08 AM - Ledin Martinez: No se preocupe y gracias y mil disculpa pero yo soy de un modo que detesto la mentira no la soporto y esto ya me desbordó ahora voy a ir de nuevo yo ya hablé con el jefe del inspector y el mismo miró el video y me dijo que eso tiene que repararlo pero ok voy a regresar una vez más por qué lo que el inspector marcó en la segunda ustedes no han corregido y asegurando que no hay nada más ok según el señor Juan se basa de que así como no soy contratista no me dan información que muy amable le he pedido al cual me dijo que no me las puede dar pues se lo dije que las voy a averiguar sea como sea si tengo que buscar un abogado para que el fabricante venga a mi casa lo voy a hacer por qué a él nadie le va a decir que no es contratista la mentira va a salir sea el condado o su compañía lo voy a averiguar gracias igualmente

6/14/23, 3:45 PM - Ledin Martinez: <Media omitted>

El inspector paso por mi casa si soy yo el que está mintiendo

6/14/23, 4:32 PM - Ledin Martinez: Solo le voy a pedir un último favor cobren de nuevo su termostato y si el inspector marcó algo que necesité reparar no tengo ningún problema que mande el muchacho que anda con Juan pero a Juan no lo quiero en mi casa una ves más disculpa y gracias

6/14/23, 6:50 PM - Optimum Air Conditioning: Gracias por su comunicado. El condado nos acaba de enviar el resultado. Le comunicara que día ira otro técnico. Muchas gracias.

6/14/23, 7:06 PM - Ledin Martinez: Está bien Gracias y mil disculpa y mire no es nada personal solo que como dueño merezco algo bien no estoy diciendo que su trabajo está mal solo que miro fallas y tengo derecho a preguntar pero si no tengo las respuestas correctas tengo que buscarlas no me importa es mi casa y si fuera millonario no me importaría tirar el dinero me cuesta y espero me entienda pero cuando del inicio no hay buenas comunicaciones los trabajos traen problemas pero está bien si yo fuera otro como el señor Juan piensa créame que aria que el pierda su licencia pero no está en mi eso solo que mentir no es bueno les agradezco de verdad aunque no me crea pero soy trabajador y doy mis servicios y créame no me gusta engañar a nadie por qué todos merecemos respeto y los pagan por un trabajo justo desgraciadamente yo no soy técnico de ac pero llevo 25 años en construcción trabajé para el gobierno y escuelas hospitales trabajos federales y la ciudad conozco mucho pero eso no me hace técnico de ac pero si conocimiento y bueno no le voy a dar más detalles solo que le agradezco que agá lo mejor posible es lo único sé los dejo a su criterio yo entiendo pero así es el negocio pero cuando el corazón es puro no hay más lindo que ser sinceros Gracias y mil disculpa por ser yo quien les a dado este dolor de cabeza pero créame que a mi me a dado más dolor que lo que se puedan imaginar no se lo digo para que afán con migo algo gatrito Uds cobren su trabajo y una ves más cobre de nuevo el termostato mañana llamaré al banco para que les again su pago y disculpe gracias pase feliz noche

6/14/23, 7:16 PM - Ledin Martinez: Disculpa y mire si en ud está mándame un técnico agalo pero yo mañana revisaré si es algo que yo lo pueda resolver no se preocupe lo are porque no quiero perjudicar a nadie porque no soy capas por algo material que se resuelve y cómo le dije al inspector que firmara el permiso pero no quiso pero no gracias por su trabajo y si le agradezco que me notifique un día antes gracias

6/15/23, 8:08 AM - Optimum Air Conditioning: Buenos días.

Gracias por su paciencia y cooperación. Tenemos un equipo activamente dedicado a buscar una solución para usted. Al igual, deseamos que quede satisfecho. Una vez más agradezco su paciencia y le avisaré con antelación para hacer la cita para que otro técnico vaya a su casa. Gracias.

6/15/23, 8:23 AM - Ledin Martinez: Buenos días Gracias y espero sea alguien que de verdad me resuelva esto estamos a tiempo que si la máquina tiene un defecto hacer todo lo posible para cambiarlo si está defectuosa por qué ese tipo de máquina es para que me congelara la casa y párese mentira pero en la noche tengo que bajar a 70 para que ele un poco desde el comienzo se lo notifique a Juan pero el siempre su respuesta

fue que no hay nada malo pero bueno yo repito no soy técnico la base donde va el filtro se pueden ver lo agujeros por detrás que no está sellada y cómo le dije al jefe del condado y inspector eso jala el aire del garaje y la cosa no es así mi miedo es que un día por error se derrame un químico y pase algo cuando yo lo notifique antes y e luchado si yo quedo vivo será peor la cosa no es amenasas ni nada solo que eso no puede ser así y espero me comprenda

6/15/23, 8:29 AM - Ledin Martinez: <Media omitted>

Se lo dije a Juan pero bueno espero que agan algo correcto porque hay las cosas adecuadas insultadas para lo equipos adecuados pero bueno ud son los técnicos

6/15/23, 8:39 AM - Ledin Martinez: <Media omitted>

6/19/23, 10:27 AM - Optimum Air Conditioning: Buenos días.

Agradecemos su paciencia. Hemos estado en contacto con Rheem para buscar la mejor solución para su unidad. Tenemos disponibilidad para que uno de nuestros técnicos especializados vaya el miércoles 21 de Junio, entre 9 y 10am. Favor de dejarnos saber si estaría disponible pues deseamos solucionar los mas pronto posible para su comodidad. Muchas gracias una vez más.

6/19/23, 11:01 AM - Ledin Martinez: Buenos días si es para ya terminar y resolver de una ves está bien me tomaré el día y espero se solucione gracias

6/19/23, 11:02 AM - Optimum Air Conditioning: Muchas gracias. Le veremos el miércoles.

6/19/23, 11:03 AM - Ledin Martinez: Ok gracias

8/21/23, 6:37 PM - Ledin Martinez: Buenas tardes sólo quiero saber qué pasó con este trabajo se serró la inspección o aún está abierta y la garantía del equipo por qué boy a contratar otra persona para resolver lo que uds no resolvieron antes que todo se me eche a perder

8/21/23, 6:37 PM - Ledin Martinez: <Media omitted>

8/21/23, 6:37 PM - Ledin Martinez: <Media omitted>

8/21/23, 6:37 PM - Ledin Martinez: <Media omitted>

8/22/23, 1:16 PM - Optimum Air Conditioning: Muchas gracias por contactarnos. Aun sigue vigente el permiso por Marion County. Su unidad ha sido registrada, y por eso, siguiendo las pruebas y procedimiento que estipulo el fabricante Rheem, hemos estado esperando que nos den instrucciones para proceder. Contactamos a Rheem una vez más pues al igual que usted deseamos resolver pronto. ¿Que día de la próxima semana sería posible que nuestros técnicos fueran para proveerle más información a Rheem?

8/22/23, 2:12 PM - Ledin Martinez: La verdad que le voy a decir que mi casa no es taller de experimentos ya eso me tiene cansado lo de uds son muy in responsables eso ya me está dañando el chirop y la verdad que an tenido el tiempo suficiente para terminar pero de ahora en adelante se ban a tener que entender con mi abogado ya eso es demasiado

8/22/23, 2:15 PM - Ledin Martinez: Ahora mismo me pondré en contacto con el banco y devolver esa unidad y me regresan la vieja no se cómo le van hacer pero ya eso se les salió de control

8/22/23, 2:55 PM - Optimum Air Conditioning: Entiendo su frustración, lamentablemente el proceso que estamos siguiendo es lo que el fabricante, Rheem, ha establecido y debemos seguirlo para honrar la garantía. Al igual que usted, como le mencioné, deseamos resolver lo más pronto posible y hemos estado trabajando con Rheem en ello. Agradezco su paciencia y entendimiento. La próxima semana tengo disponibilidad para que nuestro técnico especializado vaya para demostrarle a Rheem la urgencia de su situación. ¿Que día sería mejor para usted?

8/22/23, 3:08 PM - Ledin Martinez: Ningún día más al menos que sea para remplazar esa unidad eso pasó la ves pasada y fui muy claros con uds si ring cre que eso es lo mejor el técnico de la Eden en donde está que nunca fue a la casa y an pasado más de dos meses nunca se comunicaron con migo para nada hata hora se les acabó no quiero saber mas de Uds y cómo le dije mi abogado es el que tomara las decisiones de ahora en adelante

8/22/23, 3:11 PM - Ledin Martinez: Son una falta de respeto a parte que aprendises unos técnicos responsables eso no viera pasado así como de gusto me isieron cambiar mi unidad que trabajaba y no tenia ese problema y esa unidad toda dañada y manchada y todo no la quiero pero eso no tengo que decirte más mi abogado se encargará l responsables

8/22/23, 3:23 PM - Ledin Martinez: Me encargaré que paguen por daños y nunca mas pongan una unidad que les quiten su licencia por irresponsable y no saber instalar una unidad

10/5/23, 9:08 AM - Ledin Martinez: Buenos días por favor me hace falta que me mande los documentos de la garantía del equipo de aire acondicionado y que me sierre la inspección

10/5/23, 9:09 AM - Ledin Martinez: Lmartinez2275@icloud.com es mi coreo

10/12/23, 11:04 AM - Ledin Martinez: Buenos días desde el principio le e pedido la información no me a dado nada no contesta y ya 3 meses el trabajo botado y sin ser resuelto Gracias proesare a otros medios

10/12/23, 3:34 PM - Ledin Martinez: <Media omitted>

10/12/23, 3:34 PM - Ledin Martinez: <Media omitted>

Esas son de hoy pero esa es la calidad de su trabajo gracias

10/16/23, 5:23 PM - Ledin Martinez: This message was deleted

10/16/23, 5:45 PM - Ledin Martinez: This message was deleted

10/16/23, 5:52 PM - Ledin Martinez: This message was deleted

10/16/23, 5:56 PM - Ledin Martinez: This message was deleted

10/16/23, 6:09 PM - Ledin Martinez: This message was deleted

10/16/23, 6:15 PM - Ledin Martinez: This message was deleted

10/16/23, 6:16 PM - Ledin Martinez: This message was deleted

10/16/23, 6:17 PM - Ledin Martinez: This message was deleted

12/5/23, 1:32 PM - Ledin Martinez: Buenas tardes debido a su silencio y abandono de trabajo u buscar falsos contratistas tengo muchas pruebas de que son unos estafadores no quiero que me siga mandando imail falsos y no quiero mas mentiras y engaños serán denunciados por tv fraude daños a mi propiedad gastos laborales gastos de abogado y todo lo que tenga que ver con Uds por incumplimiento de

contrato estoy en contacto ya para proceder a una queja formal si en 72 horas nadie se comunica con migo no soy responsable de las consecuencias que esto traiga pero si los boy a denunciar por robo y por todo lo que sea

12/14/23, 3:04 PM - Ledin Martinez: Buenas tardes la verdad pensé que Uds de verdad querían resolver el problema pero veo que siempre con mentiras ya por favor paren de mentirme y engañarme ya fue suficiente y luego dicen que les niego el acceso a mi casa pero sean mas serios ya dejen el juego con migo es demasiado tantos días dejo de trabajar y aún así Uds siempre con mentiras se pasaron ya la verdad que es demasiado



P.O. Box 1092 • Ocala, FL 34478 (352)351-1188 www.OptimumAC.com

Mr. Ledin N. Martinez
3931 SW 130th Loop
Ocala, FL 34473
(305)764-0545
LMartinez2275@icloud.com

Friday, October 13th, 2023

Dear Mr. Martinez,

Thank you for contacting us with your concerns. As we noted in each of our conversations, we are willing to work with you as well as the unit manufacturer to find a solution. Unfortunately, since you've stipulated in your messages (dated Aug. 22nd, 2023) that we are denied access to your property, and hence the unit, we have been unable to do so. Once again we offer continuing our collaboration with the manufacturer to find and fix the source of your concerns and remind you that both access and patience are required to complete testing stipulated by the manufacturer. If you are willing to proceed, please contact us in writing stipulating so.

As to your request to close out the permit issued by the Marion County Building department, only a final inspection can do so and the above steps must be completed. Attached is an copy of the registration certificate of your unit, original which you should have received via email upon registration directly from Rheem (may have gone to your spam folder). We look forward to collaborating with you to reach a solution.

Sincerely,

Optimum Air Conditioning, LLC
P.O. Box 1092
Ocala, FL 34478
Office: (352)351-1188
optimumaircond@aol.com
www.OptimumAC.com

Letter send via certified mail to communicate willingness to resolve concerns. (Done in writing per guidance of Marion County Building Department and not via phone or WhatsApp –customer's preferred way of writing to us- in order to document communications.)

Ledin N Martinez
3931 SW 130th Loop
Ocala, FL 34473

Optimum Air Conditioning LLC C/O Juan Hilario
PO BOX 1092
Ocala, FL 34478
(352)351-1188
optimumaircond@aol.com

Wednesday, October 25th, 2023

Dear Mr. Hilario or To Whom It May Concern:

As per the letter dated on October 13, 2023, was received at my home on Monday, October 16, 2023, it is stated that that you are willing to work with me in finding a solution for the issue with my A/C unit. For the past 5 months I have attempted to call multiple times for which I have either received the response of someone coming out to "fix" the unit, but all three times the inspector has come by the inspection has been failed each time. I still have not been made aware of what the issue is on the unit as I have had to go to the city myself, to figure out what the issue is on the unit, and I have been told by the city that they cannot give me the issue as they only put codes and it has been the same codes from the very first inspection and that the technician should know these codes and correct them. I have paid for a new A/C unit, not for a defective unit which is never fixed when a technician has come out to fix it. As I am highly displeased with you and your company of the lack of communication with me

as I have never received a single email or information regarding the issue of my unit. Mr. Juan Hilario himself, blamed me for apparently not having the garage or attic insulated, which is not part of the contract or part of the A/C unit installation that was agreed per contract.

This lack of communication has resulted in the receipt of a letter as mentioned before that, I must provide you a written letter for future communications. When I have tried calling, and no one has answered my calls, nor will they take my calls at all. What happens if in the following days the unit becomes more damaged and no one is willing to take my calls, or return them, if I can never reach anyone. You are more than welcome to call me or email, but I have never received an email or a call, from Mr. Hilario or the company Optimum, if you have the proof that you have contacted me, please provide me the proof that you have tried contacting me.

The other issue is that Mr. Hilario, when making the contracted stated that I would have a Rheem unit with a Rheem Wifi Digital thermostat to go with it, but clearly that was not the case at all as the thermostat was never installed. I notified your company of this error when I saw it, since this was not part of my contract with your company. Not to mention Mr. Hilario the second day of the installation had to spend more than 1 hour on the phone with a different technician, on which the technician was explaining to him step by step on how to install the unit. He also put a cover of insulation around the unit so I would not see that the unit was leaking, and not allowing me access to do maintenance on the unit, as every technician does not recommend what Mr.

Hilario had done. I have specifically as you to send a technician from the manufacturer to come inspect the unit to see if what he had done was correct, but no one has ever passed by. I am more than welcome to grant you access to my property, if a licensed and certified technician comes to fix or replace my defective unit.

As you have stated, you are in communication with the manufacturer, this means there is something seriously wrong with the A/C unit, therefore you are obligated to change the defective A/C unit to a new one. I will not accept this defective unit, as it is damaging my wall and property, as the outer cover Mr. Hilario placed on it, has mold. Should something happen to me or my family due to your lack of attention to this matter, you and your company will be held liable. Should I decide to sell this property with the open inspection on the A/C unit, you and your company will be held liable. As a property owner, I have all right to deny access to anyone whom I see is causing damage to my property, just as I have denied access to Mr. Hilario for his lies and damages he has caused to my property.

I have lost 7 days of working from my job due to making sure that the inspections happen and to make sure that you do your job, but that is not my responsibility, as I am not being paid for those days by your company. My house is also not a school for your company to practice on my A/C unit, as your technicians do not fix the issues, and the unit continues to be fixed and continues to be in bad conditions.

As I have stated before, you are more than welcome to schedule, and come by and fix my A/C unit but the technician must be licensed and certified and must understand Rheem Air Conditioning units. If Mr. Juan Hilario has wanted a written response, this is my written response due to him not wanting to hear my complaints about his wrong doings and negligence. This is very inconvenient for me as this is a serious matter which you have neglected for months, as this a matter that needs to be handled immediately, as I feel completely robbed, everything was paid for in full as the bank has paid the company in full.

Should you not comply, I will be taking legal actions, as I am in contact with the bank to return the defective A/C unit, and you should give me back my old A/C unit which you took, and if you have sold it or done anything with it, you and your company will be held liable.

Sincerely,

Ledin N. Martinez

Lmartinez2275@icloud.com

(305)764-0545

11/16/2023

Attention: Jeramie J HARTSOCK

RE: Policy: MPT8186R
Claim: 01006610507
Insured: OPTIMUM AIR CONDITIONING
Loss: 5/15/2023 - OTHER

FIRST AND FINAL

Inspection: Inspection took place on 11/13/2023 at 14:40.

Parties Present: The adjuster, Jon Sommerud, met with the claimant, Ledin Martinez, at the claimant's property.

Prior loss information: None.

Attorney/PA involvement: There is no representative for this claim.

Contractor/Engineer/Other Party involvement: None.

CAUSE OF LOSS ANALYSIS

Cause & Origin: This loss was reported as due to OTHER with a date of loss of circa 05/16/2023. This assignment was received from your office on 11/09/2023.

Risk Information : The loss location is found, and the address verified to be at, 3931 SW 130TH Loop Ocala FL 34473. The risk is a single-story, single-family, residential home.

Investigation Summary : On c. 05/15/2023 the claimant, Mr. Martinez, had an air conditioning unit installed in his home by Optimum Air. Over the course of the summer, he noticed that the unit was collecting an unusual amount of condensation. The contractor wrapped the unit in insulation which does not look to have solved the problem. The insulation was then removed. The exterior housing for the unit has marks caused by wet insulation running down the housing. These marks do not look to be permanent but can be cleaned off. Silicone was also applied to several areas of the housing adding to an unsightly appearance. This too looks like it can be cleaned off.

Additional Insureds: None.

DAMAGES

Business Personal Property: None claimed.

Business Interruption: N/A

Betterments & Improvements: N/A

Exterior: No peril-related damage was observed.

Roof: Not inspected, not related to COL.

Elevations:

Front: No peril-related damage visible at time of inspection.

Right: No peril-related damage visible at time of inspection.

Back: No peril-related damage visible at time of inspection.

Left: No peril-related damage visible at time of inspection.

Interior –

GARAGE : During our inspection cracks were observed where the air handling duct connects to the ceiling. Water marks are also present on the drywall where water ran down the walls.

Invoices/Estimates Submitted by the Insured: The original contract with Optimum Air is attached along with the building inspector's report.

Overhead & Profit: N/A

Depreciation: N/A.

Do any underwriting concerns exist? Not applicable as this is a private residence where the insured was hired to install an AC unit.

Does subrogation exist: Unknown at time of our inspection.

Salvage: No salvage possibilities exist for the damaged hard property items that will be disposed of.

Closing Statement/Recommendations: I spoke with Megan Hilario at Optimum Air Conditioning on 13 November 2023 after my inspection was carried out with the claimant. Ms. Hilario stated that the claimant does not want Optimum Air at his house. I informed Ms. Hilario that the report would be sent in to the carrier which would then contact Optimum Air.

Sincerely,

Jon Sommerud Florida W497907 Exp 05/31/25

Enclosures:

November 16, 2023

OPTIMUM AIR CONDITIONING

Claim Number: 01006610507

Date of Loss: 5/15/2023

Summary For Liability

Replacement Cost Value	Less Recoverable Depreciation	Less Non Recoverable Depreciation	Actual Cash Value (ACV)
<u>\$4,140.72</u>	<u>(\$12.19)</u>	<u></u>	<u>\$4,128.53</u>
Total ACV Settlement			\$4,128.53

Insured: OPTIMUM AIR CONDITIONING
3931 SW 130th Loop
Ocala , FL 34473

Claim Rep.: Jon Sommerud Florida W497907 Exp 05/31/25
Estimator: Jon Sommerud Florida W497907 Exp 05/31/25

Claim Number: 01006610507

Policy Number: MPT8186R

Type of Loss: Other

<u>Coverage</u>	<u>Deductible</u>	<u>Policy Limit</u>
Liability	\$0.00	\$1,000,000.00
Other Structures	\$0.00	\$0.00
Contents	\$0.00	\$0.00

Date Contacted: 11/10/2023 11:07 AM

Date of Loss: 5/15/2023 12:00 PM

Price List: FLOCAFICS_NOV23_72
Restoration/Service/Remodel

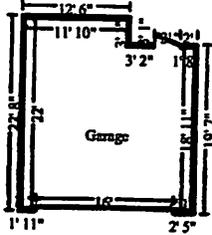
Sales Taxes: Material Sales Tax @ 7.000%
Laundering Tax @ 2.000%
Manuf. Home Tax @ 6.000%
Storage Rental Tax @ 7.000%

Estimate Recap For Liability

Description	RCV	Recoverable Depreciation	Non-recoverable Depreciation	ACV
Main Level - Garage	3,973.66	12.19	0.00	3,961.47
Main Level - Debris Removal	167.06	0.00	0.00	167.06
	4,140.72	12.19	0.00	4,128.53

OPTIMUM-2

Main Level



Garage

Height: 8'

666.67 SF Walls
 1075.18 SF Walls & Ceiling
 45.39 SY Flooring
 83.33 LF Ceil. Perimeter

408.51 SF Ceiling
 408.51 SF Floor
 83.33 LF Floor Perimeter

QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
1. Contents - move out then reset - Extra large room								
1.00	EA	229.52	0.00	229.52	0/NA	Avg.	0%	(0.00) 229.52
2. TV Brackets - Wall or ceiling mounted - Detach & reset								
1.00	EA	51.17	0.00	51.17	0/NA	Avg.	0%	(0.00) 51.17
3. Floor protection - cardboard and tape								
408.51	SF	0.62	8.01	261.29	0/NA	Avg.	NA	(0.00) 261.29
4. Furnace - forced air - Detach & reset								
1.00	EA	823.13	0.00	823.13	0/NA	Avg.	0%	(0.00) 823.13
5. Paint the walls and ceiling - one coat								
1,075.18	SF	0.73	12.79	797.67	1/15 yrs	Avg.	6.67%	(12.19) 785.48
Where air handler and HVAC unit meet the ceiling there is cracking. Drywall is stained behind the unit.								
6. HVAC Technician - per hour								
16.00	HR	113.18	0.00	1,810.88	0/NA	Avg.	0%	(0.00) 1,810.88
To troubleshoot HVAC system, clean the housing, reinsulate.								
Totals: Garage			20.80	3,973.66			12.19	3,961.47

Debris Removal

QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
7. Haul debris - per pickup truck load - including dump fees								
1.00	EA	167.06	0.00	167.06	0/NA	Avg.	NA	(0.00) 167.06
Totals: Debris Removal			0.00	167.06			0.00	167.06
Total: Main Level			20.80	4,140.72			12.19	4,128.53
Line Item Totals: OPTIMUM-2			20.80	4,140.72			12.19	4,128.53

[%] - Indicates that depreciate by percent was used for this item

[M] - Indicates that the depreciation percentage was limited by the maximum allowable depreciation for this item

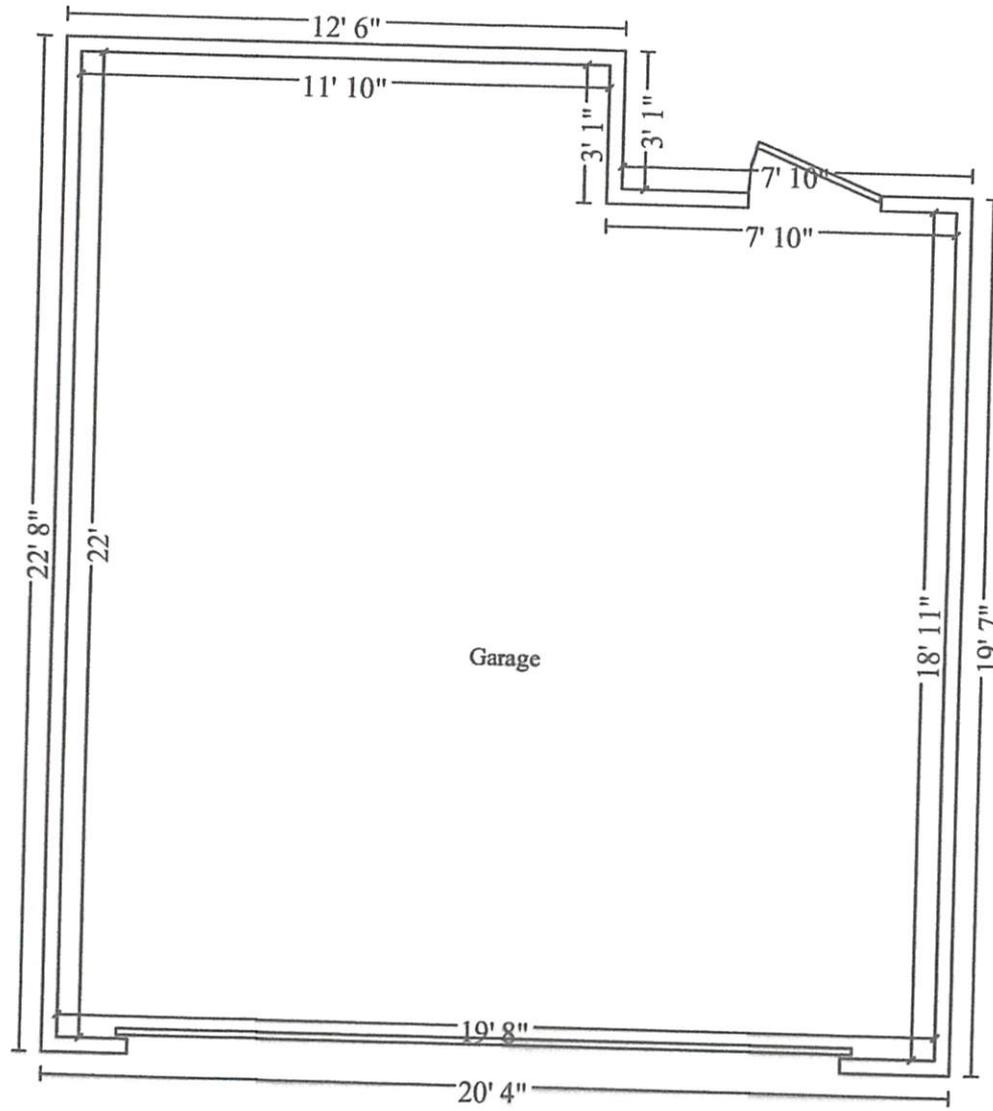
Grand Total Areas:

666.67 SF Walls	408.51 SF Ceiling	1,075.18 SF Walls and Ceiling
408.51 SF Floor	45.39 SY Flooring	83.33 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	83.33 LF Ceil. Perimeter
408.51 Floor Area	436.74 Total Area	666.67 Interior Wall Area
774.00 Exterior Wall Area	86.00 Exterior Perimeter of Walls	
0.00 Surface Area	0.00 Number of Squares	0.00 Total Perimeter Length
0.00 Total Ridge Length	0.00 Total Hip Length	

Summary for Liability

Line Item Total	4,119.92
Material Sales Tax	20.80
Replacement Cost Value	<u>\$4,140.72</u>
Less Depreciation	(12.19)
Actual Cash Value	<u>\$4,128.53</u>
Net Claim	<u>\$4,128.53</u>
Total Recoverable Depreciation	<u>12.19</u>
Net Claim if Depreciation is Recovered	<u><u>\$4,140.72</u></u>

Jon Sommerud Florida W497907 Exp 05/31/25



AIR CONDITIONING SYSTEM JOBSITE INFORMATION SHEET

OWNER: _____
 Name: _____
 Address: _____
 City: _____ Zip: _____
 State/Province: _____ Phone: _____

DATE REQUIRED: _____
REQUESTOR: _____
DISTRIBUTOR: _____
 Name: _____
 Street: _____
 City: _____ Zip: _____
 State/Province: _____
 Phone: _____
 Contact: _____

SERVICING CONTRACTOR:
 Name: _____
 Street: _____
 City: _____ Zip: _____
 State/Province: _____ Phone: _____
 Contact: _____

TYPE OF REFRIGERANT: 410A

EQUIPMENT DATA:

OUTDOOR UNIT

Model #: RP14A242AJ Serial #: W092315612 Date Installed: _____

EVAPORATOR 2NA

Model #: _____ Serial #: _____ Date Installed: _____

AIR HANDLER

Model #: RH2T24821 Serial #: W142359354 Date Installed: _____

FURNACE STANNJ

Model #: N/A Serial #: N/A Date Installed: _____

THERMOSTAT:

Model #: TH6320WF2003 Serial #: 2234LBJ00269 Date Installed: _____

AIRFLOW ORIENTATION: UF: LF: _____ RF: _____ DF: _____

PROBLEM SUMMARY:

CORRECTIVE ACTIONS TAKEN:

ADDITIONAL INFORMATION:

ACCESSORIES (CHECK THOSE INSTALLED):

- | | | |
|-----------------------------------------------------|------------------------------------------------------------|--------------------------------|
| <input type="checkbox"/> Low Ambient Kit | <input checked="" type="checkbox"/> High Pressure Cutout | <input type="checkbox"/> Other |
| <input type="checkbox"/> Compressor Time Delay | <input checked="" type="checkbox"/> Low Pressure Cutout | |
| <input type="checkbox"/> Mild Weather Kit | <input checked="" type="checkbox"/> Discharge Line Muffler | |
| <input type="checkbox"/> Crankcase Heater | <input type="checkbox"/> Hot Water Recovery | |
| <input type="checkbox"/> Hard Start Kit | <input type="checkbox"/> Hot Gas Bypass | |
| <input checked="" type="checkbox"/> Filter-Drier | <input type="checkbox"/> Pump Down Kit | |
| <input type="checkbox"/> Compressor Sound Enclosure | <input type="checkbox"/> Accumulator | |
| <input type="checkbox"/> Oil Separator | | |

AIR CONDITIONING JOBSITE INFORMATION SHEET

1. Check Metering device used.
2. Check Yes or No at drier locations.
3. Check Service Ports used.
4. Sat. Temp. is pressure converted to Temp?

FORMULA FOR SUPER HEAT

Vapor Line Temp.
 - Minus Sat Temp.
 = Equals Super Heat

FORMULA FOR SUB COOLING

Sat Temp.
 - Minus Liquid Line Temp.
 = Equals Sub Cooling

#

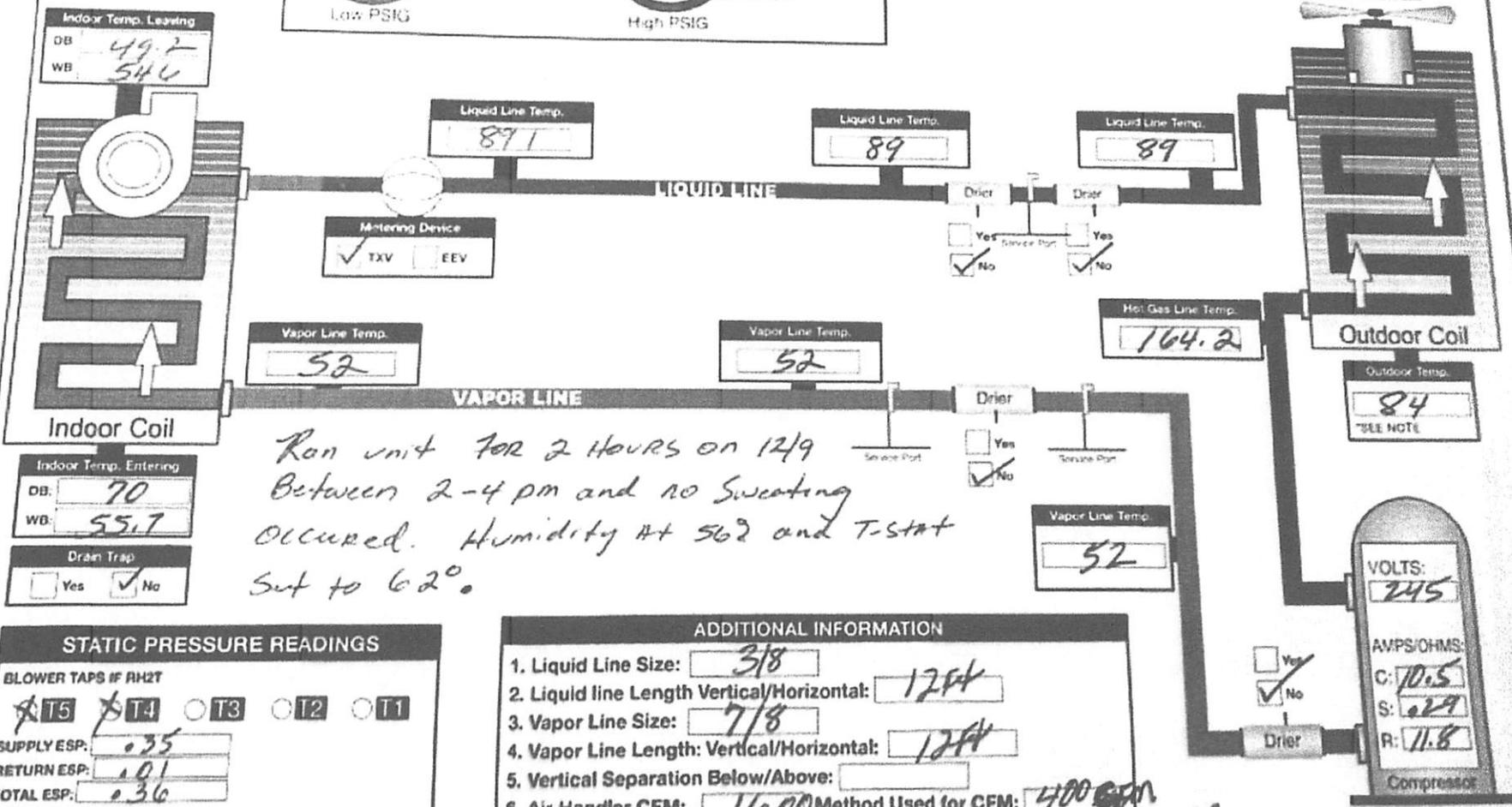
Low PSIG

Saturation Temp.

#

High PSIG

Saturation Temp.



*Ran unit for 2 hours on 12/9
Between 2-4 pm and no sweating
occurred. Humidity at 56% and T-stat
set to 62°.*

STATIC PRESSURE READINGS

BLOWER TAPS IF RH2T
 T5 T4 T3 T2 T1

SUPPLY ESP:
 RETURN ESP:
 TOTAL ESP:

ADDITIONAL INFORMATION

1. Liquid Line Size:
2. Liquid line Length Vertical/Horizontal:
3. Vapor Line Size:
4. Vapor Line Length: Vertical/Horizontal:
5. Vertical Separation Below/Above:
6. Air Handler CFM: Method Used for CFM:



March 19, 2024

JUAN HILARIO
DBA: OPTIMUM AIR CONDITIONING LLC
5361 NE 11TH AVE
OCALA, FL 34479

CASE NUMBER: 2024-003586

Dear JUAN HILARIO:

The Division of Regulation has received a complaint against you that alleges a violation of the law or rule governing a profession or business that we regulate and is explained in more detail in the enclosed documents.

As required by section 455.225, Florida Statutes, we have enclosed a copy of the complaint that someone filed against you. Once you have reviewed it, you may submit a written response. If you choose to respond, you may do so within twenty (20) days after you receive this letter, and you should include your case number on any correspondence.

During the course of the investigation, the complaint and all information obtained relating to the complaint will remain confidential, unless you waive your right to confidentiality. Cases involving Community Association Managers and unlicensed persons are not confidential. If the department's legal staff or the Probable Cause Panel of the professional board reviewing this matter finds probable cause that the alleged violation(s) occurred, then the complaint and all the information obtained as part of the investigation will become public ten days after probable cause is found.

You have the right to representation by legal counsel and we will work to respond to your concerns throughout the process. Informal mediation is available for some professions. If you are interested in mediation, please contact me at the telephone number below.

Sincerely,



Larry Jacobs
Investigator Specialist II
Division of Regulation
Florida Department of Business and Professional Regulation
Desk: (850) 595-0143
Laurence.jacobs@myfloridalicense.com
MyFloridaLicense.com

LICENSE EFFICIENTLY. REGULATE FAIRLY.
MYFLORIDALICENSE.COM

UNIFORM COMPLAINT FORM
March 6, 2024

COMPLAINT NUMBER
2024003586

CASE AGENT
VAUGHN, LARISSA

OCCUPATION
CERT AIR

ALLEGATION
1. ABANDONMENT
2. FINANCIAL MISCONDUCT

DATE RECEIVED
January 19, 2024

SOURCE
CNSM

INCIDENT DATE
October 13, 2023

PRIORITY

>>>SOURCE<<<

>>>SUBJECT<<<

NATHALIE MARTINEZ

3931 SW 130TH LOOP
OCALA, FL 34473

PHONE: 3059861498

LICENSE NUMBER:

LICENSE NUMBER: CAC1814886
EXPIRATION: AUGUST 31, 2024 DOB:
JANUARY 27, 1960

JUAN HILARIO
OPTIMUM AIR CONDITIONING LLC
5361 N.E. 11TH AVE.
OCALA, FL 34479

PHONE: 352-351-1188

ANALYSIS: ALLEGED VIOLATION OF FS 489.129(1) (G) FINANCIAL MISCONDUCT.
489.129(1) (J) ABANDONMENT 489.129(1) (O) FAILURE TO OBTAIN REQUIRED
PERMITS / INSPECTIONS.

MR. HILARIO HAS LEFT A JOB ABANDONED FOR MORE THAN FIVE MONTHS AND
HAS FAILED TO ATTEMPT TO FIX HIS MISTAKES AND DAMAGES TO MY
PROPERTY. I NOW HAVE MOLD ON MY PROPERTY DUE TO HIS DAMAGES, AND
AN OPEN PERMIT DUE TO THE FAILED INSPECTIONS HE HAS NOT CORRECTED.
PROJECT LOCATED AT 3931 SW 130TH LOOP, OCALA, FL 34473.
PERMIT#2023052716 FAILED LAST INSPECTION ON 6/17/23, AND NO WORK DONE
ON PROJECT SINCE 8/22/23

Online Complaint Summary

1/19/24, 10:08 AM

Page 1 of 4

Board: **Construction Industry Licensing**
License Type: **Certified Air Conditioning Contractor**
Complaint Number: **2024003586**
Incident Date: **10/13/2023**
Description: **Mr. Hilario has left a job abandoned for more than five months and has failed to attempt to fix his mistakes and damages to my property. I now have mold on my property due to his damages, and an open permit due to the failed inspections he has not corrected.**

Capacity

I am complaining in my capacity as a: **Homeowner**

Attestation

Electronic Signature: **Yes**

Work

Category: **Air Conditioning or Heating work at house**

Complaint Type

Please select the category that best describes your basic complaint: **Contractor Abandoned Job**

Financial

Was your contract in writing? **Yes**
What was your contract price? **10,700.00**
What was your contract execution date? **05/23/2023 (mm/dd/yyyy)**
Work begin date: **05/23/2023 (mm/dd/yyyy)**
Last Day On Job: **08/22/2023 (mm/dd/yyyy)**
What was the total amount paid to the contractor? **10,700.00**
Have you had to pay subcontractors or suppliers directly? **No**

General

Are there now unpaid bills owed to subcontractors or suppliers which the contractor should have paid? **N/A**
Have you filed a suit against a contractor? **N/A**
Have you obtained a judgment? **N/A**
Have any liens been filed? **N/A**
Did the contractor sign any statements to the effect that all bills have been paid? **Yes**

Have you fired the contractor? **No**

Has the job now been completed by you or a new contractor? **No**

Building Code Compliance

Was a permit required for the work that was to be completed by the contractor? **Yes**

If required, was a building permit obtained from the building department? **Yes**

Building Department: **Marion County Building department**

Permit Number: **2023052716**

Date Issued: **05/19/2023 (mm/dd/yyyy)**

Who pulled the permit? **Contractor**

Was the permit obtained on time? **Yes**

Were any inspections missed or performed late? **No**

Did the site pass final inspection by the building department? **No**

If the site did not pass inspection, explain why:

603.12Condensation., 603.9Joints, seams and connections
Provisions shall be made to prevent the formation of condensation on the exterior of any duct.
SUPPLY AIR PLENUM CONDENSATING,UNIT CONDENSATING (A/H) ALSO NEED TO SEAL A/H AROUND STAN,SUPPLY PLENUM, ETC....
UNIT STAND/PLATFORM HAS SITTING WATER ALL AROUND THE UNIT

R403.3Ducts.
R403.3.2Sealing (Mandatory).
All ducts, air handlers, filter boxes and building cavities that form the primary air containment passageways for air distribution systems shall be considered ducts or plenum chambers, shall be constructed and sealed in accordance with Section C403.2.9.2 of the Commercial Provisions of this code and shall be shown to meet duct tightness criteria below.
FILTER RACK NOT INSULATED,NOT SEALED, ETC... DOES NOT MEET FOR MENTIONED CODE REFERENCE

Was a Certificate of Occupancy Issued? **No**

Workmanship

Has the contractor offered to make repairs? **No**

Has the contractor made attempts to make repairs? **No**

Have you had any other licensed contractor, architect or engineer inspect the work? **No**

Work Site Address

Address: **3931 SW 130th LOOP**
 City: **Ocala**
 State: **Florida**
 Zip: **34473**

Attorney Witness 1

Witness Name: **Ledin Martinez & Adela Herrera**
 Address: **3931 SW 130th LOOP**
 County: **Marion**
 City: **Ocala**
 State: **Florida**
 Zip: **34473**
 Country: **United States of America**
 Phone: **3057640545**
 Alternate Phone: **3059861498**
 E-mail Address: **lmartinez2275@icloud.com**

Witness 2

Witness Name: **Nathalie Martinez**
 Address: **3931 SW 130th LOOP**
 County: **Marion**
 City: **Ocala**
 State: **Florida**
 Zip: **34473**
 Country: **United States of America**
 Phone: **3059861498**
 Alternate Phone: **3057640545**
 E-mail Address: **nmmartinez234@icloud.com**

Respondent

License Number: **CAC1814886**
 First Name: **JUAN**
 Last Name: **HILARIO**
 Address: **5361 N.E. 11TH AVE.**

Marion
OCALA, FL
34479
US

Phone Number: 352-351-1188

Complainant

First Name: Nathalie
Last Name: Martinez
Address: 3931 SW 130th Loop
3931 SW 130th Loop
Ocala, FL
34473
US

Phone Number: 3059861498

Extension:

E-mail Address: nmmartinez234@icloud.com

Attachments

- PHOTO-2023-10-18-19-04-44.jpg
- PHOTO-2023-10-18-19-04-44 (1).jpg
- PHOTO-2023-10-18-19-04-44 (2).jpg
- PHOTO-2023-10-18-19-26-43.jpg
- PHOTO-2023-10-18-19-26-43 (1).jpg
- PHOTO-2023-10-18-19-26-43 (2).jpg



P.O. Box 1092 • Ocala, FL 34478 (352)351-1188 OptimumAirCond@aol.com CAC1814886

Florida Department of Business and Professional Reregulation
Case 2024-003586

To whom it may concern,

Thank you for allowing us to explain our ongoing efforts with this particular client. In response to client claim of abandonment of work, we would like to detail the repeated efforts made to resolve concerns by Mr. Ledin N. Martinez, hereafter referred to as the client. Please note that all contract agreements were made with Mr. Martinez not his daughter, Nathalie Martinez.

The client contacted Mr. Hilario while he was working on a neighbors unit, requested a job estimate, received one and decided to finance through Synchrony Bank Financing. A copy of all of our documentation is attached. The client specifically requested a Rheem unit and later a particular thermostat he had seen an advertisement for. On the date installation began, May 22nd, 2023, client was informed that his requested thermostat was not compatible with the installed unit and that a equivalent thermostat of another brand would be installed **free of charge**. The client was less than amiable with Mr. Hilario via phone call when it was repeated in a calm manner the new thermostat would be at no cost to him. As shown on proposal and invoices, as well as documented by the Synchrony Bank, authorization process original amount was \$10,700 but the client was only charged the \$10,300. Process is further explained in the attached invoice amendment which client refused to sign. Later on as shown by text messages the client insisted on being charged for new thermostat, but was never charged. The client even went to the local Rheem distributor demanding information on the thermostat he requested, the manager had to intercede and clearly direct him to leave the premises.

Upon expressing concern of unit sweating arrangements were made for installing technician to check unit on June 2nd. Unit was found to be working and sweating a common amount due its location in the garage, Florida summer temperatures near 100°F and the contrast of the cooling of unit will cause sweating. Leaving the garage door open and exposing the unit to direct sunlight will cause further sweating. Arrangements were made for inspection by the County Building Department. Upon receiving the inspector's result notes of inspection on June 5th, contact with inspector for further details was made repeatedly without results. A week later on June 13th we were contacted by the via a long text by the client, expressing dissatisfaction and accusing our technician of lying to him and asking that the unit manufacturer, Rheem, send a representative to his home to "sign off on his warranty". In an effort to resolve the concerns, the manufacturer was contacted and a request was made on how to proceed for resolution. Rheem technical support reiterated sweating is a normal occurrence. We also reached out again to the Marion County Building department's Chief inspector, who recommended a second inspection on June 14th after 3pm to accommodate the client's work schedule.

This did not sit well with the client whom expressed via text he did not want anyone on his property and instead stated he was going to the Marion county building department offices. We made contact with the county building department to express our concern and highlight our disposition to resolve the concerns, but clearly state our concern for the safety of our technician due to repeated less than amiable direct accusations. (Please note a copy of all communication via WhatsApp to our office number is included.) The client arrived in an agitated state, and the chief inspector interceded, calmly spoke to the client in an attempt for allowance of his inspector on the property, to which the client finally conceded to a second inspection.

Upon receiving inspection notes, arrangements were made to address concerns of unit sweating, extensive additional sealing was made as well as the insulation of the unit with building code approved materials. Per the specifications of the inspector the unit was also insulated in an attempt to form a barrier between ambient heat and unit's internal cooling. During this time the manufacturer, Rheem, had been contacted once more and initial testing of unit was preformed. All results were satisfactory for proper function, and it was never expressed unit did not cool home as desired. Third inspection was scheduled upon work completion.

The inspector, upon third inspection, now addressed client's new concern of noise as well as a request for even further internal sealing, which is highly uncommon. The client contacted us to express his resentment and included photos. The insulation barrier had been removed as shown by client's photos. 1

Thus we contacted the unit manufacturer once again to gain insight as to unit's unique predicament. Rheem, the manufacturer, stipulated a series of tests to troubleshoot the unit. We relayed this information to the client whom, after some convincing and his stipulation that installing tech was not to allowed on his property, agreed to the testing to be performed on June 21st . To address his concern of noise, a new upgraded filter grill was installed *free of charge*. Extensive sealing of every possible air gap was completed as stipulated by inspector with sealants indicated. Testing outlined by Rheem indicated all results were satisfactory for proper installation and function, but due to rain, secondary external testing could not be completed. Client was informed of this and expressed satisfaction to that point. All results were relayed to manufacturer to await their further instructions. Please note that the unit cooled and worked as designed every time technicians were allowed onsite.

On August 21st we received a text from the client stating he was going to contract another person to resolve his concerns and asking if the building permit was still open. Note that he had not contacted us with any concerns since work completed June 21st. We responded that in fact the permit is still open and that we were actively working with Rheem to resolve his concerns. Once again offering our technicians go to his home to listen to his concerns and work towards providing a solution along with the manufacturer. Offer which he crossly denied and said we would hear from his lawyer, and that he would be contacting Synchrony Bank to "return the unit". We expressed that we had to follow the troubleshooting and warranty process stipulated by the manufacturer in order to proceed, a process which requires both patience and understanding. Once again we offered our technicians go to his home to listen to his concerns and work towards providing a solution along with the manufacturer. This time the client responded in a series of less than amiable texts that he no longer wanted anything to do with us and threats that he would make us pay for damages as well as take our business license away, and that his lawyer would be in contact. The client the proceeded to file a billing dispute with Synchrony Bank, documentation is attached. No further direct attempt was made on our behalf to contact the client due to his specific threats and increased concern for the safety of Mr. Hilario . In an effort of good faith, we directly contacted our Liability insurance company to make them aware of the clients concerns and threats. It took the representative close to a month to be able to make contact with the client. Further information on that matter below.

On Thursday, October 5th , 2023, we received a request for warranty documents, (which the manufacturer sends directly to homeowner upon registration and he should have already received from them via email), as well as a request to close the building department permit, process which can not be done. Per his previous stipulations to not contact him, no response was given immediately but did resend a copy of the registration certificate via certified mail as requested. Also included was a letter which explains our continues willingness to resolve any concerns, but clearly stating property access would be required, a copy of the letter is attached. So is a copy of the client's response via his daughter, a copy of that letter is also attached. No further responses were received until the client texted a threat to expose our lies to a television show. (See message transcript.)

Note that both in this letter as well as in previous text messages the client insists on a Rheem direct technician to go out to his home to evaluate the unit. Such a technician is not available directly from Rheem, but technical support instructed a Jobsite information sheet be submitted. Therefore an independent technical specialist was contacted to complete testing as well as a Rheem Pro Specialist technician who works for a Rheem Pro Partner company, Air Design. Below is the email correspondence sent to the client to coordinate those appointments.

➤ Sent on December 8th, 2023 at 11:38 a.m.:

Mr. Martinez,

As mentioned in our last email, we are actively working towards reaching a solution of your concerns. Proof of such work, is the communication and agreement reached about property damages with insurance representative Jeremiah Hartsock.

Also per our last email, we have been awaiting scheduling availability of a Rheem specialist in order to provide unit diagnosis and troubleshooting, as well as a technical specialist to perform additional unit testing required by Rheem. Since warm weather conditions are required for the latter, the technical specialist has availability for:

Saturday, Dec. 9th between 12p.m. and 1 p.m.

pending your availability. It would be best for thorough unit testing to be completed then since it will be the last warm day for some time. We kindly await your response confirming your availability for the appointment.

We are currently waiting for availability on behalf of the Rheem specialist and will provide you with scheduling options given to us.

Please be advised that in order to maintain clarity of steps taken to address your concerns, communication shall be in written form. Once more, we appreciate the opportunity to work with you in the process towards reaching a solution of your concerns.

Thank you for your patience and cooperation.

➤ Client Response on 12/8/23 11:51 AM :

I'll be here waiting for you and hoping not to waste my time. I'm already tired of this and very upset by your poor communication

Enviado desde mi iPhone

➤ Our response was sent on Wed, Dec 13, 2023 at 2:17 PM :

Mr. Martinez,

Thank you for your time and cooperation on Saturday, Dec. 9th. Testing results have been submitted to Rheem for review.

Per our last email, you were made aware that we were waiting for availability on behalf of the Rheem Pro specialist. We have received scheduling availability for:
December 14th after 12 p.m.

Please be advised exact time of arrival solely depends on the Rheem Pro technician schedule and is out of our control.

We kindly await your response confirming your availability for the appointment.

We reiterate that in order to maintain clarity of steps taken to address your concerns, communication shall continue to be in written form. Once more, we appreciate the opportunity to work with you in the process towards reaching a solution of your concerns.

Thank you for your patience and cooperation.

➤ Client response on Wed, Dec 13, 2023 at 2:35 PM:

Ok I'll be waiting but I don't understand the technician who came on the 9th said he worked for Rheem and now that another one is coming I think it should be clearer and they should at least bring identification that they really are Rheem workers. sorry but it should be clearer

Enviado desde mi iPhone

Please note that the technical specialist was wearing a name tag shirt and had the Rheem JIS clearly visible to client, while the Rheem Pro Technician's company van is clearly labeled as a Rheem Pro Partner. In addition, the client was evidently aware both were arriving and had authorized their presence.

Results of the Job Information sheet were completed by an independent technical specialist whom collected testing information required and requested by Rheem Technical support. Note that this technician did not find any sweating at all even when unit ran for hours at very low temperatures, see his own notes on the attached JIS. The information was sent to Rheem Technical support and they responded the following:

Good Morning,

Thank you for the JSIS, it shows that this system has been operating within the manufacturers recommendations. Charge matches the published charging chart, Temperature control with a Delta of 20 degrees, perfect. I see no issues with air flow.

I have already provided Installation instructions with regards to "Sweating in Unconditioned Spaces" That is NOT a Manufactured Defect, but offers solution in those cases.

As far as the photo of the Econet Communicating Control, This system is the basic Heat Pump system and is Non-Communicating. Only 24 volt/Legacy wiring or controls for two stage equipment would work. The seven or eight hundred dollar Econet can Not be installed with a non communicating system. I have attached the first page or cover from that air handler installation manual that states (2-Stage Non-Communicating).

This next cooling season, I'm sure that there will be higher Dew point days and that system installed in a garage will most likely sweat. Fans, insulation or conditioning that garage will help to prevent the dew point of that air handler from causing that unit to "sweat".

Loren Wunderle

Gemair Technical Support Florida

tsfl@gemair.com

Due to Mr. Martinez denying our installing technician access to his property and for overall safety, we reached out to another company, a Rheem Pro Partner, and has a technician that is a Rheem Pro technician. As seen in the above emails he agreed to the Rheem Pro having access to the unit to complete a service call and complete diagnostic evaluation. Unfortunately this was not completed because when the technician arrived, he was treated harshly by the homeowner, denied access, and left standing at the front door. Below is the corroboration email sent by the Air Design:

Re: Ledin Martinez
3931 SW 130th Loop
Ocala, Florida

We were requested to dispatched our technician to Mr. Martinez residence to inspect the Rheem unit that was recently installed by Optimum Air.

Customer was being very difficult and refused to allow us access to the property to make our evaluation.

Thank you,

Rose Hoelldobler
Office Manager
Air Design Air Conditioning
352-629-2626

Mr. Martinez then proceeded to call and leave another rude voicemail message this time with obscene language and sent an email message with the same sentiment. Voicemail transcript image attached and email below:

► Received Fri. Dec. 15th, 2023 at 12:08 PM:

good afternoon for all the inconveniences experienced and misinterpreted by both due to poor communication because from the beginning of the installation they deceived me with incomplete equipment, breach of contract and lies for not having someone to take responsibility and guarantee that the repair will be correct and at the end. not having a warranty and not having a telephone number to communicate and respond to any problem that happens and be present to resolve any failure, that is why my decision is that I demand that the unit be replaced due to lack of warranty and since I do not have that I demand the return of the money so I can hire another company that is responsible since I have no guarantee from them and for not taking into account the decisions made when I have what I have said, you are more than welcome to finish your work, thank you and I hope to be very clear and let this be the last thing you have to ask for, thank you

Enviado desde mi iPhone

Due to nature of voicemail message, we gave Mr. Martinez no further response but have continued to seek resolution. The client also directly texted Mr. Hilario renewing accusation of lying, after which his number was promptly blocked. (Copy of message included.) We reiterate that due to repeated displays of rage, threats and direct messages, we are deeply concerned for our safety. Also note that on WhatsApp transcript there is a series of ranting texts by the client which included threats and accusations, but they were then deleted by client before they could be documented.

At this point, it is unclear if another person or company has actually had access to unit. Still in good faith, we reached out to Rheem Customer Support to see if they could provide any help in reaching resolution. The customer service representative called Mr. Martinez directly to try to address his concerns, he admitted the unit was working correctly and then began getting heated over a thermostat he had requested but was not compatible with his unit, claiming breach of contract. (Again what Mr. Martinez fails to mention is that he was promptly informed unit was not compatible with his requested thermostat, cost was deducted from total (thus he was not charged for a thermostat) and was then *gifted at no charge* a comparable thermostat. Of course he refused to sign the invoice addendum mentioning all of this, a copy of which you will find in the original paperwork we sent you.) The Rheem customer service representative was met with demands and Mr. Martinez continued to get riled up, but he did mention the unit was working fine. She was unable to make any further progress with him. The whole conversation was recorded by Rheem and an internal case was opened after we made several calls to exhaust any possible options in seeking resolution on behalf of the client.

Still trying to resolve the situation, and at the suggestion of Rheem customer service, we reached out once more to our area Rheem distributor and their sales representative. He actively tried on our behalf to seek any possible answers but since JIS proved unit was working correctly further involvement by manufacturer has been difficult to obtain.

Also as mentioned above, we contacted our own Liability insurance company in an effort to contact the client and address his claim to damages, although the technical specialist noted none other than small mold growth on outer caulking. The insurance representative was finally able to contact the client, send out an evaluator, and even offer a fair amount of money, but to date the client has refused any type of settlement.

The client has been actively working to discredit our good reputation and accuse us of everything from breach of contract to job abandonment with the BBB.

We hope the explanation above, various professionals involved and all attachments speak for themselves. During this whole ordeal, we have been actively contacting the manufacturer, county, Rheem technical support, third party tech support, fellow experienced technicians, as well as the Rheem warranty department. A separate attachment of all contacts will be provided to the DBPR, all have agreed they may be contacted by the DBPR for further questions.

To say this whole ordeal has been exhausting both physically and mentally would be selling it short. Finding a solution to ever changing demands and accusations has proven a challenge and unfortunately we have been met with less than cooperative responses, with escalating threats.

In a final attempt to finalize any further contact with this client, we are working with a lawyer to present the option for a complete refund with unit removal to be completed by another company for the personal safety of our company. Once an offer letter has been drawn up by our attorney, a copy will be promptly sent both to the client via certified mail as well as via email to the DBPR. We deeply appreciate the opportunity to respond to this matter and sincerely hope for a quick and closing resolution.

We reiterate, even after all that we have detailed, we are still willing coordinate a ending resolution, but this requires cooperation on behalf of both parties. Please feel free to contact us with any questions, concerns or any further documentation.

Sincerely,

Optimum Air Conditioning, LLC
P.O. Box 1092
Ocala, FL 34478
Office: (352)351-1188
optimumaircond@aol.com
www.OptimumAC.com

Contact List

All below have given their authorization in being contacted for further questions on the manner, some directly and other through an designated process.

Air Design Air Conditioning and Heating
Rose Hoelldobler, Office Manager
(352)629-2626

Local Rheem Distributor, Gemaire:
Mr. Rudy Redwan, Branch Manager
Office: (352)629-7117

Marion County Building Department
Main number: (352)438-2400
2710 E. Silver Springs Boulevard
Ocala, FL. 34470
Permit number: 202305
Mr. Mike Biganzoli, Plans and Inspection Manager
(352)438-2474
Ms. Michelle Fanelli, Permitting/Licensing Division Manager
(352)438-2428

Rheem Warranty Department
Case number: 6071992
Office: (479)648-4900
Address any requests to:
Rheem
5600 Old Greenwood Road
Fort Smith, AK 72908

Rheem Technical Support
Mr. Loren Wunderle, Gemaire Technical Support Florida
tsfl@gemaire.com

Synchrony Bank
(855)662-2669
Additional information on attached corresponding paperwork

Jeramie Hartsock, Claim Senior Adjuster AFICS, Inc. on behalf of Main Street America Protection Insurance Company
(608)722-4318
Jeramie.hartsock@afics.com
Claims number: 010006610507

Mr. John H. Piccin
Piccin & Glynn Attorneys at Law
(352)558-8510

Melanie S. Griffin, Secretary

Ron DeSantis, Governor

April 23, 2024

Juan Hilario
5361 NE 11th Ave.
Ocala, FL 34479

Case No: 2024-003586

Dear Juan Hilario:

The above-referenced complaint that was filed against you has been reviewed by our office. Please be advised that the complaint is being closed, as the evidence contained in our file does not support finding of a violation of Chapter 489, Florida Statutes, or the rules promulgated thereunder. This matter could be re-opened if further evidence is found which warrants such action or if it is determined that based on the existing evidence in the case file the case should be re-opened for prosecution. If the case is re-opened, you will be notified and given further opportunity to respond.

As this case has been dismissed without a finding of probable cause, the materials included within the file are confidential and may not be disclosed to the public without your written permission.

Sincerely,

/s/Angela Farford
Angela Farford
Assistant General Counsel



**Marion County
Board of County Commissioners**

Building Safety ▪ Licensing

2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2400
buildinglicensing@marionfl.org

**BEFORE THE MARION COUNTY LICENSE REVIEW BOARD
OF MARION COUNTY, FLORIDA**

**CERTIFIED MAIL: 7020 2450 0002 0559 2322
7020 2450 0002 0559 2339**

Ledin Martinez
Petitioner

LRB 2024-15

v.

Juan Hilario / Optimum Air Conditioning, LLC
Contractor
CT# 9766/CAC1814886

BOARD ORDER

The matter coming to be heard before the Marion County License Review Board for consideration of the complaint filed against the Contractor/Respondent.

Service of this complaint was made by certified mail, and the Respondent was duly advised.

The License Review Board hereby finds as fact: **to withhold final decision for 30 days to the next regular meeting.**

And as a conclusion of law finds the Contractor:

- Performed work in a manner which shows a lack of competency
- Performed work in a negligent manner
- Performed work which is in violation of Marion County codes
- Misrepresented the cost/scope/quality or timetable of work performed
- Engaged in dishonest trade practices by not paying the concrete company.
- Allowed his/her contractor's certificate to be used by others
- Engaged in an activity which reflects upon his/her competency as a contractor

And; **therefore, the Board's decision is to postpone the case for 30 days to the August License Review Board Docket, August 13, 2024 @ 5:30 p.m.**

Based upon the gravity of the offense, the License Review Board of Marion County has taken the following action on this case:

- Postponed 30 days
- Dismissed with prejudice without prejudice
- Withholding of permitting privileges until restitution is made
- Revoke permitting privileges in Marion County
- Letter of Reprimand on file with DBPR
- Made to pay restitution in the amount \$
- Fine in the amount of \$
- Suspension of Certificate
- Revocation of Certificate

A copy of this Order will be placed in the records of the Marion County Building Department and, if Contractor is State Certified/Registered, this ORDER will also be forwarded to the Department of Business and Professional Regulation, State of Florida.

A contractor may petition the Board to rehear a decision of revoking or suspending their certificate of competency or authorizing withholding of building permits. **The petition must be received by the Marion County Building Department on a form provided by the Department by 5:00 p.m. on the tenth (10th) calendar day after the date of execution of this Order.** A decision of the License Review Board may be appealed by writ of certiorari to the Circuit Court in and for Marion County within thirty (30) days after the date of execution.

FURTHER, the Marion County License Review Board makes the RECOMMENDATION to the Florida Construction Industry Licensing Board (FCIL Board), Jacksonville, FL to impose on the State Registration the following penalty:

- No further action
- Postponed 90 days
- Dismissed
- Withholding of permitting privileges until restitution is made
- Suspension of permitting privileges in Marion County
- Made to pay restitution in the amount of \$
- Fine in the amount of \$

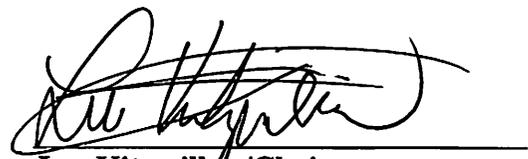
In accordance with Florida Statutes, Chapter 489.131(7) (c) and (d), the disciplined contractor, the complainant, or the Department of Business and Professional Regulation may challenge the local enforcement body's recommended penalty to the FCIL Board. A challenge shall be filed within sixty (60) days of the issuance of the recommended penalty with the FCIL Board in Jacksonville, Florida. If challenged, there is a presumptive finding of probable cause, and the case may proceed before the FCIL Board without the need for a probable cause hearing.

Failure of the disciplined contractor, the complainant, or the Department of Business and Professional Regulation to challenge the local enforcement body's recommended penalty within the time period set forth above shall constitute a waiver of the right to a hearing before the FCIL Board.

A waiver of the right to a hearing before the FCIL Board shall be deemed an admission of the violation, and the penalty recommended shall become the final order according to the procedures developed by FCIL Board rule without further FCIL Board action. The disciplined contractor may Appeal this Board action to the district court.

DONE AND ORDERED by the Marion County License Review Board this **July 9th, 2024.**

LICENSE REVIEW BOARD OF
MARION COUNTY



Lee Kitzmiller /Chair



Marion County License Review Board

Agenda Item

File No.: 2024-15710

Agenda Date: 8/13/2024

Agenda No.: 8.1.

SUBJECT:

LRB 2024-17 James Marcelo Terneus v. Marion County Bldg. Dept. (Appeal Citations 954449 - 1, 2, 3, 4, 5, 6, 8, 9, 10 and Citations 954449 A, B, C, D, E, F, H, I, J)



Marion County
Board of County Commissioners

Building Safety • Licensing

2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2400
Fax: 352-438-2430

CITATION-954449-1

CERTIFIED MAIL - 7017 1070 0000 9453 0723

JAMES MARCELO TERNEUS
1420 SE 150TH ST
SUMMERFIELD, FL 34491

FACTS CONSTITUTING GROUNDS FOR ISSUANCE OF CITATION: JAMES TERNEUS DID CONCEAL OR CAUSE TO BE CONCEALED FROM CHRISTOPHER STERNER, THE LEGAL QUALIFIER, THE USE OF UNAUTHORIZED SUB-CONTRACTORS AND APPLIED FOR PERMIT 2024042459 TO CONDUCT WORK WITHOUT THE QUALIFIERS KNOWLEDGE OR AUTHORIZATION

LOCATION OF VIOLATION: 3690 SE 133RD PL Ocala

CONFIRMED DATE OF VIOLATION: 5/10/2024

DID COMMIT THE FOLLOWING OFFENSE: CONCEAL, CAUSE TO BE CONCEALED, OR ASSIST IN CONCEALING, FROM THE PRIMARY QUALIFYING AGENT, ANY MATERIAL, ACTIVITIES, OR INFORMATION ABOUT THE CONTRACTING FIRM.

IN VIOLATION OF : *F.S. 489.132(1)(a), Marion County Ordinance 18-25, RES 18-R-43; SEC 2.4 A-10;*

This is a noncriminal violation. A civil penalty in the amount of \$ 150.00 must be paid at the Marion County Building Department, in the Growth Management building located at 2710 E. Silver Springs Blvd., Ocala, Florida 34470.

I agree and promise to comply and answer to the charges and instructions in this citation. Willful refusal to accept and sign this citation is a misdemeanor of the second degree, punishable as provided in section 775.082 or 775.083, F.S. I understand that my signature is not an admission of guilt or waiver of my rights.

SIGNATURE OF DEFENDANT: _____ DATE: _____

SIGNATURE OF OFFICER:  _____ DATE: May 22, 2024

NOTICE TO VIOLATORS

The violation for which the citation is issued shall be stopped immediately upon receipt of this citation. The person charged with the violation shall either correct the violation and pay the civil penalty in the manner indicated on the citation or, *within 10 days*, of receipt of the citation, excluding weekends and legal holidays, request a hearing to appeal the issuance of the citation by the officer.

To appeal the citation, a request for a hearing must be in writing and submitted to the Licensing Division of the Marion County Building Department, located at 2710 E Silver Springs Blvd, Ocala, Florida 34470, (352) 438-2429. You will be notified of the date, time, and location of the hearing.

Failure of a violator to appeal the citation within the time period set forth in the section shall constitute a waiver of the violator's right to a hearing. A waiver of the right to a hearing shall be deemed as admission of the violation and penalties may be imposed accordingly.

If on the 11th day after receipt of the citation, if the citation has not been appealed in writing or paid by the violator, the case will be referred by a letter to an Enforcement Board in accordance with the Marion County Ordinance 18-25, Section.5.5-66.(c)3a.

Once an enforcement board enters an order ordering the violator to pay the civil penalty set forth on the citation or notice of violation, a hearing shall not be necessary for the issuance of such order. Marion County Ordinance 18-25, Section.5.5-66.(c)3f.

The fine can be paid at the Marion County Building Department, 2710 E. Silver Springs Blvd, Ocala, FL 34470. If any questions, please contact our office at 352-438-2400.

***The Building Official / Building Code Administrator
Marion County Building Safety***



Marion County
Board of County Commissioners

Building Safety • Licensing

2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2400
Fax: 352-438-2430

CITATION-954449-2

CERTIFIED MAIL - 7017 1070 0000 9453 0723

JAMES MARCELO TERNEUS
1420 SE 150TH ST
SUMMERFIELD, FL 34491

FACTS CONSTITUTING GROUNDS FOR ISSUANCE OF CITATION: JAMES TERNEUS DID CONCEAL OR CAUSE TO BE CONCEALED FROM CHRISTOPHER STERNER, THE LEGAL QUALIFIER, THE USE OF UNAUTHORISED SUB-CONTRACTORS AND APPLIED FOR PERMIT 2024042472 TO CONDUCT WORK WITHOUT THE QUALIFIERS KNOWLEDGE OR AUTHORIZATION

LOCATION OF VIOLATION: 13280 SE 105TH TER OCKLAWAHA

CONFIRMED DATE OF VIOLATION: 5/10/2024

DID COMMIT THE FOLLOWING OFFENSE: CONCEAL, CAUSE TO BE CONCEALED, OR ASSIST IN CONCEALING, FROM THE PRIMARY QUALIFYING AGENT, ANY MATERIAL, ACTIVITIES, OR INFORMATION ABOUT THE CONTRACTING FIRM.

IN VIOLATION OF : *F.S. 489.132(1)(a), Marion County Ordinance 18-25, RES 18-R-43; SEC 2.4 A-10;*

This is a noncriminal violation. A civil penalty in the amount of \$ 300.00 must be paid at the Marion County Building Department, in the Growth Management building located at 2710 E. Silver Springs Blvd., Ocala, Florida 34470.

I agree and promise to comply and answer to the charges and instructions in this citation. Willful refusal to accept and sign this citation is a misdemeanor of the second degree, punishable as provided in section 775.082 or 775.083, F.S. I understand that my signature is not an admission of guilt or waiver of my rights.

SIGNATURE OF DEFENDANT: _____ DATE: _____

SIGNATURE OF OFFICER: _____ DATE: May 22, 2024

NOTICE TO VIOLATORS

The violation for which the citation is issued shall be stopped immediately upon receipt of this citation. The person charged with the violation shall either correct the violation and pay the civil penalty in the manner indicated on the citation or, *within 10 days*, of receipt of the citation, excluding weekends and legal holidays, request a hearing to appeal the issuance of the citation by the officer.

To appeal the citation, a request for a hearing must be in writing and submitted to the Licensing Division of the Marion County Building Department, located at 2710 E Silver Springs Blvd, Ocala, Florida 34470, (352) 438-2429. You will be notified of the date, time, and location of the hearing.

Failure of a violator to appeal the citation within the time period set forth in the section shall constitute a waiver of the violator's right to a hearing. A waiver of the right to a hearing shall be deemed as admission of the violation and penalties may be imposed accordingly.

If on the 11th day after receipt of the citation, if the citation has not been appealed in writing or paid by the violator, the case will be referred by a letter to an Enforcement Board in accordance with the Marion County Ordinance 18-25, Section.5.5-66.(c)3a.

Once an enforcement board enters an order ordering the violator to pay the civil penalty set forth on the citation or notice of violation, a hearing shall not be necessary for the issuance of such order. Marion County Ordinance 18-25, Section.5.5-66.(c)3f.

The fine can be paid at the Marion County Building Department, 2710 E. Silver Springs Blvd, Ocala, FL 34470. If any questions, please contact our office at 352-438-2400.

***The Building Official / Building Code Administrator
Marion County Building Safety***



Marion County
Board of County Commissioners

Building Safety • Licensing

2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2400
Fax: 352-438-2430

CITATION-954449-3

CERTIFIED MAIL - 7017 1070 0000 9453 0723

JAMES MARCELO TERNEUS
1420 SE 150TH ST
SUMMERFIELD, FL 34491

FACTS CONSTITUTING GROUNDS FOR ISSUANCE OF CITATION: JAMES TERNEUS DID CONCEAL OR CAUSE TO BE CONCEALED FROM CHRISTOPHER STERNER, THE LEGAL QUALIFIER, THE USE OF UNAUTHORISED SUB-CONTRACTORS AND APPLIED FOR PERMIT 2024041230 TO CONDUCT WORK WITHOUT THE QUALIFIERS KNOWLEDGE OR AUTHORIZATION

LOCATION OF VIOLATION: 7 ALMOND DRIVE TRL OCALA

CONFIRMED DATE OF VIOLATION: 5/10/2024

DID COMMIT THE FOLLOWING OFFENSE: CONCEAL, CAUSE TO BE CONCEALED, OR ASSIST IN CONCEALING, FROM THE PRIMARY QUALIFYING AGENT, ANY MATERIAL, ACTIVITIES, OR INFORMATION ABOUT THE CONTRACTING FIRM.

IN VIOLATION OF : *F.S. 489.132(1)(a), Marion County Ordinance 18-25, RES 18-R-43; SEC 2.4 A-10;*

This is a noncriminal violation. A civil penalty in the amount of \$ 500.00 must be paid at the Marion County Building Department, in the Growth Management building located at 2710 E. Silver Springs Blvd., Ocala, Florida 34470.

I agree and promise to comply and answer to the charges and instructions in this citation. Willful refusal to accept and sign this citation is a misdemeanor of the second degree, punishable as provided in section 775.082 or 775.083, F.S. I understand that my signature is not an admission of guilt or waiver of my rights.

SIGNATURE OF DEFENDANT: _____ DATE: _____

SIGNATURE OF OFFICER: *[Signature]* DATE: May 22, 2024

NOTICE TO VIOLATORS

The violation for which the citation is issued shall be stopped immediately upon receipt of this citation. The person charged with the violation shall either correct the violation and pay the civil penalty in the manner indicated on the citation or, *within 10 days*, of receipt of the citation, excluding weekends and legal holidays, request a hearing to appeal the issuance of the citation by the officer.

To appeal the citation, a request for a hearing must be in writing and submitted to the Licensing Division of the Marion County Building Department, located at 2710 E Silver Springs Blvd, Ocala, Florida 34470, (352) 438-2429. You will be notified of the date, time, and location of the hearing.

Failure of a violator to appeal the citation within the time period set forth in the section shall constitute a waiver of the violator's right to a hearing. A waiver of the right to a hearing shall be deemed as admission of the violation and penalties may be imposed accordingly.

If on the 11th day after receipt of the citation, if the citation has not been appealed in writing or paid by the violator, the case will be referred by a letter to an Enforcement Board in accordance with the Marion County Ordinance 18-25, Section.5.5-66.(c)3a.

Once an enforcement board enters an order ordering the violator to pay the civil penalty set forth on the citation or notice of violation, a hearing shall not be necessary for the issuance of such order. Marion County Ordinance 18-25, Section.5.5-66.(c)3f.

The fine can be paid at the Marion County Building Department, 2710 E. Silver Springs Blvd, Ocala, FL 34470. If any questions, please contact our office at 352-438-2400.

*The Building Official / Building Code Administrator
Marion County Building Safety*



Marion County
Board of County Commissioners

Building Safety • Licensing

2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2400
Fax: 352-438-2430

CITATION-954449-4

CERTIFIED MAIL - 7017 1070 0000 9453 0723

JAMES MARCELO TERNEUS
1420 SE 150TH ST
SUMMERFIELD, FL 34491

FACTS CONSTITUTING GROUNDS FOR ISSUANCE OF CITATION: JAMES TERNEUS DID CONCEAL OR CAUSE TO BE CONCEALED FROM CHRISTOPHER STERNER, THE LEGAL QUALIFIER, THE USE OF UNAUTHORISED SUB-CONTRACTORS AND APPLIED FOR PERMIT 2024040749 TO CONDUCT WORK WITHOUT THE QUALIFIERS KNOWLEDGE OR AUTHORIZATION

LOCATION OF VIOLATION: 10641 SW 110TH CT DUNNELLON

CONFIRMED DATE OF VIOLATION: 5/10/2024

DID COMMIT THE FOLLOWING OFFENSE: CONCEAL, CAUSE TO BE CONCEALED, OR ASSIST IN CONCEALING, FROM THE PRIMARY QUALIFYING AGENT, ANY MATERIAL, ACTIVITIES, OR INFORMATION ABOUT THE CONTRACTING FIRM.

IN VIOLATION OF : *F.S. 489.132(1)(a), Marion County Ordinance 18-25, RES 18-R-43; SEC 2.4 A-10;*

This is a noncriminal violation. A civil penalty in the amount of \$ 500.00 must be paid at the Marion County Building Department, in the Growth Management building located at 2710 E. Silver Springs Blvd., Ocala, Florida 34470.

I agree and promise to comply and answer to the charges and instructions in this citation. Willful refusal to accept and sign this citation is a misdemeanor of the second degree, punishable as provided in section 775.082 or 775.083, F.S. I understand that my signature is not an admission of guilt or waiver of my rights.

SIGNATURE OF DEFENDANT: _____ DATE: _____

SIGNATURE OF OFFICER: [Signature] DATE: May 22, 2024

NOTICE TO VIOLATORS

The violation for which the citation is issued shall be stopped immediately upon receipt of this citation. The person charged with the violation shall either correct the violation and pay the civil penalty in the manner indicated on the citation or, *within 10 days*, of receipt of the citation, excluding weekends and legal holidays, request a hearing to appeal the issuance of the citation by the officer.

To appeal the citation, a request for a hearing must be in writing and submitted to the Licensing Division of the Marion County Building Department, located at 2710 E Silver Springs Blvd, Ocala, Florida 34470, (352) 438-2429. You will be notified of the date, time, and location of the hearing.

Failure of a violator to appeal the citation within the time period set forth in the section shall constitute a waiver of the violator's right to a hearing. A waiver of the right to a hearing shall be deemed as admission of the violation and penalties may be imposed accordingly.

If on the 11th day after receipt of the citation, if the citation has not been appealed in writing or paid by the violator, the case will be referred by a letter to an Enforcement Board in accordance with the Marion County Ordinance 18-25, Section.5.5-66.(c)3a.

Once an enforcement board enters an order ordering the violator to pay the civil penalty set forth on the citation or notice of violation, a hearing shall not be necessary for the issuance of such order. Marion County Ordinance 18-25, Section.5.5-66.(c)3f.

The fine can be paid at the Marion County Building Department, 2710 E. Silver Springs Blvd, Ocala, FL 34470. If any questions, please contact our office at 352-438-2400.

*The Building Official / Building Code Administrator
Marion County Building Safety*



Marion County
Board of County Commissioners

Building Safety • Licensing

2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2400
Fax: 352-438-2430

CITATION-954449-5

CERTIFIED MAIL - 7017 1070 0000 9453 0723

JAMES MARCELO TERNEUS
1420 SE 150TH ST
SUMMERFIELD, FL 34491

FACTS CONSTITUTING GROUNDS FOR ISSUANCE OF CITATION: JAMES TERNEUS DID CONCEAL OR CAUSE TO BE CONCEALED FROM CHRISTOPHER STERNER, THE LEGAL QUALIFIER, THE USE OF UNAUTHORISED SUB-CONTRACTORS AND APPLIED FOR PERMIT 2024031275 TO CONDUCT WORK WITHOUT THE QUALIFIERS KNOWLEDGE OR AUTHORIZATION

LOCATION OF VIOLATION: 12655 SW 95TH PL DUNNELLON

CONFIRMED DATE OF VIOLATION: 5/10/2024

DID COMMIT THE FOLLOWING OFFENSE: CONCEAL, CAUSE TO BE CONCEALED, OR ASSIST IN CONCEALING, FROM THE PRIMARY QUALIFYING AGENT, ANY MATERIAL, ACTIVITIES, OR INFORMATION ABOUT THE CONTRACTING FIRM.

IN VIOLATION OF : *F.S. 489.132(1)(a), Marion County Ordinance 18-25, RES 18-R-43; SEC 2.4 A-10;*

This is a noncriminal violation. A civil penalty in the amount of \$ 500.00 must be paid at the Marion County Building Department, in the Growth Management building located at 2710 E. Silver Springs Blvd., Ocala, Florida 34470.

I agree and promise to comply and answer to the charges and instructions in this citation. Willful refusal to accept and sign this citation is a misdemeanor of the second degree, punishable as provided in section 775.082 or 775.083, F.S. I understand that my signature is not an admission of guilt or waiver of my rights.

SIGNATURE OF DEFENDANT: _____ DATE: _____

SIGNATURE OF OFFICER: [Signature] DATE: May 22, 2024

NOTICE TO VIOLATORS

The violation for which the citation is issued shall be stopped immediately upon receipt of this citation. The person charged with the violation shall either correct the violation and pay the civil penalty in the manner indicated on the citation or, *within 10 days*, of receipt of the citation, excluding weekends and legal holidays, request a hearing to appeal the issuance of the citation by the officer.

To appeal the citation, a request for a hearing must be in writing and submitted to the Licensing Division of the Marion County Building Department, located at 2710 E Silver Springs Blvd, Ocala, Florida 34470, (352) 438-2429. You will be notified of the date, time, and location of the hearing.

Failure of a violator to appeal the citation within the time period set forth in the section shall constitute a waiver of the violator's right to a hearing. A waiver of the right to a hearing shall be deemed as admission of the violation and penalties may be imposed accordingly.

If on the 11th day after receipt of the citation, if the citation has not been appealed in writing or paid by the violator, the case will be referred by a letter to an Enforcement Board in accordance with the Marion County Ordinance 18-25, Section.5.5-66.(c)3a.

Once an enforcement board enters an order ordering the violator to pay the civil penalty set forth on the citation or notice of violation, a hearing shall not be necessary for the issuance of such order. Marion County Ordinance 18-25, Section.5.5-66.(c)3f.

The fine can be paid at the Marion County Building Department, 2710 E. Silver Springs Blvd, Ocala, FL 34470. If any questions, please contact our office at 352-438-2400.

*The Building Official / Building Code Administrator
Marion County Building Safety*



Marion County
Board of County Commissioners

Building Safety • Licensing

2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2400
Fax: 352-438-2430

CITATION-954449-6

CERTIFIED MAIL - 7017 1070 0000 9453 0723

JAMES MARCELO TERNEUS
1420 SE 150TH ST
SUMMERFIELD, FL 34491

FACTS CONSTITUTING GROUNDS FOR ISSUANCE OF CITATION: JAMES TERNEUS DID CONCEAL OR CAUSE TO BE CONCEALED FROM CHRISTOPHER STERNER, THE LEGAL QUALIFIER, THE USE OF UNAUTHORISED SUB-CONTRACTORS AND APPLIED FOR PERMIT 2024022309 TO CONDUCT WORK WITHOUT THE QUALIFIERS KNOWLEDGE OR AUTHORIZATION

LOCATION OF VIOLATION: 8786 SW 127TH AVE DUNNELLON

CONFIRMED DATE OF VIOLATION: 5/10/2024

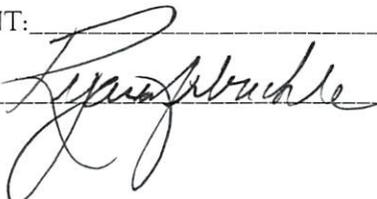
DID COMMIT THE FOLLOWING OFFENSE: CONCEAL, CAUSE TO BE CONCEALED, OR ASSIST IN CONCEALING, FROM THE PRIMARY QUALIFYING AGENT, ANY MATERIAL, ACTIVITIES, OR INFORMATION ABOUT THE CONTRACTING FIRM.

IN VIOLATION OF : *F.S. 489.132(1)(a), Marion County Ordinance 18-25, RES 18-R-43; SEC 2.4 A-10;*

This is a noncriminal violation. A civil penalty in the amount of \$ 500.00 must be paid at the Marion County Building Department, in the Growth Management building located at 2710 E. Silver Springs Blvd., Ocala, Florida 34470.

I agree and promise to comply and answer to the charges and instructions in this citation. Willful refusal to accept and sign this citation is a misdemeanor of the second degree, punishable as provided in section 775.082 or 775.083, F.S. I understand that my signature is not an admission of guilt or waiver of my rights.

SIGNATURE OF DEFENDANT: _____ DATE: _____

SIGNATURE OF OFFICER:  _____ DATE: May 22, 2024

NOTICE TO VIOLATORS

The violation for which the citation is issued shall be stopped immediately upon receipt of this citation. The person charged with the violation shall either correct the violation and pay the civil penalty in the manner indicated on the citation or, *within 10 days*, of receipt of the citation, excluding weekends and legal holidays, request a hearing to appeal the issuance of the citation by the officer.

To appeal the citation, a request for a hearing must be in writing and submitted to the Licensing Division of the Marion County Building Department, located at 2710 E Silver Springs Blvd, Ocala, Florida 34470, (352) 438-2429. You will be notified of the date, time, and location of the hearing.

Failure of a violator to appeal the citation within the time period set forth in the section shall constitute a waiver of the violator's right to a hearing. A waiver of the right to a hearing shall be deemed as admission of the violation and penalties may be imposed accordingly.

If on the 11th day after receipt of the citation, if the citation has not been appealed in writing or paid by the violator, the case will be referred by a letter to an Enforcement Board in accordance with the Marion County Ordinance 18-25, Section.5.5-66.(c)3a.

Once an enforcement board enters an order ordering the violator to pay the civil penalty set forth on the citation or notice of violation, a hearing shall not be necessary for the issuance of such order. Marion County Ordinance 18-25, Section.5.5-66.(c)3f.

The fine can be paid at the Marion County Building Department, 2710 E. Silver Springs Blvd, Ocala, FL 34470. If any questions, please contact our office at 352-438-2400.

*The Building Official / Building Code Administrator
Marion County Building Safety*



Marion County
Board of County Commissioners

Building Safety • Licensing

2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2400
Fax: 352-438-2430

CITATION-954449-8

CERTIFIED MAIL - 7017 1070 0000 9453 0723

JAMES MARCELO TERNEUS
1420 SE 150TH ST
SUMMERFIELD, FL 34491

FACTS CONSTITUTING GROUNDS FOR ISSUANCE OF CITATION: JAMES TERNEUS DID CONCEAL OR CAUSE TO BE CONCEALED FROM CHRISTOPHER STERNER, THE LEGAL QUALIFIER, THE USE OF UNAUTHORISED SUB-CONTRACTORS AND APPLIED FOR PERMIT 2024040760 TO CONDUCT WORK WITHOUT THE QUALIFIERS KNOWLEDGE OR AUTHORIZATION

LOCATION OF VIOLATION: 14279 SW 30TH PL OCALA

CONFIRMED DATE OF VIOLATION: 5/10/2024

DID COMMIT THE FOLLOWING OFFENSE: CONCEAL, CAUSE TO BE CONCEALED, OR ASSIST IN CONCEALING, FROM THE PRIMARY QUALIFYING AGENT, ANY MATERIAL, ACTIVITIES, OR INFORMATION ABOUT THE CONTRACTING FIRM.

IN VIOLATION OF : *F.S. 489.132(1)(a), Marion County Ordinance 18-25, RES 18-R-43; SEC 2.4 A-10;*

This is a noncriminal violation. A civil penalty in the amount of \$ 500.00 must be paid at the Marion County Building Department, in the Growth Management building located at 2710 E. Silver Springs Blvd., Ocala, Florida 34470.

I agree and promise to comply and answer to the charges and instructions in this citation. Willful refusal to accept and sign this citation is a misdemeanor of the second degree, punishable as provided in section 775.082 or 775.083, F.S. I understand that my signature is not an admission of guilt or waiver of my rights.

SIGNATURE OF DEFENDANT: _____ DATE: _____

SIGNATURE OF OFFICER:  _____ DATE: May 22, 2024

NOTICE TO VIOLATORS

The violation for which the citation is issued shall be stopped immediately upon receipt of this citation. The person charged with the violation shall either correct the violation and pay the civil penalty in the manner indicated on the citation or, *within 10 days*, of receipt of the citation, excluding weekends and legal holidays, request a hearing to appeal the issuance of the citation by the officer.

To appeal the citation, a request for a hearing must be in writing and submitted to the Licensing Division of the Marion County Building Department, located at 2710 E Silver Springs Blvd, Ocala, Florida 34470, (352) 438-2429. You will be notified of the date, time, and location of the hearing.

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Once an enforcement board enters an order ordering the violator to pay the civil penalty set forth on the citation or notice of violation, a hearing shall not be necessary for the issuance of such order. Marion County Ordinance 18-25, Section.5.5-66.(c)3f.

The fine can be paid at the Marion County Building Department, 2710 E. Silver Springs Blvd, Ocala, FL 34470. If any questions, please contact our office at 352-438-2400.

***The Building Official / Building Code Administrator
Marion County Building Safety***



Marion County
Board of County Commissioners

Building Safety • Licensing

2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2400
Fax: 352-438-2430

CITATION-954449-9

CERTIFIED MAIL - 7017 1070 0000 9453 0723

JAMES MARCELO TERNEUS
1420 SE 150TH ST
SUMMERFIELD, FL 34491

FACTS CONSTITUTING GROUNDS FOR ISSUANCE OF CITATION: JAMES TERNEUS DID CONCEAL OR CAUSE TO BE CONCEALED FROM CHRISTOPHER STERNER, THE LEGAL QUALIFIER, THE USE OF UNAUTHORISED SUB-CONTRACTORS AND APPLIED FOR PERMIT 2024041673 TO CONDUCT WORK WITHOUT THE QUALIFIERS KNOWLEDGE OR AUTHORIZATION

LOCATION OF VIOLATION: 13 BROOK PL Ocala

CONFIRMED DATE OF VIOLATION: 5/10/2024

DID COMMIT THE FOLLOWING OFFENSE: CONCEAL, CAUSE TO BE CONCEALED, OR ASSIST IN CONCEALING, FROM THE PRIMARY QUALIFYING AGENT, ANY MATERIAL, ACTIVITIES, OR INFORMATION ABOUT THE CONTRACTING FIRM.

IN VIOLATION OF : *F.S. 489.132(1)(a), Marion County Ordinance 18-25, RES 18-R-43; SEC 2.4 A-10;*

This is a noncriminal violation. A civil penalty in the amount of \$ 500.00 must be paid at the Marion County Building Department, in the Growth Management building located at 2710 E. Silver Springs Blvd., Ocala, Florida 34470.

I agree and promise to comply and answer to the charges and instructions in this citation. Willful refusal to accept and sign this citation is a misdemeanor of the second degree, punishable as provided in section 775.082 or 775.083, F.S. I understand that my signature is not an admission of guilt or waiver of my rights.

SIGNATURE OF DEFENDANT: _____ DATE: _____

SIGNATURE OF OFFICER:  DATE: May 22, 2024

NOTICE TO VIOLATORS

The violation for which the citation is issued shall be stopped immediately upon receipt of this citation. The person charged with the violation shall either correct the violation and pay the civil penalty in the manner indicated on the citation or, *within 10 days*, of receipt of the citation, excluding weekends and legal holidays, request a hearing to appeal the issuance of the citation by the officer.

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Once an enforcement board enters an order ordering the violator to pay the civil penalty set forth on the citation or notice of violation, a hearing shall not be necessary for the issuance of such order. Marion County Ordinance 18-25, Section.5.5-66.(c)3f.

The fine can be paid at the Marion County Building Department, 2710 E. Silver Springs Blvd, Ocala, FL 34470. If any questions, please contact our office at 352-438-2400.

***The Building Official / Building Code Administrator
Marion County Building Safety***



Marion County
Board of County Commissioners

Building Safety • Licensing

2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2400
Fax: 352-438-2430

CITATION-954449-10

CERTIFIED MAIL - 7017 1070 0000 9453 0723

JAMES MARCELO TERNEUS
1420 SE 150TH ST
SUMMERFIELD, FL 34491

FACTS CONSTITUTING GROUNDS FOR ISSUANCE OF CITATION: JAMES TERNEUS DID CONCEAL OR CAUSE TO BE CONCEALED FROM CHRISTOPHER STERNER, THE LEGAL QUALIFIER, THE USE OF UNAUTHORISED SUB-CONTRACTORS AND APPLIED FOR PERMIT 2024021633 TO CONDUCT WORK WITHOUT THE QUALIFIERS KNOWLEDGE OR AUTHORIZATION

LOCATION OF VIOLATION: 3082 SE 140TH LN SUMMERFIELD

CONFIRMED DATE OF VIOLATION: 5/10/2024

DID COMMIT THE FOLLOWING OFFENSE: CONCEAL, CAUSE TO BE CONCEALED, OR ASSIST IN CONCEALING, FROM THE PRIMARY QUALIFYING AGENT, ANY MATERIAL, ACTIVITIES, OR INFORMATION ABOUT THE CONTRACTING FIRM.

IN VIOLATION OF : *F.S. 489.132(1)(a), Marion County Ordinance 18-25, RES 18-R-43; SEC 2.4 A-10;*

This is a noncriminal violation. A civil penalty in the amount of \$ 500.00 must be paid at the Marion County Building Department, in the Growth Management building located at 2710 E. Silver Springs Blvd., Ocala, Florida 34470.

I agree and promise to comply and answer to the charges and instructions in this citation. Willful refusal to accept and sign this citation is a misdemeanor of the second degree, punishable as provided in section 775.082 or 775.083, F.S. I understand that my signature is not an admission of guilt or waiver of my rights.

SIGNATURE OF DEFENDANT: _____ DATE: _____

SIGNATURE OF OFFICER: [Signature] DATE: May 22, 2024

NOTICE TO VIOLATORS

The violation for which the citation is issued shall be stopped immediately upon receipt of this citation. The person charged with the violation shall either correct the violation and pay the civil penalty in the manner indicated on the citation or, *within 10 days*, of receipt of the citation, excluding weekends and legal holidays, request a hearing to appeal the issuance of the citation by the officer.

To appeal the citation, a request for a hearing must be in writing and submitted to the Licensing Division of the Marion County Building Department, located at 2710 E Silver Springs Blvd, Ocala, Florida 34470, (352) 438-2429. You will be notified of the date, time, and location of the hearing.

Failure of a violator to appeal the citation within the time period set forth in the section shall constitute a waiver of the violator's right to a hearing. A waiver of the right to a hearing shall be deemed as admission of the violation and penalties may be imposed accordingly.

If on the 11th day after receipt of the citation, if the citation has not been appealed in writing or paid by the violator, the case will be referred by a letter to an Enforcement Board in accordance with the Marion County Ordinance 18-25, Section.5.5-66.(c)3a.

Once an enforcement board enters an order ordering the violator to pay the civil penalty set forth on the citation or notice of violation, a hearing shall not be necessary for the issuance of such order. Marion County Ordinance 18-25, Section.5.5-66.(c)3f.

The fine can be paid at the Marion County Building Department, 2710 E. Silver Springs Blvd, Ocala, FL 34470. If any questions, please contact our office at 352-438-2400.

*The Building Official / Building Code Administrator
Marion County Building Safety*



Marion County
Board of County Commissioners
Building Safety • Licensing

2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2400
Fax: 352-438-2430

CITATION-954449-A

CERTIFIED MAIL - 7017 1070 0000 9453 0723

JAMES MARCELO TERNEUS
1420 SE 150TH ST
SUMMERFIELD, FL 34491

FACTS CONSTITUTING GROUNDS FOR ISSUANCE OF CITATION: JAMES TERNEUS DID APPLY FOR PERMIT 2024042459 AND ENTER INTO A CONTRACTUAL AGREEMENT TO CONDUCT WORK WITHOUT AUTHORIZATION OF THE REGISTERED QUALIFIER AND THEREFORE ACTED IN THE CAPACITY OF A LICENSED CONTRACTOR

LOCATION OF VIOLATION: 3690 SE 133RD PL OCALA

CONFIRMED DATE OF VIOLATION: 5/10/2024

DID COMMIT THE FOLLOWING OFFENSE: ENGAGE IN BUSINESS OR ACT IN THE CAPACITY OF A CONTRACTOR OR ADVERTISE HIMSELF OR A BUSINESS ORGANIZATION AS AVAILABLE TO ENGAGE IN THE BUSINESS OR ACT IN THE CAPACITY OF A CONTRACTOR WITHOUT BEING DULY REGISTERED OR CERTIFIED OR HAVING A CERTIFICATE OF AUTHORITY.

IN VIOLATION OF : *Marion County Ordinance 18-25, RES 18-R-43; Sec 5.5-66 (B) (6), Sec 2.4 A-6. FS 489.13 , FS 489.127(2)(a-c)*

This is a noncriminal violation. A civil penalty in the amount of \$250.00 must be paid at the Marion County Building Department, in the Growth Management building located at 2710 E. Silver Springs Blvd., Ocala, Florida 34470.

I agree and promise to comply and answer to the charges and instructions in this citation. Willful refusal to accept and sign this citation is a misdemeanor of the second degree, punishable as provided in section 775.082 or 775.083, F.S. I understand that my signature is not an admission of guilt or waiver of my rights.

SIGNATURE OF DEFENDANT: _____ DATE: _____

SIGNATURE OF OFFICER:  _____ DATE: May 22, 2024

NOTICE TO VIOLATORS

The violation for which the citation is issued shall be stopped immediately upon receipt of this citation. The person charged with the violation shall either correct the violation and pay the civil penalty in the manner indicated on the citation or, ***within 10 days***, of receipt of the citation, excluding weekends and legal holidays, request a hearing to appeal the issuance of the citation by the officer.

To appeal the citation, a request for a hearing must be in writing and submitted to the Licensing Division of the Marion County Building Department, located at 2710 E Silver Springs Blvd, Ocala, Florida 34470, (352) 438-2429. You will be notified of the date, time, and location of the hearing.

Failure of a violator to appeal the citation within the time period set forth in the section shall constitute a waiver of the violator's right to a hearing. A waiver of the right to a hearing shall be deemed as admission of the violation and penalties may be imposed accordingly.

If on the 11th day after receipt of the citation, if the citation has not been appealed in writing or paid by the violator, the case will be referred by a letter to an Enforcement Board in accordance with the Marion County Ordinance 18.25, Section.5.5-66.(c)3a.

Once an enforcement board enters an order ordering the violator to pay the civil penalty set forth on the citation or notice of violation, a hearing shall not be necessary for the issuance of such order. Marion County Ordinance 18.25, Section.5.5-66.(c)3f.

The fine can be paid at the Marion County Building Department, 2710 E. Silver Springs Blvd, Ocala, FL 34470. If any questions, please contact our office at 352-438-2400.

***The Building Official / Building Code Administrator
Marion County Building Safety***



Marion County
Board of County Commissioners

Building Safety • Licensing

2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2400
Fax: 352-438-2430

CITATION-954449-B

CERTIFIED MAIL - 7017 1070 0000 9453 0723

JAMES MARCELO TERNEUS
1420 SE 150TH ST
SUMMERFIELD, FL 34491

FACTS CONSTITUTING GROUNDS FOR ISSUANCE OF CITATION: JAMES TERNEUS DID APPLY FOR PERMIT 2024042472 AND ENTER INTO A CONTRACTUAL AGREEMENT TO CONDUCT WORK WITHOUT AUTHORIZATION OF THE REGISTERED QUALIFIER AND THEREFORE ACTED IN THE CAPACITY OF A LICENSED CONTRACTOR

LOCATION OF VIOLATION: 13280 SE 105TH TER OCKLAWAHA

CONFIRMED DATE OF VIOLATION: 5/10/2024

DID COMMIT THE FOLLOWING OFFENSE: ENGAGE IN BUSINESS OR ACT IN THE CAPACITY OF A CONTRACTOR OR ADVERTISE HIMSELF OR A BUSINESS ORGANIZATION AS AVAILABLE TO ENGAGE IN THE BUSINESS OR ACT IN THE CAPACITY OF A CONTRACTOR WITHOUT BEING DULY REGISTERED OR CERTIFIED OR HAVING A CERTIFICATE OF AUTHORITY.

IN VIOLATION OF : *Marion County Ordinance 18-25, RES 18-R-43; Sec 5.5-66 (B) (6), Sec 2.4 A-6. FS 489.13 , FS 489.127(2)(a-c)*

This is a noncriminal violation. A civil penalty in the amount of \$500.00 must be paid at the Marion County Building Department, in the Growth Management building located at 2710 E. Silver Springs Blvd., Ocala, Florida 34470.

I agree and promise to comply and answer to the charges and instructions in this citation. Willful refusal to accept and sign this citation is a misdemeanor of the second degree, punishable as provided in section 775.082 or 775.083, F.S. I understand that my signature is not an admission of guilt or waiver of my rights.

SIGNATURE OF DEFENDANT: _____ DATE: _____

SIGNATURE OF OFFICER: [Signature] DATE: May 22, 2024

NOTICE TO VIOLATORS

The violation for which the citation is issued shall be stopped immediately upon receipt of this citation. The person charged with the violation shall either correct the violation and pay the civil penalty in the manner indicated on the citation or, *within 10 days*, of receipt of the citation, excluding weekends and legal holidays, request a hearing to appeal the issuance of the citation by the officer.

To appeal the citation, a request for a hearing must be in writing and submitted to the Licensing Division of the Marion County Building Department, located at 2710 E Silver Springs Blvd, Ocala, Florida 34470, (352) 438-2429. You will be notified of the date, time, and location of the hearing.

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Once an enforcement board enters an order ordering the violator to pay the civil penalty set forth on the citation or notice of violation, a hearing shall not be necessary for the issuance of such order. Marion County Ordinance 18.25, Section.5.5-66.(c)3f.

The fine can be paid at the Marion County Building Department, 2710 E. Silver Springs Blvd, Ocala, FL 34470. If any questions, please contact our office at 352-438-2400.

***The Building Official / Building Code Administrator
Marion County Building Safety***



Marion County
Board of County Commissioners

Building Safety • Licensing

2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2400
Fax: 352-438-2430

CITATION-954449-C

CERTIFIED MAIL - 7017 1070 0000 9453 0723

JAMES MARCELO TERNEUS
1420 SE 150TH ST
SUMMERFIELD, FL 34491

FACTS CONSTITUTING GROUNDS FOR ISSUANCE OF CITATION: JAMES TERNEUS DID APPLY FOR PERMIT 2024041230 AND ENTER INTO A CONTRACTUAL AGREEMENT TO CONDUCT WORK WITHOUT AUTHORIZATION OF THE REGISTERED QUALIFIER AND THEREFORE ACTED IN THE CAPACITY OF A LICENSED CONTRACTOR

LOCATION OF VIOLATION: 7 ALMOND DRIVE TRL OCALA

CONFIRMED DATE OF VIOLATION: 5/10/2024

DID COMMIT THE FOLLOWING OFFENSE: ENGAGE IN BUSINESS OR ACT IN THE CAPACITY OF A CONTRACTOR OR ADVERTISE HIMSELF OR A BUSINESS ORGANIZATION AS AVAILABLE TO ENGAGE IN THE BUSINESS OR ACT IN THE CAPACITY OF A CONTRACTOR WITHOUT BEING DULY REGISTERED OR CERTIFIED OR HAVING A CERTIFICATE OF AUTHORITY.

IN VIOLATION OF : *Marion County Ordinance 18-25, RES 18-R-43; Sec 5.5-66 (B) (6), Sec 2.4 A-6. FS 489.13 , FS 489.127(2)(a-c)*

This is a noncriminal violation. A civil penalty in the amount of \$500.00 must be paid at the Marion County Building Department, in the Growth Management building located at 2710 E. Silver Springs Blvd., Ocala, Florida 34470.

I agree and promise to comply and answer to the charges and instructions in this citation. Willful refusal to accept and sign this citation is a misdemeanor of the second degree, punishable as provided in section 775.082 or 775.083, F.S. I understand that my signature is not an admission of guilt or waiver of my rights.

SIGNATURE OF DEFENDANT: _____ DATE: _____

SIGNATURE OF OFFICER:  _____ DATE: May 22, 2024

NOTICE TO VIOLATORS

The violation for which the citation is issued shall be stopped immediately upon receipt of this citation. The person charged with the violation shall either correct the violation and pay the civil penalty in the manner indicated on the citation or, *within 10 days*, of receipt of the citation, excluding weekends and legal holidays, request a hearing to appeal the issuance of the citation by the officer.

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Once an enforcement board enters an order ordering the violator to pay the civil penalty set forth on the citation or notice of violation, a hearing shall not be necessary for the issuance of such order. Marion County Ordinance 18.25, Section.5.5-66.(c)3f.

The fine can be paid at the Marion County Building Department, 2710 E. Silver Springs Blvd, Ocala, FL 34470. If any questions, please contact our office at 352-438-2400.

***The Building Official / Building Code Administrator
Marion County Building Safety***



Marion County
Board of County Commissioners

Building Safety • Licensing

2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2400
Fax: 352-438-2430

CITATION-954449-D

CERTIFIED MAIL - 7017 1070 0000 9453 0723

JAMES MARCELO TERNEUS
1420 SE 150TH ST
SUMMERFIELD, FL 34491

FACTS CONSTITUTING GROUNDS FOR ISSUANCE OF CITATION: JAMES TERNEUS DID APPLY FOR PERMIT 2024040749 AND ENTER INTO A CONTRACTUAL AGREEMENT TO CONDUCT WORK WITHOUT AUTHORIZATION OF THE REGISTERED QUALIFIER AND THEREFORE ACTED IN THE CAPACITY OF A LICENSED CONTRACTOR

LOCATION OF VIOLATION: 10641 SW 110TH CT DUNNELLON

CONFIRMED DATE OF VIOLATION: 5/10/2024

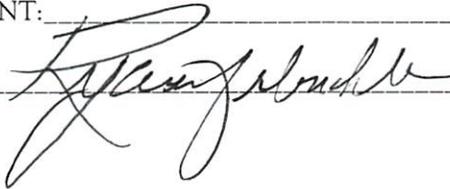
DID COMMIT THE FOLLOWING OFFENSE: ENGAGE IN BUSINESS OR ACT IN THE CAPACITY OF A CONTRACTOR OR ADVERTISE HIMSELF OR A BUSINESS ORGANIZATION AS AVAILABLE TO ENGAGE IN THE BUSINESS OR ACT IN THE CAPACITY OF A CONTRACTOR WITHOUT BEING DULY REGISTERED OR CERTIFIED OR HAVING A CERTIFICATE OF AUTHORITY.

IN VIOLATION OF : *Marion County Ordinance 18-25, RES 18-R-43; Sec 5.5-66 (B) (6), Sec 2.4 A-6. FS 489.13 , FS 489.127(2)(a-c)*

This is a noncriminal violation. A civil penalty in the amount of \$500.00 must be paid at the Marion County Building Department, in the Growth Management building located at 2710 E. Silver Springs Blvd., Ocala, Florida 34470.

I agree and promise to comply and answer to the charges and instructions in this citation. Willful refusal to accept and sign this citation is a misdemeanor of the second degree, punishable as provided in section 775.082 or 775.083, F.S. I understand that my signature is not an admission of guilt or waiver of my rights.

SIGNATURE OF DEFENDANT: _____ DATE: _____

SIGNATURE OF OFFICER:  _____ DATE: May 22, 2024

NOTICE TO VIOLATORS

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The fine can be paid at the Marion County Building Department, 2710 E. Silver Springs Blvd, Ocala, FL 34470. If any questions, please contact our office at 352-438-2400.

*The Building Official / Building Code Administrator
Marion County Building Safety*



Marion County
Board of County Commissioners

Building Safety • Licensing

2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2400
Fax: 352-438-2430

CITATION-954449-E

CERTIFIED MAIL - 7017 1070 0000 9453 0723

JAMES MARCELO TERNEUS
1420 SE 150TH ST
SUMMERFIELD, FL 34491

FACTS CONSTITUTING GROUNDS FOR ISSUANCE OF CITATION: JAMES TERNEUS DID APPLY FOR PERMIT 2024031275 AND ENTER INTO A CONTRACTUAL AGREEMENT TO CONDUCT WORK WITHOUT AUTHORIZATION OF THE REGISTERED QUALIFIER AND THEREFORE ACTED IN THE CAPACITY OF A LICENSED CONTRACTOR

LOCATION OF VIOLATION: 12655 SW 95TH PL DUNNELLON

CONFIRMED DATE OF VIOLATION: 5/10/2024

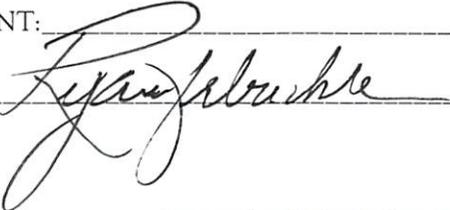
DID COMMIT THE FOLLOWING OFFENSE: ENGAGE IN BUSINESS OR ACT IN THE CAPACITY OF A CONTRACTOR OR ADVERTISE HIMSELF OR A BUSINESS ORGANIZATION AS AVAILABLE TO ENGAGE IN THE BUSINESS OR ACT IN THE CAPACITY OF A CONTRACTOR WITHOUT BEING DULY REGISTERED OR CERTIFIED OR HAVING A CERTIFICATE OF AUTHORITY.

IN VIOLATION OF : *Marion County Ordinance 18-25, RES 18-R-43; Sec 5.5-66 (B) (6), Sec 2.4 A-6. FS 489.13 , FS 489.127(2)(a-c)*

This is a noncriminal violation. A civil penalty in the amount of \$500.00 must be paid at the Marion County Building Department, in the Growth Management building located at 2710 E. Silver Springs Blvd., Ocala, Florida 34470.

I agree and promise to comply and answer to the charges and instructions in this citation. Willful refusal to accept and sign this citation is a misdemeanor of the second degree, punishable as provided in section 775.082 or 775.083, F.S. I understand that my signature is not an admission of guilt or waiver of my rights.

SIGNATURE OF DEFENDANT: _____ DATE: _____

SIGNATURE OF OFFICER:  DATE: May 22, 2024

NOTICE TO VIOLATORS

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Once an enforcement board enters an order ordering the violator to pay the civil penalty set forth on the citation or notice of violation, a hearing shall not be necessary for the issuance of such order. Marion County Ordinance 18.25, Section.5.5-66.(c)3f.

The fine can be paid at the Marion County Building Department, 2710 E. Silver Springs Blvd, Ocala, FL 34470. If any questions, please contact our office at 352-438-2400.

*The Building Official / Building Code Administrator
Marion County Building Safety*



Marion County
Board of County Commissioners

Building Safety • Licensing

2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2400
Fax: 352-438-2430

CITATION-954449-F

CERTIFIED MAIL - 7017 1070 0000 9453 0723

JAMES MARCELO TERNEUS
1420 SE 150TH ST
SUMMERFIELD, FL 34491

FACTS CONSTITUTING GROUNDS FOR ISSUANCE OF CITATION: JAMES TERNEUS DID APPLY FOR PERMIT 2024022309 AND ENTER INTO A CONTRACTUAL AGREEMENT TO CONDUCT WORK WITHOUT AUTHORIZATION OF THE REGISTERED QUALIFIER AND THEREFORE ACTED IN THE CAPACITY OF A LICENSED CONTRACTOR

LOCATION OF VIOLATION: 8786 SW 127TH AVE DUNNELLON

CONFIRMED DATE OF VIOLATION: 5/10/2024

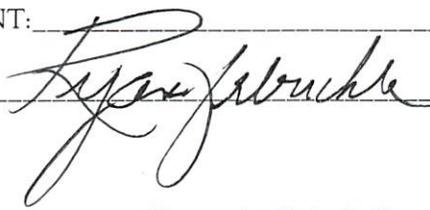
DID COMMIT THE FOLLOWING OFFENSE: ENGAGE IN BUSINESS OR ACT IN THE CAPACITY OF A CONTRACTOR OR ADVERTISE HIMSELF OR A BUSINESS ORGANIZATION AS AVAILABLE TO ENGAGE IN THE BUSINESS OR ACT IN THE CAPACITY OF A CONTRACTOR WITHOUT BEING DULY REGISTERED OR CERTIFIED OR HAVING A CERTIFICATE OF AUTHORITY.

IN VIOLATION OF : *Marion County Ordinance 18-25, RES 18-R-43; Sec 5.5-66 (B) (6), Sec 2.4 A-6. FS 489.13 , FS 489.127(2)(a-c)*

This is a noncriminal violation. A civil penalty in the amount of \$500.00 must be paid at the Marion County Building Department, in the Growth Management building located at 2710 E. Silver Springs Blvd., Ocala, Florida 34470.

I agree and promise to comply and answer to the charges and instructions in this citation. Willful refusal to accept and sign this citation is a misdemeanor of the second degree, punishable as provided in section 775.082 or 775.083, F.S. I understand that my signature is not an admission of guilt or waiver of my rights.

SIGNATURE OF DEFENDANT: _____ DATE: _____

SIGNATURE OF OFFICER:  _____ DATE: May 22, 2024

NOTICE TO VIOLATORS

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*The Building Official / Building Code Administrator
Marion County Building Safety*



Marion County
Board of County Commissioners

Building Safety • Licensing

2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2400
Fax: 352-438-2430

CITATION-954449-H

CERTIFIED MAIL - 7017 1070 0000 9453 0723

JAMES MARCELO TERNEUS
1420 SE 150TH ST
SUMMERFIELD, FL 34491

FACTS CONSTITUTING GROUNDS FOR ISSUANCE OF CITATION: JAMES TERNEUS DID APPLY FOR PERMIT 2024040760 AND ENTER INTO A CONTRACTUAL AGREEMENT TO CONDUCT WORK WITHOUT AUTHORIZATION OF THE REGISTERED QUALIFIER AND THEREFORE ACTED IN THE CAPACITY OF A LICENSED CONTRACTOR

LOCATION OF VIOLATION: 14279 SW 30TH PL OCALA

CONFIRMED DATE OF VIOLATION: 5/10/2024

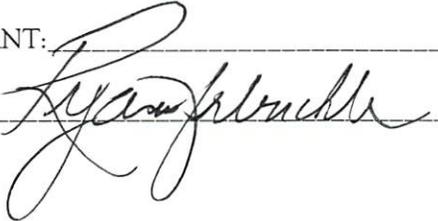
DID COMMIT THE FOLLOWING OFFENSE: ENGAGE IN BUSINESS OR ACT IN THE CAPACITY OF A CONTRACTOR OR ADVERTISE HIMSELF OR A BUSINESS ORGANIZATION AS AVAILABLE TO ENGAGE IN THE BUSINESS OR ACT IN THE CAPACITY OF A CONTRACTOR WITHOUT BEING DULY REGISTERED OR CERTIFIED OR HAVING A CERTIFICATE OF AUTHORITY.

IN VIOLATION OF : *Marion County Ordinance 18-25, RES 18-R-43; Sec 5.5-66 (B) (6), Sec 2.4 A-6. FS 489.13 , FS 489.127(2)(a-c)*

This is a noncriminal violation. A civil penalty in the amount of \$500.00 must be paid at the Marion County Building Department, in the Growth Management building located at 2710 E. Silver Springs Blvd., Ocala, Florida 34470.

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SIGNATURE OF DEFENDANT: _____ DATE: _____

SIGNATURE OF OFFICER:  _____ DATE: May 22, 2024

NOTICE TO VIOLATORS

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***The Building Official / Building Code Administrator
Marion County Building Safety***



Marion County
Board of County Commissioners

Building Safety • Licensing

2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2400
Fax: 352-438-2430

CITATION-954449-I

CERTIFIED MAIL - 7017 1070 0000 9453 0723

JAMES MARCELO TERNEUS
1420 SE 150TH ST
SUMMERFIELD, FL 34491

FACTS CONSTITUTING GROUNDS FOR ISSUANCE OF CITATION: JAMES TERNEUS DID APPLY FOR PERMIT 2024041673 AND ENTER INTO A CONTRACTUAL AGREEMENT TO CONDUCT WORK WITHOUT AUTHORIZATION OF THE REGISTERED QUALIFIER AND THEREFORE ACTED IN THE CAPACITY OF A LICENSED CONTRACTOR

LOCATION OF VIOLATION: 13 BROOK PL OCALA

CONFIRMED DATE OF VIOLATION: 5/10/2024

DID COMMIT THE FOLLOWING OFFENSE: ENGAGE IN BUSINESS OR ACT IN THE CAPACITY OF A CONTRACTOR OR ADVERTISE HIMSELF OR A BUSINESS ORGANIZATION AS AVAILABLE TO ENGAGE IN THE BUSINESS OR ACT IN THE CAPACITY OF A CONTRACTOR WITHOUT BEING DULY REGISTERED OR CERTIFIED OR HAVING A CERTIFICATE OF AUTHORITY.

IN VIOLATION OF : *Marion County Ordinance 18-25, RES 18-R-43; Sec 5.5-66 (B) (6), Sec 2.4 A-6. FS 489.13 , FS 489.127(2)(a-c)*

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SIGNATURE OF DEFENDANT: _____ DATE: _____

SIGNATURE OF OFFICER:  _____ DATE: May 22, 2024

NOTICE TO VIOLATORS

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Failure of a violator to appeal the citation within the time period set forth in the section shall constitute a waiver of the violator's right to a hearing. A waiver of the right to a hearing shall be deemed as admission of the violation and penalties may be imposed accordingly.

If on the 11th day after receipt of the citation, if the citation has not been appealed in writing or paid by the violator, the case will be referred by a letter to an Enforcement Board in accordance with the Marion County Ordinance 18.25, Section.5.5-66.(c)3a.

Once an enforcement board enters an order ordering the violator to pay the civil penalty set forth on the citation or notice of violation, a hearing shall not be necessary for the issuance of such order. Marion County Ordinance 18.25, Section.5.5-66.(c)3f.

The fine can be paid at the Marion County Building Department, 2710 E. Silver Springs Blvd, Ocala, FL 34470. If any questions, please contact our office at 352-438-2400.

***The Building Official / Building Code Administrator
Marion County Building Safety***



Marion County
Board of County Commissioners

Building Safety • Licensing

2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2400
Fax: 352-438-2430

CITATION-954449-J

CERTIFIED MAIL - 7017 1070 0000 9453 0723

JAMES MARCELO TERNEUS
1420 SE 150TH ST
SUMMERFIELD, FL 34491

FACTS CONSTITUTING GROUNDS FOR ISSUANCE OF CITATION: JAMES TERNEUS DID APPLY FOR PERMIT 2024021633 AND ENTER INTO A CONTRACTUAL AGREEMENT TO CONDUCT WORK WITHOUT AUTHORIZATION OF THE REGISTERED QUALIFIER AND THEREFORE ACTED IN THE CAPACITY OF A LICENSED CONTRACTOR

LOCATION OF VIOLATION: 3082 SE 140TH LN SUMMERFIELD

CONFIRMED DATE OF VIOLATION: 5/10/2024

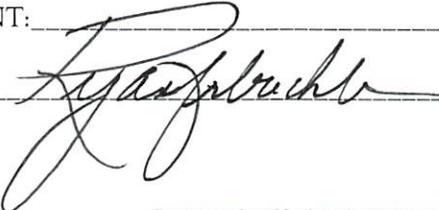
DID COMMIT THE FOLLOWING OFFENSE: ENGAGE IN BUSINESS OR ACT IN THE CAPACITY OF A CONTRACTOR OR ADVERTISE HIMSELF OR A BUSINESS ORGANIZATION AS AVAILABLE TO ENGAGE IN THE BUSINESS OR ACT IN THE CAPACITY OF A CONTRACTOR WITHOUT BEING DULY REGISTERED OR CERTIFIED OR HAVING A CERTIFICATE OF AUTHORITY.

IN VIOLATION OF : *Marion County Ordinance 18-25, RES 18-R-43; Sec 5.5-66 (B) (6), Sec 2.4 A-6. FS 489.13 , FS 489.127(2)(a-c)*

This is a noncriminal violation. A civil penalty in the amount of \$500.00 must be paid at the Marion County Building Department, in the Growth Management building located at 2710 E. Silver Springs Blvd., Ocala, Florida 34470.

I agree and promise to comply and answer to the charges and instructions in this citation. Willful refusal to accept and sign this citation is a misdemeanor of the second degree, punishable as provided in section 775.082 or 775.083, F.S. I understand that my signature is not an admission of guilt or waiver of my rights.

SIGNATURE OF DEFENDANT: _____ DATE: _____

SIGNATURE OF OFFICER:  _____ DATE: May 22, 2024

NOTICE TO VIOLATORS

The violation for which the citation is issued shall be stopped immediately upon receipt of this citation. The person charged with the violation shall either correct the violation and pay the civil penalty in the manner indicated on the citation or, *within 10 days*, of receipt of the citation, excluding weekends and legal holidays, request a hearing to appeal the issuance of the citation by the officer.

To appeal the citation, a request for a hearing must be in writing and submitted to the Licensing Division of the Marion County Building Department, located at 2710 E Silver Springs Blvd, Ocala, Florida 34470, (352) 438-2429. You will be notified of the date, time, and location of the hearing.

Failure of a violator to appeal the citation within the time period set forth in the section shall constitute a waiver of the violator's right to a hearing. A waiver of the right to a hearing shall be deemed as admission of the violation and penalties may be imposed accordingly.

If on the 11th day after receipt of the citation, if the citation has not been appealed in writing or paid by the violator, the case will be referred by a letter to an Enforcement Board in accordance with the Marion County Ordinance 18.25, Section.5.5-66.(c)3a.

Once an enforcement board enters an order ordering the violator to pay the civil penalty set forth on the citation or notice of violation, a hearing shall not be necessary for the issuance of such order. Marion County Ordinance 18.25, Section.5.5-66.(c)3f.

The fine can be paid at the Marion County Building Department, 2710 E. Silver Springs Blvd, Ocala, FL 34470. If any questions, please contact our office at 352-438-2400.

*The Building Official / Building Code Administrator
Marion County Building Safety*



**Marion County
Board of County Commissioners**

Building Safety • Licensing

2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2400

APPEAL OF CITATION

OFFICE USE ONLY
CASE NUMBER: <u>UB 2024-17</u>

Date of Request: 6/7/24
Name of Appellant: JAMES M. TERNEUS
Address of Appellant: 1420 SE 150th St.
Summerfield FL 34491
CITY STATE ZIP CODE

Phone Number of Appellant: 352-804-1364
Signature of Appellant: [Signature]

Citation Number: 95449-6-10-2-A Date of Citation: 5/22/24
95449-1-B-C-D-F-H-I-J-8-4-3

Reason for Citation: Several Reasons including using wrong sub-contractors & Concealing materials and activities from the General Contractor

Reason for Appeal: Will proof that the contractor was aware of all activities



**Marion County
Board of County Commissioners**

Building Safety • Licensing

2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2400

APPEAL OF CITATION

OFFICE USE ONLY
CASE NUMBER: <u>URB 2024-17</u>

Date of Request: _____

Name of Appellant: JAMES M. TERNEUS

Address of Appellant: 1420 SE 150th St.

Summerfield FL 34491
CITY STATE ZIP CODE

Phone Number of Appellant: 352-804-1364

Signature of Appellant: _____

Citation Number: 954449-E

Date of Citation: 5/22/24

Reason for Citation: Contractual agreement without authorization

Reason for Appeal: Attached is proof that fees were paid to Christopher Sterner. Authorization was always up to date

Details

Status

Paid
Zelle® payment

To

THE STERNER GROUP
352-274-2053



From

02 CHECKING 7956 - 7956

Amount

\$1,000.00

Date

Apr 15, 2024

Message

ON POINT LOT 11

Confirmation #

ornbmqjvl



**Marion County
Board of County Commissioners**

Building Safety • Licensing

2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2400

APPEAL OF CITATION

OFFICE USE ONLY

CASE NUMBER: LRB 2024-17

Date of Request: 6/7/24

Name of Appellant: JAMES M. TERNEUS

Address of Appellant: 1420 SE 150th St.

Summerfield
CITY

FL
STATE

34491
ZIP CODE

Phone Number of Appellant: 352-804-1364

Signature of Appellant: [Signature]

Citation Number: 954449-5

Date of Citation: 5/22/24

Reason for Citation: Use of unauthorized subcontractors without the qualifier's notice.

Reason for Appeal: Attached is proof of fees paid for wick

Details

Status

Paid

Zelle® payment

To

THE STERNER GROUP

352-274-2053



From

02 CHECKING 7956 - 7956

Amount

\$1,000.00

Date

Mar 30, 2024

Message

(GMP Constr.) RODRIGUEZ MIGUEL

Confirmation #

oh67grusm



**Marion County
Board of County Commissioners**

Building Safety • Licensing

2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2400

APPEAL OF CITATION

OFFICE USE ONLY

CASE NUMBER: UB 2024-17

Date of Request: 6/7/24

Name of Appellant: JAMES M. TERNEUS

Address of Appellant: 1420 SE 150th St.

Summerfield FL 34491
CITY STATE ZIP CODE

Phone Number of Appellant: 352-804-1364

Signature of Appellant: [Signature]

Citation Number: 954449-9

Date of Citation: 5/22/24

Reason for Citation: Gen. Contractor Supposedely did not know about the use of subcontractors without his authorization

Reason for Appeal: Attached is proof of payment made to him to cover his fees

Details

Status	Paid Zelle® payment
To	THE STERNER GROUP 352-274-2053 
From	02 CHECKING 7956 - 7956
Amount	\$1,000.00
Date	Apr 20, 2024
Message	ON POINT LOT 11
Confirmation #	kc7w3nj7e



**Marion County
Board of County Commissioners**

Building Safety ▪ Licensing

2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2400
buildinglicensing@marionfl.org

June 7, 2024

Hand Served -

Lu Mes 6/7/24

**James Marcelo Terneus
1420 SE 150th ST
Summerfield, FL 34491**

**RE: Notice LRB 2024-17 – Citation 95499 - 1, 2, 3, 4, 5, 6, 8, 9, 10
95499 - A, B, C, D, E, F, H, I, J**

Appeal of: CITATIONS

Dear Mr. James Terneus,

Your appeal has been scheduled for hearing before the Marion County License Review Board at their meeting on **Tuesday, August 13, 2024 at 5:30 P.M.** in the Marion County Growth Management Building – Training Facility at 2710 E. Silver Springs Blvd, Ocala, FL 34471

It is requested that you attend this meeting. You may bring legal counsel to this meeting (If you so desire.) Any additional documentation substantiating your claim must be received prior to the hearing as it is accepted as evidence and therefore becomes part of the case file. You will be given five (5) minutes to present your case and then a two (2) minute rebuttal.

Please contact the License Review Board Secretary if you are unable to attend the meeting by **Monday, August 12, 2024.**

If you have any other concerns, please contact our office at 352-438-2429.

Sincerely,

Antoinette Hernandez

Antoinette Hernandez
License Review Board Secretary



**Marion County
Board of County Commissioners**

Building Safety • Licensing

2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2400
buildinglicensing@marionfl.org

Amended Notice of Citation Appeal (as to citation number)

June 10, 2024

Certified Mailings – 7020 2450 0002 0559 2384

**James Marcelo Terneus
1420 SE 150th ST
Summerfield, FL 34491**

**RE: Notice LRB 2024-17 – Citation 954449 - 1, 2, 3, 4, 5, 6, 8, 9, 10
954449 - A, B, C, D, E, F, H, I, J**

Appeal of: CITATIONS

Dear Mr. James Terneus,

Your appeal has been scheduled for hearing before the Marion County License Review Board at their meeting on **Tuesday, August 13, 2024 at 5:30 P.M.** in the Marion County Growth Management Building – Training Facility at 2710 E. Silver Springs Blvd, Ocala, FL 34471

It is requested that you attend this meeting. You may bring legal counsel to this meeting (If you so desire.) Any additional documentation substantiating your claim must be received prior to the hearing as it is accepted as evidence and therefore becomes part of the case file. You will be given five (5) minutes to present your case and then a two (2) minute rebuttal.

Please contact the License Review Board Secretary if you are unable to attend the meeting by **Monday, August 12, 2024.**

If you have any other concerns, please contact our office at 352-438-2429.

Sincerely,

Antoinette Hernandez
License Review Board Secretary

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article

JAMES MARCELO TERNEUS
1420 SE 150TH ST
SUMMERFIELD, FL 34491



9590 9402 5367 9189 0552 95

2. Article Number (Transfer from service label)

7017 1070 0000 9453 0723

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

 Agent Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? YesIf YES, enter delivery address below: No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery

 Priority Mail Express® Registered Mail™ Registered Mail Restricted Delivery Return Receipt for Merchandise Signature Confirmation™ Signature Confirmation Restricted D

fail

fail Restricted Delivery

0)

291

USPS TRACKING #



**First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10**

9590 9402 5367 9189 0552 95

**United States
Postal Service**

• Sender: Please print your name, address, and ZIP+4® in this box•

**Marion County
Board of County Commissioners
Building Department
2710 East Silver Springs Blvd.
Ocala, FL 34470**



292

CODE ENFORCEMENT SERVICES

Marion County, Florida

CDPR4205 - Action Order Detail Report

OPEN DATE: May 22, 2024

TIME: 09:30 AM

ACTION ORDER NBR: 664110

OPENED BY: BU341RA

DUE DATE 5/22/2024

DISPATCHED BY

COMPLAINANT:

Date/Time:

TYPE:
EXEC

NAME: MICHAEL SAVAGE SR

ADDRESS: BUILDING OFFICIAL

PHONE:

FAX:

ALLEGED VIOLATORS:

- Property Owner
 Tenant

NAME: _____

ADDRESS: _____

PHONE: _____

FAX: _____

ALLEGED VIOLATION(S):

CON-UNLCON CON - UNLICENSED CONTRACTOR

JAMES MARCELO TERNEUS DID CONCEAL OR CAUSE TO BE CONCEALED FROM CHRISTOPHER STERNER, THE LEGAL QUALIFIER, THE USE OF UNAUTHORISED SUB-CONTRACTORS AND APPLIED FOR PERMIT TO CONDUCT WORK WITHOUT THE QUALIFIERS KNOWLEDGE OR AUTHORIZATION

LOCATION OF VIOLATION(S):

2710 E SILVER SPRINGS BLVD OCALA

RANGE: 22 TOWNSHIP: 15 SECTION: 15

DIRECTIONS / NOTES:

PROPERTY INFORMATION: LEGAL: _____ ALTERNATE KEY: _____ ZONING: _____

INSPECTION DATE: _____ CODE OFFICER: ARBUCKLE.RYAN

INSPECTION STATUS: VALID: _____ INVALID: _____ REFERRED: _____ CLEARED: _____

VIOLATION CODE / REMARKS:

NOTICE OF HEARING DATE: _____ RESULTS: _____ FINE LEVIED: _____

CASE REVIEWED BY: _____ APPROVAL DATE: _____

Code Case Detail Report

CDPR4204 - Code Case Detail Report

CASE NBR: 954449

AO NBR: 664110

OLD CASE NBR

STATUS: OPEN

INSPECTOR: ARBUCKLE.RYAN

CASE TYPE: UNLICENSED CONTRACTOR

FOLIO NBR: 28164-002-00

AO INFORMATION

OPEN DATE 5/22/2024 OPEN USER BU341RA

COMPL NAME MICHAEL SAVAGE SR

COMPL PHONE

COMPL ADDRESS BUILDING OFFICIAL

COMPL FAX

CASE INFORMATION

ADDR NBR: 273912 LOCATION: 2710 E SILVER SPRINGS BLVD Ocala

OPEN DATE: 05/22/2024 DISPOSITION 1ST OFFENSE

CLOSE DATE: DISP BY: DISP DATE:

DIRECTIONS:

CATEGORY: CON - UNLICENSED CONTRACTOR

PRIORITY: 0 LAST VISIT ID: 624168 ZIP: 344712687

HEARING DATE: CONTACT?:

DESCRIPTION: PHYSICAL FILE ID:

JAMES MARCELO TERNEUS DID CONCEAL OR CAUSE TO BE CONCEALED FROM CHRISTOPHER STERNER, THE LEGAL QUALIFIER, THE USE OF UNAUTHORIZED SUB-CONTRACTORS AND APPLIED FOR PERMIT TO CONDUCT WORK WITHOUT THE QUALIFIERS KNOWLEDGE OR AUTHORIZATION

CONTACT INFORMATION:

MARION COUNTY

PHONE: FAX:

TENANT INFORMATION:

MARION COUNTY

PHONE: FAX:

OWNER INFORMATION:

VIOLATOR INFORMATION:

JAMES MARCELO TERNEUS
1420 SE 150TH ST
SUMMERFIELD, FL 34491

PHONE: FAX: PHONE: FAX:

COMPLAINANT INFORMATION:

NAME/ADDRESS: PHONE: FAX:

MICHAEL SAVAGE SR
BUILDING OFFICIAL

ACTION ORDER NOTES:

VISITS:

<u>VISIT NBR</u>	<u>INSPECTOR</u>	<u>NAME</u>	<u>SCHEDULED DATE</u>	<u>VISIT DATE</u>	<u>NBR DAYS COMP</u>
624168	BU341RA	ARBUCKLE.RYAN			

LETTERS:

Certificate Detail Report

CDPR2305 - Certificate Detail Report

<u>CERT NBR</u>	<u>QUALIFIER NAME</u>	<u>DBA</u>	<u>STATUS</u>
24394	JAMES MARCELO TERNEUS		INACTIVE

DETAIL

<u>CLASS CODE</u>	<u>CLASS DESC</u>	<u>STATE NBR</u>
UNLIC	UNLICENSED CONTRACTORS	

<u>ORIG ISSD DATE</u>	<u>STATE EXP DATE</u>
5/22/2024	

RENEWAL DATE

<u>EXPIRE DATE</u>	<u>COUNTY COMP CARD</u>	<u>COUNTY EXP DATE</u>

<u>CNCL DATE</u>	<u>COUNTY OL EXEMPT</u>	N	<u>OTH OL NBR</u>

<u>CNCL DATE</u>	<u>COUNTY OL NBR</u>	<u>COUNTY OL EXP DATE</u>	<u>OTH OL EXP DATE</u>

REINSTATE DATE

DBA

<u>PHONE</u>	<u>FAX</u>

<u>MAILING ADDRESS</u>	<u>PHYSICAL ADDRESS</u>
1420 SE 150TH ST	1420 SE 150TH ST

SUMMERFIELD	FL 34491	SUMMERFIELD	FL 34491
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LIABILITY INSURANCE

<u>COMPANY</u>	<u>EXP DATE</u>

<u>PHONE</u>	<u>EFFECTIVE DATE</u>

<u>POLICY NUMBER</u>	<u>CNCL DATE</u>

INSURANCE LIMITS

WORKERS COMPENSATION INSURANCE

WC EXEMPT N

<u>COMPANY</u>	<u>EXP DATE</u>

<u>PHONE</u>	<u>EFFECTIVE DATE</u>

<u>POLICY</u>	<u>CNCL DATE</u>

BOND INSURANCE

COMPANY

EXP DATE

PHONE

EFFECTIVE DATE

POLICY

CNCL DATE

INSURANCE LIMITS

LAST UPDATE DATE

LAST UPDATE USER

PREV UPDATE DATE

PREV UPDATE USER

5/23/2024

BU341RA

5/22/2024

BU341RA

Authorized Signer Update Info

Information

Name JAMES MARCELO TERNEUS

First Name	Middle Name	Last Name	Postfix
JAMES	MARCELO	TERNEUS	

Title AGENT

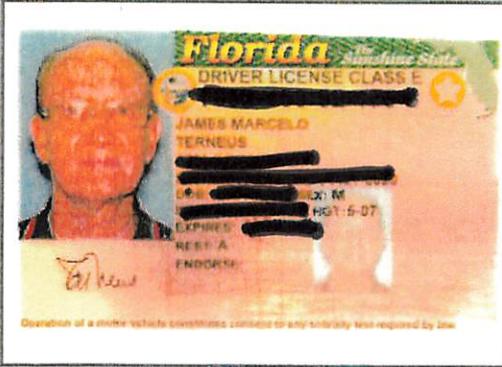
Drivers License No [REDACTED]

DL Expire Date [REDACTED]

Expiration Date 5/10/2024

Picture Date 6/26/2019 4:51:21 PM

Signer's Picture



Remove

OK

Cancel

[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]

[REDACTED]



Marion County Board of County Commissioners

Building Safety

2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2400

Date: 05/10/2024

Attendees:	Christopher Sterner	The Sterner Group, LLC.
	Donna Sterner	The Sterner Group, LLC.
	Michael L. Savage Sr.	M.C. Building Director
	Chuck Brown	M.C. Assistant Building Director
	Steven Cohoon	M.C. OCE Director
	Ryan Arbuckle	M.C. Building Safety Licensing Supervisor
	Eddie Georg	M.C. Inspector
	Maritza Switzer	M.C. Building Safety Admin Assistant

Regarding: 2023121869 - work done by unlicensed individuals under The Sterner Group.

- Building Safety has received several emails from the subcontractors listed on The Sterner group permits stating they had no knowledge that they were listed on these permits. There have been complaints from inspectors in the field stating that the listed subcontractors did not do the work. Mark Norman Roofing contacted the department to inform us that he has not performed the work on several of the Sterner Group projects. Mark Norman was removed and CID was added by Mr. Turneus. CID was also unaware that they were added to these permits.
- Mr. Savage posted two Stop Word Orders on two separate sites on 5/9/2024, where the work was being done by unlicensed parties. Mr. Savage informed Mr. Sterner that he had a conversation with Mr. Andres Sanchez on site and he admitted that he was doing all the work. When asked about The Sterner Group, he stated that he did not know who they were. Mr. Sanchez admitted to Mr. Savage that Mr. James Turneus provided the drawings and the Sterner pulled the permits. Mr. Sanchez is affiliated with Capo Services. Capo Services is physically performing the work. According to the DBPR website, Capo Services is not a registered contractor with the State. Mr. Sanchez stated that he is a realtor. Mr. Sanchez wants to release Sterner Group. Mr. Sanchez admitted to wiring the house working under Integrity Plumbing. Mr. Savage informed Mr. Sanchez that he will need a contractor to take over the project. Mr. Sanchez and Capo Services will be cited. Mr. Savage also stated to Mr. Sterner that Maria Estella Alcantera is listed as a sub. She bid the job and Mr. Sanchez is performing the work. There are approximately 131 possible citations to come.
- Mr. Steven Cohoon brought up concerns over drainage issues on several of the Sterner group projects. He is going to address internal issues within the department about approvals not meeting the criteria for the proper drainage. There is one project in particular that Mr. Cohoon addressed with Mr. Sterner. The property is located at 5162 S.E. 137th Place in Summerfield. The Driveway is creating a ditch block and water is busting over the swale and going in to the

home and garage. Mr. Cohoon asked Mr. Sterner to reconstruct the driveway on behalf of this citizen. If Mr. Sterner does not correct the issue then O.C.E. will do the work to make it right. The septic failed the first inspection and was elevated to correct the failure, adding to the problem. There are issues with the ROW, roof and the property next door causing a pond effect on this property. The homeowner had a difficult time finding who was the builder and finally was told by Mr. Lopez that he was not going to fix it. She sent him pictures and video of eight inches of water in the driveway and he still refused to fix it. Mr. Cohoon asked Christopher to make it right with the citizen. The grading and the berm are a major contributor to the flooding. Mr. Cohoon requested they contact the homeowner and follow up with OCE in two weeks. Mrs. Sterner agreed that they will fix it for the customer. There are other Sterner group projects that have grading issues.

- The previous meeting with Mr. Sterner was to warn him to keep his license in good standing. The exact relationship between Mr. Turneus and the on-site builder is unknown. Mr. Georg pointed out that the investors are on site doing the work. The inspectors are familiar with the quality of work of the listed subs and it was obvious that it was done by others. Mrs. Sterner stated that Mr. Sterner will be getting back into everything to catch up and get rid of some of the people involved. Mr. Savage informed Mr. and Mrs. Sterner that Capo Services are registered with Sunbiz but do not have a license with the State of Florida. Mr. Savage asked if James handles the permitting and Mr. Sterner said yes. Mr. Savage asked Mr. Sterner if he knew that he pulled over four hundred permits to date. Mr. Sterner said that he did not know that. James Turneus will be cited. Copies of the list of permits was given to the Sterner group.
- Mark Norman was listed as the roofing contractor on 153 open permits. Mr. Norman verified that he was the contractor on only 22 of these permits. Citations may be issued on the remainder of the permits. Mrs. Sterner asked How much would the citations be. Ryan explained that the first citation would be \$200 and that the second and third citation would be \$500 each. Ryan issued three citations at that time. At the moment there are still 131 permits that work was not performed by Mr. Norman and could potentially lead to more citations totaling \$52,000.00 for the Sterner group. In an effort to come to a resolution, The Sterner Group will work to correct the issues. Mr. Savage asked that all permits be locked down and all permitting privileges will be on hold until The Sterner Group identifies which projects they are responsible and not responsible for. The permits that the Sterner Group is not responsible for will need new contractors assigned.
- During the investigation, it was discovered that Turneus Drafting Inc. is not a registered incorporation with the State of Florida. During this meeting, James Turneus was waiting in the lobby to pick up three permits. We were informed that permit 2024040760 and 2024021633 were just issued. Ryan stated that Mark Norman is making a deal to take responsibility for some of the other permits. Mark Norman will still be cited. The Sterner group is to do all the work and use the listed sub-contractors for each permit. The Sterner Group requested to remove James Turneus and the procedure was explained to them. During this meeting, James Turneus was attempting to pick up six permits for the Sterner Group.

Certificate's Authorized Signers Report

CDPR2308 - Certificate's Authorized Signers Report

Authorized Signers for Certificate Number: 12336 THE STERNER GROUP, LLC
QUALIFIER NBR 2035027698 NAME CHRISTOPHER MICHAEL STERNER

<u>NAME</u>	<u>TITLE</u>	<u>SOCIAL SECURITY NUMBER</u>
EMILY BRAVO	AGENT	
ANA CARRILLO	AGENT	
JULIUS HENRY	PARTNER- NEED DL AND PHOTO	
DONNA STERNER	WIFE	
JAMES MARCELO TERNEUS	AGENT	
KEVIN JAMES TERNEUS	AGENT	

Certificate Detail Report

CDPR2305 - Certificate Detail Report

<u>CERT NBR</u>	<u>QUALIFIER NAME</u>	<u>DBA</u>	<u>STATUS</u>
12336	CHRISTOPHER MICHAEL STERNER	THE STERNER GROUP, LLC	ACTIVE

DETAIL

<u>CLASS CODE</u>	<u>CLASS DESC</u>	<u>STATE NBR</u>
CBC	CERTIFIED BUILDING CONTRACTOR	CBC1256706

<u>ORIG ISSD DATE</u>	<u>STATE EXP DATE</u>
8/6/2009	8/31/2024

RENEWAL DATE

<u>EXPIRE DATE</u>	<u>COUNTY COMP CARD</u>	<u>COUNTY EXP DATE</u>
8/31/2024	12336	8/31/2024

<u>OTH OL NBR</u>
OB61960

<u>CNCL DATE</u>	<u>COUNTY OL EXEMPT</u>
	N

<u>COUNTY OL NBR</u>	<u>COUNTY OL EXP DATE</u>	<u>OTH OL EXP DATE</u>
NFHB1059	9/30/2023	8/31/2011

REINSTATE DATE

DBA

<u>PHONE</u>	<u>FAX</u>
352-274-2053	

MAILING ADDRESS

19504 NW 240 LANE

PHYSICAL ADDRESS

19504 NW 240 LANE

HIGH SPRINGS

FL 32643

HIGH SPRINGS

FL 32643

LIABILITY INSURANCE

<u>COMPANY</u>
OBSDIAN SPECIALTY INS CO

<u>EXP DATE</u>
3/30/2025

<u>PHONE</u>
888-652-4513

<u>EFFECTIVE DATE</u>
3/18/2024

<u>POLICY NUMBER</u>
SCB-GL-000046601

<u>CNCL DATE</u>

<u>INSURANCE LIMITS</u>
1,000,000

WORKERS COMPENSATION INSURANCE

WC EXEMPT Y

<u>COMPANY</u>
EXEMPTION/AFF

<u>EXP DATE</u>

PHONE

<u>EFFECTIVE DATE</u>

POLICY

<u>CNCL DATE</u>

BOND INSURANCE

COMPANY

EXP DATE

PHONE

EFFECTIVE DATE

POLICY

CNCL DATE

INSURANCE LIMITS

LAST UPDATE DATE

LAST UPDATE USER

PREV UPDATE DATE

PREV UPDATE USER

3/18/2024

BU341KH02

10/11/2023

BU341KH02

Arbuckle, Ryan

From: Fanelli, Michelle
Sent: Tuesday, May 21, 2024 8:24 AM
To: Arbuckle, Ryan
Cc: Brown, Chuck
Subject: THE STERNER GROUP, LLC

Ryan,

Below are the permits that the Mr. Terneus was trying to pick up on 5-10-24

2024021633
2024041673
2024040760
2024030083
2024031275
2024022309
2024040749
2024041230
2024042472
2024042459

Michelle Fanelli

Permitting Licensing Division Manager

Building Safety

Main: 352-438-2400 | Direct: 352-438-2428

[*Empowering Marion for Success!*](#)

**Marion County
Building Safety Department
BUILDING PERMIT APPLICATION**

PERMIT #: 2024021633

ISSUED:

PERMIT TYPE: R23NER23 1-2 FAMILY NEW RESID

EXPIRATION: 11-06-2024

JOB DESCRIPTION: TO BUILD A NEW SINGLE FAMILY HOME

JOB ADDRESS: 3082 SE 140TH LN

OWNER INFORMATION:

CENTENIAL HOMES LLC
3019 EDGEWATER DR UNIT 1

CONTRACTOR INFORMATION:

THE STERNER GROUP, LLC
19504 NW 240 LANE

ORLANDO FL 328043719

HIGH SPRINGS FL 32643

PARCEL NUMBER: 4217-205-048

SUBDIVISION: BELLEVIEW HEIGHTS ESTATES UNIT 17

LOT: 48-50 **BLOCK:** 205

RANGE-TOWNSHIP-SECTION: 22 - 17 - 15

TOTAL SQFT: 2,164

NOC: AFFIDAVIT SUBMITTED

SETBACKS FRONT: 25

REAR: 25

LEFT: 8

RIGHT: 8

This permit will become null and void if construction is not started and a passing inspection obtained within six (6) months.

Notice: Demolition Permits are active for only (60) sixty days from the date of issuance.

In addition to the requirements in this permit, there may be additional restrictions applicable to this property that may be found in the records of this county, and there may be additional permits required from other governmental entities such as water management districts, state agencies, or federal agencies. s:553.79(10),F.S.

It is the responsibility of the owner or Asbestos contractor to comply with the provisions of s.469.003 of the Florida Statutes and to notify the Department of Environmental Regulation of his/her intentions to remove asbestos, when applicable, in accordance with state and federal laws.

CALL BEFORE YOU DIG: 1-800-432-4770

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AT THE MARION COUNTY CLERK OF COURTS AND A CERTIFIED COPY FILED AT THE BUILDING DEPARTMENT, BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT. (F.S. 713.135)

ADDITIONAL PERMIT INFORMATION:

04-01-24 MOD--ENERGY CALCS SHOWING FBC 2023 8TH EDITION/PO

Note: A copy of the permit, including requirements, comments, conditions, and/or instructions (all provisions of the permit) must be on the jobsite at all times.

This is a corner lot and must be reviewed by an ENG ROW Inspector prior to issuance.

*****Notice from the Office of the County Engineer: Driveway apron connection or right-of-way inspections are required for this permit.

For concrete driveways a driveway apron form up inspection should be scheduled when the

**For Inspections schedule online: <https://www.marioncountyfl.org/inspections>
or call (352) 438-2400**

Permit, #: 2024021633

driveway apron is formed and the welded wire is elevated and in place, ready for concrete to be poured. For asphalt driveways a driveway apron form up inspection should be scheduled when the limerock base course is compacted and primed, ready for the asphalt surface to be placed. Upon satisfactory completion of a form up inspection remaining driveway construction and right-of-way restoration can commence. Upon completion of all work final driveway or right-of-way inspections should then be scheduled.

To schedule an inspection, call the Office of the County Engineer's Customer Service Center at (352) 671-8686. Inspections must be scheduled a minimum of 24 hours in advance. Unsatisfactory inspection results are subject to re-inspections and additional fees.

Requests to cancel scheduled driveway or right-of-way inspections must be made a minimum of 48 hours in advance. Re-inspection fees may apply for failure to comply.

It is the property owner's responsibility to maintain the driveway apron connection for safety and proper drainage once installed. *****

ROW 671-8686 2/16/24 CH

DRIVEWAY REQUIREMENTS: DITCH BLOCK WITH SWALE, NEED PAVED APRON MINIMUM 10' WIDE AT RIGHT-OF-WAY PROPERTY LINE, (2) 5' RADIUS.

ALL DRIVEWAY APRONS SHALL BE A MINIMUM OF 6" OF REINFORCED CONCRETE OVER 6" OF STABILIZED COVER OR 1 1/4" OF ASPHALT OVER 6" OF COMPACTED AND PRIMED LIMEROCK. CONCRETE SHALL BE 3000 PSI, REINFORCED WITH 6X6X10 WELDED WIRE, RAISED A MINIMUM OF 1" OFF GROUND. CONCRETE DRIVES WITH CULVERTS MAY USE THE SADDLE METHOD. CONTACT THE MARION COUNTY RIGHT-OF-WAY DIVISION FOR DETAILS.

Right-of-way Restoration:

LDC 7.1.3 Construction Specifications reference O. Grassing and TS022

Stabilize with sod in all areas of disturbed right-of-way. Sod shall be alive, fresh and uninjured at the time of planting. This needs to be completed prior to a final inspection.

KEEP EDGE OF DRIVEWAY 3" FT FROM TRAVELWAY.

2/19/24 D.A.B.

911 - CORNER LOT/MULTIPLE FRONTAGE(S) - The house number you have is based on best access to your home by an emergency vehicle. Posting your house numbers at the wrong location/on the wrong side may confuse responders.

INSPECTORS: Please make sure the address is posted in compliance with Ordinance #2004-24. Thank you.

911 - POSTING (RES) - Marion County Ordinance #2004-24, requires numbers at least 4" high and a color that contrasts with the color of your structure. If the structure is 50' or more from the street, the number shall be additionally affixed to a permanent fixture (not a mailbox) and visible near the front walk, driveway, or common entrance to said structure. ALSO PLEASE NOTE: If this permit expires, is voided, or remains in a HOLD status more than 180 days, the address will become void for this project and a new address application will be required.

TRANSPORTATION IMPACT FEE OF \$ 1397.00 IS DUE BEFORE A 201, 213, 214 OR 796 ELECTRICAL INSPECTION CAN BE SCHEDULED. FEES MAY CHANGE IF THE PERMIT DOES NOT REMAIN IN A VALID STATUS. PLEASE REFER IMPACT FEE QUESTIONS TO KIM HATCHER AT (352)438-2610

For Inspections schedule online: <https://www.marioncountyfl.org/inspections>
or call (352) 438-2400

Marion County
Building Safety Department
BUILDING PERMIT APPLICATION

PERMIT #: 2024041673

ISSUED:

PERMIT TYPE: R23NER23 1-2 FAMILY NEW RESID

EXPIRATION: 11-06-2024

JOB DESCRIPTION: TO BUILD A NEW SINGLE FAMILY HOME

JOB ADDRESS: 13 BROOK PL

OWNER INFORMATION:

TRANSCENDING CAPITAL LLC
13 BROOK PL

CONTRACTOR INFORMATION:

THE STERNER GROUP, LLC
19504 NW 240 LANE

OCALA FL 34472

HIGH SPRINGS FL 32643

PARCEL NUMBER: 9002-0001-13

SUBDIVISION: SILVER SPRINGS SHORES UNIT 02

LOT: 13 BLOCK: 1

RANGE-TOWNSHIP-SECTION: 23 - 16 - 16

TOTAL SQFT: 2,164

NOC: REQUIRED

SETBACKS FRONT: 25

REAR: 25

LEFT: 8

RIGHT: 8

This permit will become null and void if construction is not started and a passing inspection obtained within six (6) months.

Notice: Demolition Permits are active for only (60) sixty days from the date of issuance.

In addition to the requirements in this permit, there may be additional restrictions applicable to this property that may be found in the records of this county, and there may be additional permits required from other governmental entities such as water management districts, state agencies, or federal agencies. s:553.79(10),F.S.

It is the responsibility of the owner or Asbestos contractor to comply with the provisions of s.469.003 of the Florida Statutes and to notify the Department of Environmental Regulation of his/her intentions to remove asbestos, when applicable, in accordance with state and federal laws.

CALL BEFORE YOU DIG: 1-800-432-4770

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AT THE MARION COUNTY CLERK OF COURTS AND A CERTIFIED COPY FILED AT THE BUILDING DEPARTMENT, BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT. (F.S. 713.135)

ADDITIONAL PERMIT INFORMATION:

CHANGE OF SUB CONTRACTOR ROOF 4-23-24

4/19/24. Permit Modification received, file route to plans examiner: JCVICIO

911 - POSTING (RES) - Marion County Ordinance #2004-24, requires numbers at least 4" high and a color that contrasts with the color of your structure. If the structure is 50' or more from the street, the number shall be additionally affixed to a permanent fixture (not a mailbox) and visible near the front walk, driveway, or common entrance to said structure. ALSO PLEASE NOTE: If this permit expires, is voided, or remains in a HOLD status more than 180 days, the address will become void for this project and a new address application will be required.

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or call (352) 438-2400

Note: A copy of the permit, including requirements, comments, conditions, and/or instructions (all provisions of the permit) must be on the jobsite at all times.

*****Notice from the Office of the County Engineer: Driveway apron connection or right-of-way inspections are required for this permit.

For concrete driveways a driveway apron form up inspection should be scheduled when the driveway apron is formed and the welded wire is elevated and in place, ready for concrete to be poured. For asphalt driveways a driveway apron form up inspection should be scheduled when the limerock base course is compacted and primed, ready for the asphalt surface to be placed. Upon satisfactory completion of a form up inspection remaining driveway construction and right-of-way restoration can commence. Upon completion of all work final driveway or right-of-way inspections should then be scheduled.

To schedule an inspection, call the Office of the County Engineer's Customer Service Center at (352) 671-8686. Inspections must be scheduled a minimum of 24 hours in advance. Unsatisfactory inspection results are subject to re-inspections and additional fees.

Requests to cancel scheduled driveway or right-of-way inspections must be made a minimum of 48 hours in advance. Re-inspection fees may apply for failure to comply.

It is the property owner's responsibility to maintain the driveway apron connection for safety and proper drainage once installed. *****

ROW 671-8686 4/26/24 JAM

DRIVEWAY REQUIREMENTS: REMOVE EXISTING DRIVEWAY WHICH DOES NOT MEET CURRENT LDC DRIVEWAY CODES.
CONSTRUCT DRIVEWAY TO THE FOLLOWING: MAINTAIN EXISTING SWALE NEED PAVED APRON MINIMUM 10' WIDE AT RIGHT-OF-WAY/PROPERTY LINE WITH (2) 5' RADIUS.

ALL DRIVEWAY APRONS SHALL BE A MINIMUM OF 6" OF REINFORCED CONCRETE OVER 6" OF STABILIZED COVER OR 1 1/4" OF ASPHALT OVER 6" OF COMPACTED AND PRIMED LIMEROCK. CONCRETE SHALL BE 3000 PSI, REINFORCED WITH 6X6X10 WELDED WIRE, RAISED A MINIMUM OF 1" OFF GROUND. CONCRETE DRIVES WITH CULVERTS MAY USE THE SADDLE METHOD. CONTACT THE MARION COUNTY RIGHT-OF-WAY DIVISION FOR DETAILS.

Right-of-way Restoration:

LDC 7.1.3 Construction Specifications reference O. Grassing and TS022
Stabilize with sod in all areas of disturbed right-of-way. Sod shall be alive, fresh and uninjured at the time of planting. This needs to be completed prior to a final inspection.

TRANSPORTATION IMPACT FEE OF \$ 304.00 IS DUE BEFORE A 201, 213, 214 OR 796
ELECTRICAL INSPECTION CAN BE SCHEDULED. FEES MAY CHANGE IF THE PERMIT DOES NOT REMAIN IN A
VALID STATUS. PLEASE REFER IMPACT FEE QUESTIONS TO KIM HATCHER AT (352)438-2610

For Inspections schedule online: <https://www.marioncountyfl.org/inspections>
or call (352) 438-2400

**Marion County
Building Safety Department
BUILDING PERMIT APPLICATION**

PERMIT #: 2024040760

ISSUED:

PERMIT TYPE: R23NER23 1-2 FAMILY NEW RESID

EXPIRATION: 11-06-2024

JOB DESCRIPTION: TO BUILD A NEW SINGLE FAMILY HOME

JOB ADDRESS: 14279 SW 30TH PL

OWNER INFORMATION:

LLORENS LUDWIN P
AMARO RAIZA 6740 NW 15TH AVE

CONTRACTOR INFORMATION:

THE STERNER GROUP, LLC
19504 NW 240 LANE

OCALA FL 344758557

HIGH SPRINGS FL 32643

PARCEL NUMBER: 2002-045-027

SUBDIVISION: RAINBOW PARK UNIT 2

LOT: 27 **BLOCK:** 45

RANGE-TOWNSHIP-SECTION: 19 - 15 - 25

TOTAL SQFT: 1,961

NOC: REQUIRED

SETBACKS FRONT: 25

REAR: 25

LEFT: 8

RIGHT: 8

This permit will become null and void if construction is not started and a passing inspection obtained within six (6) months.

Notice: Demolition Permits are active for only (60) sixty days from the date of issuance.

In addition to the requirements in this permit, there may be additional restrictions applicable to this property that may be found in the records of this county, and there may be additional permits required from other governmental entities such as water management districts, state agencies, or federal agencies. s:553.79(10),F.S.

It is the responsibility of the owner or Asbestos contractor to comply with the provisions of s.469.003 of the Florida Statutes and to notify the Department of Environmental Regulation of his/her intentions to remove asbestos, when applicable, in accordance with state and federal laws.

CALL BEFORE YOU DIG: 1-800-432-4770

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AT THE MARION COUNTY CLERK OF COURTS AND A CERTIFIED COPY FILED AT THE BUILDING DEPARTMENT, BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT. (F.S. 713.135)

ADDITIONAL PERMIT INFORMATION:

4-30-24 MOD FOR PLANS REVIEW. DORETHA

Note: A copy of the permit, including requirements, comments, conditions, and/or instructions (all provisions of the permit) must be on the jobsite at all times.

*****Notice from the Office of the County Engineer: Driveway apron connection or right-of-way inspections are required for this permit.

For concrete driveways a driveway apron form up inspection should be scheduled when the driveway apron is formed and the welded wire is elevated and in place, ready for concrete to be poured. For asphalt driveways a driveway apron form up inspection should be scheduled

**For Inspections schedule online: <https://www.marioncountyfl.org/inspections>
or call (352) 438-2400**

Permit #: 2024040760

when the limerock base course is compacted and primed, ready for the asphalt surface to be placed. Upon satisfactory completion of a form up inspection remaining driveway construction and right-of-way restoration can commence. Upon completion of all work final driveway or right-of-way inspections should then be scheduled.

To schedule an inspection, call the Office of the County Engineer's Customer Service Center at (352) 671-8686. Inspections must be scheduled a minimum of 24 hours in advance. Unsatisfactory inspection results are subject to re-inspections and additional fees.

Requests to cancel scheduled driveway or right-of-way inspections must be made a minimum of 48 hours in advance. Re-inspection fees may apply for failure to comply.

It is the property owner's responsibility to maintain the driveway apron connection for safety and proper drainage once installed. *****

ROW 671-8686 4/5/24 CH

DRIVEWAY SPECIFICATIONS:

ALL COMPONENTS OF THE PAVED PORTION OF THE DRIVEWAY MUST MAINTAIN A MINIMUM OF A 3' SET BACK FROM THE EDGE OF THE UNPAVED TRAVEL WAY.

INSTALL A DITCH BLOCK WITH SWALE PAVED DRIVEWAY APRON A MINIMUM OF 10' WIDE AT RIGHT-OF-WAY/ PROPERTY LINE. THE DRIVEWAY APRON MUST EXTEND A MINIMUM OF ONE-FOOT PAST THE PROPERTY LINE. A 5' RADIUS IS NEEDED ON EACH SIDE OF THE DRIVEWAY APRON.

ALL DRIVEWAY APRONS SHALL BE A MINIMUM OF 6" OF REINFORCED CONCRETE OVER 6" OF STABILIZED COVER OR 1 1/4" OF ASPHALT OVER 6" OF COMPACTED AND PRIMED LIMEROCK. CONCRETE SHALL BE 3000 PSI, REINFORCED WITH 6X6X10 WELDED WIRE, AND A RAISED A MINIMUM OF 1" OFF GROUND.

Right-of- way restoration:

LDC 7.1.3. Construction Specifications reference 0. Grassing and TS022.

Stabilize with one row of sod around the apron, at the edge of the road and in the ditch bottom of the disturbed right- of- way. Sod shall be alive, fresh and uninjured at the time of planting. Remainder of the disturbed right-of-way may be seeded and mulched. This needs to be completed prior to a final inspection.

Modifications to the driveway specifications requires prior approval from the Office of the County Engineer.

"A copy of approved Lot Grading Plan has been provided to the Builder. The Builder is responsible for adhering to the lot grading plan, including meeting the minimum finished floor elevation criteria, lot grading intent (A, B, or C), and driveway location (right or left) that is specified in the Lot Grading Plan for this lot. Prior to the Foundation Pre-Pour inspection, the Builder must verify the resulting finished floor elevation of the slab will meet the Lot Grading Plan criteria. Prior to the Final Structural inspection, the Builder must provide an As-Built Boundary/Topographic Survey from a licensed surveyor to demonstrate the Lot Grading Plan criteria has been met. A copy of the survey, preferably a digital copy, must be provided to the Office of the County Engineer-Stormwater. A Final Hold on the project is in effect until a copy of the survey is provided to the County for review and approval."

Steve Moles 04.08.2024

911 - POSTING (RES) - Marion County Ordinance #2004-24, requires numbers at least 4" high and a color that contrasts with the color of your structure. If the structure is 50' or more from the street, the number shall be additionally affixed to a permanent fixture (not a mailbox) and visible near the front walk, driveway, or common entrance to said structure.

For Inspections schedule online: <https://www.marioncountyfl.org/inspections> or call (352) 438-2400

Permit #: 2024040760

ALSO PLEASE NOTE: If this permit expires, is voided, or remains in a HOLD status more than 180 days, the address will become void for this project and a new address application will be required.

TRANSPORTATION IMPACT FEE OF \$ 1397.00 IS DUE BEFORE A 201, 213, 214 OR 796 ELECTRICAL INSPECTION CAN BE SCHEDULED. FEES MAY CHANGE IF THE PERMIT DOES NOT REMAIN IN A VALID STATUS. PLEASE REFER IMPACT FEE QUESTIONS TO KIM HATCHER AT (352)438-2610

For Inspections schedule online: <https://www.marioncountyfl.org/inspections>
or call (352) 438-2400

Marion County
Building Safety Department
BUILDING PERMIT

PERMIT #: 2024030083

ISSUED: 04-15-2024

PERMIT TYPE: R23NER23 1-2 FAMILY NEW RESID

EXPIRATION: 11-05-2024

JOB DESCRIPTION: NEW SFR, CENTRAL WATER BAY LAUREL, RENOWN

JOB ADDRESS: 5406 SW 87TH TER

OWNER INFORMATION:

PULTE HOME COMPANY LLC
4901 VINELAND RD STE 500

CONTRACTOR INFORMATION:

PULTE HOME COMPANY, LLC
6320 SW 89TH CT RD

ORLANDO FL 328117383

Ocala FL 34481

PARCEL NUMBER: 3489-283-167

SUBDIVISION: STONE CREEK BY DEL WEBB SARATOGA
PHASE 2 AND 3

LOT: 167 **BLOCK:**

RANGE-TOWNSHIP-SECTION: 20 - 16 - 1

TOTAL SQFT: 4,063

NOC: AFFIDAVIT SUBMITTED

SETBACKS FRONT: 15

REAR: 10

LEFT: 5

RIGHT: 5

This permit will become null and void if construction is not started and a passing inspection obtained within six (6) months.

Notice: Demolition Permits are active for only (60) sixty days from the date of issuance.

In addition to the requirements in this permit, there may be additional restrictions applicable to this property that may be found in the records of this county, and there may be additional permits required from other governmental entities such as water management districts, state agencies, or federal agencies. s:553.79(10),F.S.

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CALL BEFORE YOU DIG: 1-800-432-4770

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ADDITIONAL PERMIT INFORMATION:

3/6/24- this parcel allows for the added impervious of 4980 sf max.
please revise your site plan.

EM

911 - POSTING (RES) - Marion County Ordinance #2004-24, requires numbers at least 4" high and a color that contrasts with the color of your structure. If the structure is 50' or more from the street, the number shall be additionally affixed to a permanent fixture (not a mailbox) and visible near the front walk, driveway, or common entrance to said structure. ALSO PLEASE NOTE: If this permit expires, is voided, or remains in a HOLD status more than 180 days, the address will become void for this project and a new address application will be required.

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or call (352) 438-2400**

Marion County
Building Safety Department
BUILDING PERMIT APPLICATION

PERMIT #: 2024022309

PERMIT TYPE: R23NER23 1-2 FAMILY NEW RESID

JOB DESCRIPTION: SFR

JOB ADDRESS: 8786 SW 127TH AVE

ISSUED:

EXPIRATION: 08-20-2024

OWNER INFORMATION:

FLORIDA DREAM HOME GROUP LLC
241 LOCUST PASS LOOP

CONTRACTOR INFORMATION:

THE STERNER GROUP, LLC
19504 NW 240 LANE

OCALA FL 34472

PARCEL NUMBER: 3490-021-106

HIGH SPRINGS FL 32643

SUBDIVISION:

LOT: S 1/2 6 **BLOCK:** 21

TOTAL SQFT: 2,461

SETBACKS FRONT: 25

REAR: 25

RANGE-TOWNSHIP-SECTION: 20 - 16 - 17

NOC: REQUIRED

LEFT: 8

RIGHT: 8

This permit will become null and void if construction is not started and a passing inspection obtained within six (6) months.

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ADDITIONAL PERMIT INFORMATION:

4/3/24: MODIFICATION - SUBMITTED REVISED SITE PLAN SHOWING LOCATION OF WELL IS 10' AWAY FROM PROPERTY LINE./AS2

Note: A copy of the permit, including requirements, comments, conditions, and/or instructions (all provisions of the permit) must be on the jobsite at all times.

*****Notice from the Office of the County Engineer: Driveway apron connection or right-of-way inspections are required for this permit.

For concrete driveways a driveway apron form up inspection should be scheduled when the driveway apron is formed and the welded wire is elevated and in place, ready for concrete to

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Permit #: 2024022309

be poured. For asphalt driveways a driveway apron form up inspection should be scheduled when the limerock base course is compacted and primed, ready for the asphalt surface to be placed. Upon satisfactory completion of a form up inspection remaining driveway construction and right-of-way restoration can commence. Upon completion of all work final driveway or right-of-way inspections should then be scheduled.

To schedule an inspection, call the Office of the County Engineer's Customer Service Center at (352) 671-8686. Inspections must be scheduled a minimum of 24 hours in advance. Unsatisfactory inspection results are subject to re-inspections and additional fees.

Requests to cancel scheduled driveway or right-of-way inspections must be made a minimum of 48 hours in advance. Re-inspection fees may apply for failure to comply.

It is the property owner's responsibility to maintain the driveway apron connection for safety and proper drainage once installed. *****

ROW 671-8686 2/23/24 JAM

DRIVEWAY SPECIFICATIONS:

ALL COMPONENTS OF THE PAVED PORTION OF THE DRIVEWAY MUST MAINTAIN A MINIMUM OF A 3' SET BACK FROM THE EDGE OF THE UNPAVED TRAVEL WAY.

INSTALL A 15" DIAMETER CULVERT PIPE WITH PROPER COVER. A MINIMUM OF A 5' COVERED SPACE MUST EXIST BETWEEN THE DRIVEWAY APRON AND THE TOP OF THE MITERED END SECTION ON BOTH SIDES OF THE PAVED APRON. NEED A PAVED APRON MINIMUM OF 10' WIDE AT RIGHT-OF-WAY/PROPERTY LINE WITH A 5' RADIUS ON EACH SIDE OF THE DRIVEWAY. THE DRIVEWAY MUST EXTEND A MINIMUM OF ONE-FOOT BEYOND THE PROPERTY LINE.

ALL DRIVEWAY APRONS SHALL BE A MINIMUM OF 6" OF REINFORCED CONCRETE OVER 6" OF STABILIZED COVER OR 1 1/4" OF ASPHALT OVER 6" OF COMPACTED AND PRIMED LIMEROCK. CONCRETE SHALL BE 3000 PSI, REINFORCED WITH 6X6X10 WELDED WIRE, AND RAISED A MINIMUM OF 1" OFF GROUND. CONCRETE DRIVEWAYS WITH CULVERTS MAY USE THE SADDLE METHOD. CONTACT THE MARION COUNTY RIGHT-OF-WAY DIVISION FOR DETAILS.

Right-of- way restoration:

LDC 7.1.3. Construction Specifications reference 0. Grassing and TS022.

Stabilize with one row of sod around the apron, at the edge of the road and in the ditch bottom of the disturbed right- of- way. Sod shall be alive, fresh and uninjured at the time of planting. Remainder of the disturbed right-of-way may be seeded and mulched. This needs to be completed prior to a final inspection.

Modifications to the driveway specifications requires prior approval from the Office of the County Engineer.

Steve Moles 02.26.2024

911 - POSTING (RES) - Marion County Ordinance #2004-24, requires numbers at least 4" high and a color that contrasts with the color of your structure. If the structure is 50' or more from the street, the number shall be additionally affixed to a permanent fixture (not a mailbox) and visible near the front walk, driveway, or common entrance to said structure. ALSO PLEASE NOTE: If this permit expires, is voided, or remains in a HOLD status more than 180 days, the address will become void for this project and a new address application will be required.

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For Inspections schedule online: <https://www.marioncountyfl.org/inspections> or call (352) 438-2400

Marion County
Building Safety Department
BUILDING PERMIT APPLICATION

PERMIT #: 2024031275

ISSUED:

PERMIT TYPE: R23NER23 1-2 FAMILY NEW RESID

EXPIRATION: 09-07-2024

JOB DESCRIPTION: TO BUILD A NEW SINGLE FAMILY HOME

JOB ADDRESS: 12655 SW 95TH PL

OWNER INFORMATION:

GMP CONSTRUCTION INC
169676 N 70TH STREET

CONTRACTOR INFORMATION:

THE STERNER GROUP, LLC
19504 NW 240 LANE

LOXAHATCHEE FL 33470

HIGH SPRINGS FL 32643

PARCEL NUMBER: 3491-185-005

SUBDIVISION: ROLLING HILLS UNIT 1A

LOT: E1/2 - 5 **BLOCK:** 185

RANGE-TOWNSHIP-SECTION: 20 - 16 - 20

TOTAL SQFT: 3,135

NOC: REQUIRED

SETBACKS FRONT: 25

REAR: 25

LEFT: 8

RIGHT: 8

This permit will become null and void if construction is not started and a passing inspection obtained within six (6) months.

Notice: Demolition Permits are active for only (60) sixty days from the date of issuance.

In addition to the requirements in this permit, there may be additional restrictions applicable to this property that may be found in the records of this county, and there may be additional permits required from other governmental entities such as water management districts, state agencies, or federal agencies. s:553.79(10),F.S.

It is the responsibility of the owner or Asbestos contractor to comply with the provisions of s.469.003 of the Florida Statutes and to notify the Department of Environmental Regulation of his/her intentions to remove asbestos, when applicable, in accordance with state and federal laws.

CALL BEFORE YOU DIG: 1-800-432-4770

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AT THE MARION COUNTY CLERK OF COURTS AND A CERTIFIED COPY FILED AT THE BUILDING DEPARTMENT, BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT. (F.S. 713.135)

ADDITIONAL PERMIT INFORMATION:

4/5/24: MODIFICATION - SUBMITTED TRUSS INFORMATION SHOWING FBC 8TH EDITION, & ENERGY CALCULATION FORM 405 SHOWING 2023 BUILDING CODE./AS2

Note: A copy of the permit, including requirements, comments, conditions, and/or instructions (all provisions of the permit) must be on the jobsite at all times.

*****Notice from the Office of the County Engineer: Driveway apron connection or right-of-way inspections are required for this permit.

For concrete driveways a driveway apron form up inspection should be scheduled when the driveway apron is formed and the welded wire is elevated and in place, ready for concrete to

**For Inspections schedule online: <https://www.marioncountyfl.org/inspections>
or call (352) 438-2400**

Permit #: 2024031275

be poured. For asphalt driveways a driveway apron form up inspection should be scheduled when the limerock base course is compacted and primed, ready for the asphalt surface to be placed. Upon satisfactory completion of a form up inspection remaining driveway construction and right-of-way restoration can commence. Upon completion of all work final driveway or right-of-way inspections should then be scheduled.

To schedule an inspection, call the Office of the County Engineer's Customer Service Center at (352) 671-8686. Inspections must be scheduled a minimum of 24 hours in advance. Unsatisfactory inspection results are subject to re-inspections and additional fees.

Requests to cancel scheduled driveway or right-of-way inspections must be made a minimum of 48 hours in advance. Re-inspection fees may apply for failure to comply.

It is the property owner's responsibility to maintain the driveway apron connection for safety and proper drainage once installed. *****

ROW 671-8686 3/12/24 CH

*

Driveway specifications:

Maintain the existing swale. Need a paved apron a minimum 10' wide at right-of-way/property line, with a 5' radius on each side of the driveway. The driveway must extend a minimum of one-foot past the property line.

All driveway aprons shall be a minimum of 6" of reinforced concrete over 6" of stabilized cover or 1 1/4" of asphalt over 6" of compacted and primed limerock. Concrete shall be 3000 psi, reinforced with 6x6x10 welded wire, and raised a minimum of 1" off ground. Concrete drives with culverts may use the saddle method. Contact the Marion county right-of-way division for details.

Right-of- way restoration:

LDC 7.1.3. Construction specifications reference 0. Grassing and TS022.

Stabilize with one row of sod around the apron, at the edge of the road and in the ditch bottom of the disturbed right- of- way. Sod shall be alive, fresh and uninjured at the time of planting. Remainder of the disturbed right-of-way may be seeded and mulched. This needs to be completed prior to a final inspection.

Modifications to the driveway specifications requires prior approval from the office of the county engineer.

ROW 3/14/24 Mike

911 - POSTING (RES) - Marion County Ordinance #2004-24, requires numbers at least 4" high and a color that contrasts with the color of your structure. If the structure is 50' or more from the street, the number shall be additionally affixed to a permanent fixture (not a mailbox) and visible near the front walk, driveway, or common entrance to said structure. ALSO PLEASE NOTE: If this permit expires, is voided, or remains in a HOLD status more than 180 days, the address will become void for this project and a new address application will be required.

TRANSPORTATION IMPACT FEE OF \$ 1562.00 IS DUE BEFORE A 201, 213, 214 OR 796 ELECTRICAL INSPECTION CAN BE SCHEDULED. FEES MAY CHANGE IF THE PERMIT DOES NOT REMAIN IN A VALID STATUS. PLEASE REFER IMPACT FEE QUESTIONS TO KIM HATCHER AT (352)438-2610

For Inspections schedule online: <https://www.marioncountyfl.org/inspections> or call (352) 438-2400

Marion County
Building Safety Department
BUILDING PERMIT APPLICATION

PERMIT #: 2024040749

ISSUED:

PERMIT TYPE: R23NER23 1-2 FAMILY NEW RESID

EXPIRATION: 10-01-2024

JOB DESCRIPTION: TO BUILD A NEW SINGLE FAMILY RESIDENCE

JOB ADDRESS: 10641 SW 110TH CT

OWNER INFORMATION:

HES CONTRACTORS INC
5370 SW 36TH AVE

CONTRACTOR INFORMATION:

THE STERNER GROUP, LLC
19504 NW 240 LANE

OCALA FL 344719537

HIGH SPRINGS FL 32643

PARCEL NUMBER: 3500-012-070

SUBDIVISION: RAINBOW SPGS HEIGHTS

LOT: 70.71.72 **BLOCK:** 12

RANGE-TOWNSHIP-SECTION: 20 - 16 - 28

TOTAL SQFT: 2,164

NOC: REQUIRED

SETBACKS FRONT: 25

REAR: 25

LEFT: 8

RIGHT: 8

This permit will become null and void if construction is not started and a passing inspection obtained within six (6) months.

Notice: Demolition Permits are active for only (60) sixty days from the date of issuance.

In addition to the requirements in this permit, there may be additional restrictions applicable to this property that may be found in the records of this county, and there may be additional permits required from other governmental entities such as water management districts, state agencies, or federal agencies. s:553.79(10),F.S.

It is the responsibility of the owner or Asbestos contractor to comply with the provisions of s.469.003 of the Florida Statutes and to notify the Department of Environmental Regulation of his/her intentions to remove asbestos, when applicable, in accordance with state and federal laws.

CALL BEFORE YOU DIG: 1-800-432-4770

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AT THE MARION COUNTY CLERK OF COURTS AND A CERTIFIED COPY FILED AT THE BUILDING DEPARTMENT, BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT. (F.S. 713.135)

ADDITIONAL PERMIT INFORMATION:

4-30-24 MOD FOR PLANS REVIEW. DORETHA

Note: A copy of the permit, including requirements, comments, conditions, and/or instructions (all provisions of the permit) must be on the jobsite at all times.

*****Notice from the Office of the County Engineer: Driveway apron connection or right-of-way inspections are required for this permit.

For concrete driveways a driveway apron form up inspection should be scheduled when the driveway apron is formed and the welded wire is elevated and in place, ready for concrete to be poured. For asphalt driveways a driveway apron form up inspection should be scheduled

For Inspections schedule online: <https://www.marioncountyfl.org/inspections>
or call (352) 438-2400

Permit #: 2024040749

When the limerock base course is compacted and primed, ready for the asphalt surface to be placed. Upon satisfactory completion of a form up inspection remaining driveway construction and right-of-way restoration can commence. Upon completion of all work final driveway or right-of-way inspections should then be scheduled.

To schedule an inspection, call the Office of the County Engineer's Customer Service Center at (352) 671-8686. Inspections must be scheduled a minimum of 24 hours in advance. Unsatisfactory inspection results are subject to re-inspections and additional fees.

Requests to cancel scheduled driveway or right-of-way inspections must be made a minimum of 48 hours in advance. Re-inspection fees may apply for failure to comply.

It is the property owner's responsibility to maintain the driveway apron connection for safety and proper drainage once installed. *****

ROW 671-8686 4/5/24 CH

DRIVEWAY SPECIFICATIONS:

A POTENTIAL UTILITY CONFLICT HAS BEEN IDENTIFIED AT OR NEAR THE LOCATION OF THE PROPOSED DRIVEWAY. THE APPLICANT IS RESPONSIBLE FOR RESOLVING THE UTILITY CONFLICT PRIOR TO THE APPROVAL OF THE DRIVEWAY FORM-UP INSPECTION (354).

INSTALL A DITCH BLOCK WITH SWALE PAVED DRIVEWAY APRON A MINIMUM OF 10' WIDE AT RIGHT-OF-WAY/ PROPERTY LINE. THE DRIVEWAY APRON MUST EXTEND A MINIMUM OF ONE-FOOT PAST THE PROPERTY LINE. A 5' RADIUS IS NEEDED ON EACH SIDE OF THE DRIVEWAY APRON.

ALL DRIVEWAY APRONS SHALL BE A MINIMUM OF 6" OF REINFORCED CONCRETE OVER 6" OF STABILIZED COVER OR 1 1/4" OF ASPHALT OVER 6" OF COMPACTED AND PRIMED LIMEROCK. CONCRETE SHALL BE 3000 PSI, REINFORCED WITH 6X6X10 WELDED WIRE, AND A RAISED A MINIMUM OF 1" OFF GROUND.

Right-of- way restoration:

LDC 7.1.3. Construction Specifications reference 0. Grassing and TS022.

Stabilize with one row of sod around the apron, at the edge of the road and in the ditch bottom of the disturbed right- of- way. Sod shall be alive, fresh and uninjured at the time of planting. Remainder of the disturbed right-of-way may be seeded and mulched. This needs to be completed prior to a final inspection.

Modifications to the driveway specifications requires prior approval from the Office of the County Engineer.

Steve Moles 04.08.2024

911 - POSTING (RES) - Marion County Ordinance #2004-24, requires numbers at least 4" high and a color that contrasts with the color of your structure. If the structure is 50' or more from the street, the number shall be additionally affixed to a permanent fixture (not a mailbox) and visible near the front walk, driveway, or common entrance to said structure. ALSO PLEASE NOTE: If this permit expires, is voided, or remains in a HOLD status more than 180 days, the address will become void for this project and a new address application will be required.

TRANSPORTATION IMPACT FEE OF \$ 1397.00 IS DUE BEFORE A 201, 213, 214 OR 796 ELECTRICAL INSPECTION CAN BE SCHEDULED. FEES MAY CHANGE IF THE PERMIT DOES NOT REMAIN IN A VALID STATUS. PLEASE REFER IMPACT FEE QUESTIONS TO KIM HATCHER AT (352)438-2610

For Inspections schedule online: <https://www.marioncountyfl.org/inspections> or call (352) 438-2400

Marion County
Building Safety Department
BUILDING PERMIT APPLICATION

PERMIT #: 2024041230

ISSUED:

PERMIT TYPE: R23NER23 1-2 FAMILY NEW RESID

EXPIRATION: 10-06-2024

JOB DESCRIPTION: TO BUILD A NEW SINGLE FAMILY HOME

JOB ADDRESS: 7 ALMOND DRIVE TRL

OWNER INFORMATION:

CASA21 LLC
1482 ABERCROMBIE WAY

CONTRACTOR INFORMATION:

THE STERNER GROUP, LLC
19504 NW 240 LANE

THE VILLAGES FL 321627704

HIGH SPRINGS FL 32643

PARCEL NUMBER: 9022-0471-11

SUBDIVISION: SILVER SPRINGS SHORES UNIT 22

LOT: 11 **BLOCK:** 471

RANGE-TOWNSHIP-SECTION: 23 - 15 - 30

TOTAL SQFT: 1,961

NOC: REQUIRED

SETBACKS FRONT: 25

REAR: 25

LEFT: 8

RIGHT: 8

This permit will become null and void if construction is not started and a passing inspection obtained within six (6) months.

Notice: Demolition Permits are active for only (60) sixty days from the date of issuance.

In addition to the requirements in this permit, there may be additional restrictions applicable to this property that may be found in the records of this county, and there may be additional permits required from other governmental entities such as water management districts, state agencies, or federal agencies. s:553.79(10),F.S.

It is the responsibility of the owner or Asbestos contractor to comply with the provisions of s.469.003 of the Florida Statutes and to notify the Department of Environmental Regulation of his/her intentions to remove asbestos, when applicable, in accordance with state and federal laws.

CALL BEFORE YOU DIG: 1-800-432-4770

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AT THE MARION COUNTY CLERK OF COURTS AND A CERTIFIED COPY FILED AT THE BUILDING DEPARTMENT, BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT. (F.S. 713.135)

ADDITIONAL PERMIT INFORMATION:

4-30-24 MOD FOR PLANS REVIEW. DORETHA

Note: A copy of the permit, including requirements, comments, conditions, and/or instructions (all provisions of the permit) must be on the jobsite at all times.

*****Notice from the Office of the County Engineer: Driveway apron connection or right-of-way inspections are required for this permit.

For concrete driveways a driveway apron form up inspection should be scheduled when the driveway apron is formed and the welded wire is elevated and in place, ready for concrete to be poured. For asphalt driveways a driveway apron form up inspection should be scheduled

**For Inspections schedule online: <https://www.marioncountyfl.org/inspections>
or call (352) 438-2400**

Permit #: 2024041230

when the limerock base course is compacted and primed, ready for the asphalt surface to be placed. Upon satisfactory completion of a form up inspection remaining driveway construction and right-of-way restoration can commence. Upon completion of all work final driveway or right-of-way inspections should then be scheduled.

To schedule an inspection, call the Office of the County Engineer's Customer Service Center at (352) 671-8686. Inspections must be scheduled a minimum of 24 hours in advance. Unsatisfactory inspection results are subject to re-inspections and additional fees.

Requests to cancel scheduled driveway or right-of-way inspections must be made a minimum of 48 hours in advance. Re-inspection fees may apply for failure to comply.

It is the property owner's responsibility to maintain the driveway apron connection for safety and proper drainage once installed. *****

ROW 671-8686 4/10/24 CF

DRIVEWAY REQUIREMENTS: 15" CULVERT DIAM, MINIMUM LENGTH 20' TO TOP OF MITERED CUT, **NOTE** CULVERT PIPE IS TO EXTEND 5' TO THE TOP OF THE MITERED CUT ON BOTH SIDES OF PAVED APRON WITH COVER, NEED PAVED APRON MINIMUM 10' WIDE AT RIGHT-OF-WAY/PROPERTY LINE WITH (2) 5' RADIUS.

ALL DRIVEWAY APRONS SHALL BE A MINIMUM OF 6" OF REINFORCED CONCRETE OVER 6" OF STABILIZED COVER OR 1 1/4" OF ASPHALT OVER 6" OF COMPACTED AND PRIMED LIMEROCK. CONCRETE SHALL BE 3000 PSI, REINFORCED WITH 6X6X10 WELDED WIRE, RAISED A MINIMUM OF 1" OFF GROUND. CONCRETE DRIVES WITH CULVERTS MAY USE THE SADDLE METHOD. CONTACT THE MARION COUNTY RIGHT-OF-WAY DIVISION FOR DETAILS.

Right-of-way Restoration:

LDC 7.1.3 Construction Specifications reference O. Grassing and TS022

Stabilize with sod in all areas of disturbed right-of-way. Sod shall be alive, fresh and uninjured at the time of planting. This needs to be completed prior to a final inspection.

4/11/24 D.A.B.

911 - POSTING (RES) - Marion County Ordinance #2004-24, requires numbers at least 4" high and a color that contrasts with the color of your structure. If the structure is 50' or more from the street, the number shall be additionally affixed to a permanent fixture (not a mailbox) and visible near the front walk, driveway, or common entrance to said structure. ALSO PLEASE NOTE: If this permit expires, is voided, or remains in a HOLD status more than 180 days, the address will become void for this project and a new address application will be required.

TRANSPORTATION IMPACT FEE OF \$ 1397.00 IS DUE BEFORE A 201, 213, 214 OR 796 ELECTRICAL INSPECTION CAN BE SCHEDULED. FEES MAY CHANGE IF THE PERMIT DOES NOT REMAIN IN A VALID STATUS. PLEASE REFER IMPACT FEE QUESTIONS TO KIM HATCHER AT (352)438-2610

For Inspections schedule online: <https://www.marioncountyfl.org/inspections>
or call (352) 438-2400

Marion County
Building Safety Department
BUILDING PERMIT APPLICATION

PERMIT #: 2024042472

ISSUED:

PERMIT TYPE: R23NER23 1-2 FAMILY NEW RESID

EXPIRATION: 10-15-2024

JOB DESCRIPTION: TO BULD A NEW SINGLE FAMILY HOME

JOB ADDRESS: 13280 SE 105TH TER

OWNER INFORMATION:

RIVERA-SANCHEZ SALVADOR

RIVERA MARITZA

3150 SW 93RD STREET RD

OCALA FL 344767468

PARCEL NUMBER: 4559-003-010

CONTRACTOR INFORMATION:

THE STERNER GROUP, LLC

19504 NW 240 LANE

HIGH SPRINGS FL 32643

SUBDIVISION: LAKE HAVEN

LOT: 10 **BLOCK:** C

RANGE-TOWNSHIP-SECTION: 23 - 17 - 11

TOTAL SQFT: 2,304

NOC: REQUIRED

SETBACKS FRONT: 25

REAR: 25

LEFT: 8

RIGHT: 8

This permit will become null and void if construction is not started and a passing inspection obtained within six (6) months.

Notice: Demolition Permits are active for only (60) sixty days from the date of issuance.

In addition to the requirements in this permit, there may be additional restrictions applicable to this property that may be found in the records of this county, and there may be additional permits required from other governmental entities such as water management districts, state agencies, or federal agencies. s:553.79(10),F.S.

It is the responsibility of the owner or Asbestos contractor to comply with the provisions of s.469.003 of the Florida Statutes and to notify the Department of Environmental Regulation of his/her intentions to remove asbestos, when applicable, in accordance with state and federal laws.

CALL BEFORE YOU DIG: 1-800-432-4770

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AT THE MARION COUNTY CLERK OF COURTS AND A CERTIFIED COPY FILED AT THE BUILDING DEPARTMENT, BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT. (F.S. 713.135)

ADDITIONAL PERMIT INFORMATION:

5/1/24- MODIFICATION RECIEVED FOR ZONING REJECTIONS-EF

911 - POSTING (RES) - Marion County Ordinance #2004-24, requires numbers at least 4" high and a color that contrasts with the color of your structure. If the structure is 50' or more from the street, the number shall be additionally affixed to a permanent fixture (not a mailbox) and visible near the front walk, driveway, or common entrance to said structure. ALSO PLEASE NOTE: If this permit expires, is voided, or remains in a HOLD status more than 180 days, the address will become void for this project and a new address application will be required.

For Inspections schedule online: <https://www.marioncountyfl.org/inspections>
or call (352) 438-2400

Permit #: 2024042472

TRANSPORTATION IMPACT FEE OF \$ 1397.00 IS DUE BEFORE A 201, 213, 214 OR 796
ELECTRICAL INSPECTION CAN BE SCHEDULED. FEES MAY CHANGE IF THE PERMIT DOES NOT REMAIN IN A
VALID STATUS. PLEASE REFER IMPACT FEE QUESTIONS TO KIM HATCHER AT (352)438-2610

For Inspections schedule online: <https://www.marioncountyfl.org/inspections>
or call (352) 438-2400

Marion County
Building Safety Department
BUILDING PERMIT APPLICATION

PERMIT #: 2024042459

ISSUED:

PERMIT TYPE: R23NER23 1-2 FAMILY NEW RESID

EXPIRATION: 10-15-2024

JOB DESCRIPTION: TO BUILD A NEW SINGLE FAMILY HOME

JOB ADDRESS: 3690 SE 133RD PL

OWNER INFORMATION:

MC LARA'S INVESTMENTS LLC
4070 SE 110TH ST.

CONTRACTOR INFORMATION:

THE STERNER GROUP, LLC
19504 NW 240 LANE

BELLEVIEW FL 34420

HIGH SPRINGS FL 32643

PARCEL NUMBER: 4209-112-016

SUBDIVISION: BELLEVIEW HEIGHTS ESTATES UNIT 09

LOT: 16-18 **BLOCK:** 112

RANGE-TOWNSHIP-SECTION: 22 - 17 - 11

TOTAL SQFT: 1,521

NOC: AFFIDAVIT SUBMITTED

SETBACKS FRONT: 25

REAR: 25

LEFT: 8

RIGHT: 8

This permit will become null and void if construction is not started and a passing inspection obtained within six (6) months.

Notice: Demolition Permits are active for only (60) sixty days from the date of issuance.

In addition to the requirements in this permit, there may be additional restrictions applicable to this property that may be found in the records of this county, and there may be additional permits required from other governmental entities such as water management districts, state agencies, or federal agencies. s:553.79(10),F.S.

It is the responsibility of the owner or Asbestos contractor to comply with the provisions of s.469.003 of the Florida Statutes and to notify the Department of Environmental Regulation of his/her intentions to remove asbestos, when applicable, in accordance with state and federal laws.

CALL BEFORE YOU DIG: 1-800-432-4770

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AT THE MARION COUNTY CLERK OF COURTS AND A CERTIFIED COPY FILED AT THE BUILDING DEPARTMENT, BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT. (F.S. 713.135)

ADDITIONAL PERMIT INFORMATION:

4/26/24. CHANGE OF SUBCONTRACTORS SUBMITTED . REMOVING NORMAN CONSTRUCTION AND ADDING THOMAS ROOFING. JCVICIO

Note: A copy of the permit, including requirements, comments, conditions, and/or instructions (all provisions of the permit) must be on the jobsite at all times.

*****Notice from the Office of the County Engineer: Driveway apron connection or right-of-way inspections are required for this permit.

For concrete driveways a driveway apron form up inspection should be scheduled when the driveway apron is formed and the welded wire is elevated and in place, ready for concrete to

For Inspections schedule online: <https://www.marioncountyfl.org/inspections>
or call (352) 438-2400

Permit #: 2024042459

be poured. For asphalt driveways a driveway apron form up inspection should be scheduled when the limerock base course is compacted and primed, ready for the asphalt surface to be placed. Upon satisfactory completion of a form up inspection remaining driveway construction and right-of-way restoration can commence. Upon completion of all work final driveway or right-of-way inspections should then be scheduled.

To schedule an inspection, call the Office of the County Engineer's Customer Service Center at (352) 671-8686. Inspections must be scheduled a minimum of 24 hours in advance. Unsatisfactory inspection results are subject to re-inspections and additional fees.

Requests to cancel scheduled driveway or right-of-way inspections must be made a minimum of 48 hours in advance. Re-inspection fees may apply for failure to comply.

It is the property owner's responsibility to maintain the driveway apron connection for safety and proper drainage once installed. *****

ROW 671-8686 4/19/24 CH

DRIVEWAY REQUIREMENTS: DITCH BLOCK WITH SWALE, NEED PAVED APRON MINIMUM 10' WIDE AT RIGHT-OF-WAY PROPERTY LINE, (2) 5' RADIUS.

ALL DRIVEWAY APRONS SHALL BE A MINIMUM OF 6" OF REINFORCED CONCRETE OVER 6" OF STABILIZED COVER OR 1 1/4" OF ASPHALT OVER 6" OF COMPACTED AND PRIMED LIMEROCK. CONCRETE SHALL BE 3000 PSI, REINFORCED WITH 6X6X10 WELDED WIRE, RAISED A MINIMUM OF 1" OFF GROUND. CONCRETE DRIVES WITH CULVERTS MAY USE THE SADDLE METHOD. CONTACT THE MARION COUNTY RIGHT-OF-WAY DIVISION FOR DETAILS.

Right-of-way Restoration:

LDC 7.1.3 Construction Specifications reference O. Grassing and TS022

Stabilize with sod in all areas of disturbed right-of-way. Sod shall be alive, fresh and uninjured at the time of planting. This needs to be completed prior to a final inspection.

KEEP EDGE OF DRIVEWAY 3' FT FROM TRAVELWAY.

4/22/24 D.A.B.

911 - POSTING (RES) - Marion County Ordinance #2004-24, requires numbers at least 4" high and a color that contrasts with the color of your structure. If the structure is 50' or more from the street, the number shall be additionally affixed to a permanent fixture (not a mailbox) and visible near the front walk, driveway, or common entrance to said structure. ALSO PLEASE NOTE: If this permit expires, is voided, or remains in a HOLD status more than 180 days, the address will become void for this project and a new address application will be required.

TRANSPORTATION IMPACT FEE OF \$ 1397.00 IS DUE BEFORE A 201, 213, 214 OR 796 ELECTRICAL INSPECTION CAN BE SCHEDULED. FEES MAY CHANGE IF THE PERMIT DOES NOT REMAIN IN A VALID STATUS. PLEASE REFER IMPACT FEE QUESTIONS TO KIM HATCHER AT (352)438-2610

For Inspections schedule online: <https://www.marioncountyfl.org/inspections>
or call (352) 438-2400



Marion County
Board of County Commissioners
Building Safety • Licensing

2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2400
Fax: 352-438-2430

CITATION-954449-7

CERTIFIED MAIL - 7017 1070 0000 9453 0723

JAMES MARCELO TERNEUS
1420 SE 150TH ST
SUMMERFIELD, FL 34491

FACTS CONSTITUTING GROUNDS FOR ISSUANCE OF CITATION: JAMES TERNEUS DID CONCEAL OR CAUSE TO BE CONCEALED FROM CHRISTOPHER STERNER, THE LEGAL QUALIFIER, THE USE OF UNAUTHORISED SUB-CONTRACTORS AND APPLIED FOR PERMIT 2024030883 TO CONDUCT WORK WITHOUT THE QUALIFIERS KNOWLEDGE OR AUTHORIZATION

LOCATION OF VIOLATION: 5406 SW 87TH TER Ocala

CONFIRMED DATE OF VIOLATION: 5/10/2024

DID COMMIT THE FOLLOWING OFFENSE: CONCEAL, CAUSE TO BE CONCEALED, OR ASSIST IN CONCEALING, FROM THE PRIMARY QUALIFYING AGENT, ANY MATERIAL, ACTIVITIES, OR INFORMATION ABOUT THE CONTRACTING FIRM.

IN VIOLATION OF : *F.S. 489.132(1)(a), Marion County Ordinance 18-25, RES 18-R-43; SEC 2.4 A-10;*

This is a noncriminal violation. A civil penalty in the amount of \$ 500.00 must be paid at the Marion County Building Department, in the Growth Management building located at 2710 E. Silver Springs Blvd., Ocala, Florida 34470.

I agree and promise to comply and answer to the charges and instructions in this citation. Willful refusal to accept and sign this citation is a misdemeanor of the second degree, punishable as provided in section 775.082 or 775.083, F.S. I understand that my signature is not an admission of guilt or waiver of my rights.

SIGNATURE OF DEFENDANT: _____ DATE: _____

SIGNATURE OF OFFICER: Ryan J. Smith DATE: June 13, 2024

NOTICE TO VIOLATORS

The violation for which the citation is issued shall be stopped immediately upon receipt of this citation. The person charged with the violation shall either correct the violation and pay the civil penalty in the manner indicated on the citation or, *within 10 days*, of receipt of the citation, excluding weekends and legal holidays, request a hearing to appeal the issuance of the citation by the officer.

To appeal the citation, a request for a hearing must be in writing and submitted to the Licensing Division of the Marion County Building Department, located at 2710 E Silver Springs Blvd, Ocala, Florida 34470, (352) 438-2429. You will be notified of the date, time, and location of the hearing.

Failure of a violator to appeal the citation within the time period set forth in the section shall constitute a waiver of the violator's right to a hearing. A waiver of the right to a hearing shall be deemed as admission of the violation and penalties may be imposed accordingly.

If on the 11th day after receipt of the citation, if the citation has not been appealed in writing or paid by the violator, the case will be referred by a letter to an Enforcement Board in accordance with the Marion County Ordinance 18-25, Section.5.5-66.(c)3a.

Once an enforcement board enters an order ordering the violator to pay the civil penalty set forth on the citation or notice of violation, a hearing shall not be necessary for the issuance of such order. Marion County Ordinance 18-25, Section.5.5-66.(c)3f.

The fine can be paid at the Marion County Building Department, 2710 E. Silver Springs Blvd, Ocala, FL 34470. If any questions, please contact our office at 352-438-2400.

***The Building Official / Building Code Administrator
Marion County Building Safety***



Marion County
Board of County Commissioners
Building Safety • Licensing

2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2400
Fax: 352-438-2430

CITATION-954449-G

CERTIFIED MAIL - 7017 1070 0000 9453 0723

JAMES MARCELO TERNEUS
1420 SE 150TH ST
SUMMERFIELD, FL 34491

FACTS CONSTITUTING GROUNDS FOR ISSUANCE OF CITATION: JAMES TERNEUS DID APPLY FOR PERMIT 2024030883 AND ENTER INTO A CONTRACTUAL AGREEMENT TO CONDUCT WORK WITHOUT AUTHORIZATION OF THE REGISTERED QUALIFIER AND THEREFORE ACTED IN THE CAPACITY OF A LICENSED CONTRACTOR

LOCATION OF VIOLATION: 5406 SW 87TH TER OCALA

CONFIRMED DATE OF VIOLATION: 5/10/2024

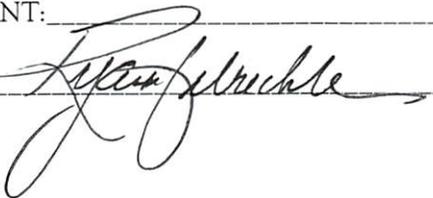
DID COMMIT THE FOLLOWING OFFENSE: ENGAGE IN BUSINESS OR ACT IN THE CAPACITY OF A CONTRACTOR OR ADVERTISE HIMSELF OR A BUSINESS ORGANIZATION AS AVAILABLE TO ENGAGE IN THE BUSINESS OR ACT IN THE CAPACITY OF A CONTRACTOR WITHOUT BEING DULY REGISTERED OR CERTIFIED OR HAVING A CERTIFICATE OF AUTHORITY.

IN VIOLATION OF : *Marion County Ordinance 18-25, RES 18-R-43; Sec 5.5-66 (B) (6), Sec 2.4 A-6. FS 489.13 , FS 489.127(2)(a-c)*

This is a noncriminal violation. A civil penalty in the amount of \$500.00 must be paid at the Marion County Building Department, in the Growth Management building located at 2710 E. Silver Springs Blvd., Ocala, Florida 34470.

I agree and promise to comply and answer to the charges and instructions in this citation. Willful refusal to accept and sign this citation is a misdemeanor of the second degree, punishable as provided in section 775.082 or 775.083, F.S. I understand that my signature is not an admission of guilt or waiver of my rights.

SIGNATURE OF DEFENDANT: _____ DATE: _____

SIGNATURE OF OFFICER:  _____ DATE: June 13, 2024

NOTICE TO VIOLATORS

The violation for which the citation is issued shall be stopped immediately upon receipt of this citation. The person charged with the violation shall either correct the violation and pay the civil penalty in the manner indicated on the citation or, *within 10 days*, of receipt of the citation, excluding weekends and legal holidays, request a hearing to appeal the issuance of the citation by the officer.

To appeal the citation, a request for a hearing must be in writing and submitted to the Licensing Division of the Marion County Building Department, located at 2710 E Silver Springs Blvd, Ocala, Florida 34470, (352) 438-2429. You will be notified of the date, time, and location of the hearing.

Failure of a violator to appeal the citation within the time period set forth in the section shall constitute a waiver of the violator's right to a hearing. A waiver of the right to a hearing shall be deemed as admission of the violation and penalties may be imposed accordingly.

If on the 11th day after receipt of the citation, if the citation has not been appealed in writing or paid by the violator, the case will be referred by a letter to an Enforcement Board in accordance with the Marion County Ordinance 18.25, Section.5.5-66.(c)3a.

Once an enforcement board enters an order ordering the violator to pay the civil penalty set forth on the citation or notice of violation, a hearing shall not be necessary for the issuance of such order. Marion County Ordinance 18.25, Section.5.5-66.(c)3f.

The fine can be paid at the Marion County Building Department, 2710 E. Silver Springs Blvd, Ocala, FL 34470. If any questions, please contact our office at 352-438-2400.

*The Building Official / Building Code Administrator
Marion County Building Safety*

27,000⁰⁰

James M. Terneus
Maria X. Terneus
Emily A. Bravo
1420 SE 150th St
Summerfield, FL 34491-3833

2212

63-483061
13849

5/27/2024
Date

Pay to the Order of Jorge Alvarez \$ 8,500
Eighty five hundred Dollars

BANK OF AMERICA
ACH RT 063100277 1 Permt @ 1,500

For 14 Permits @ 500

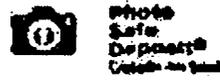
⑆063000047⑆ 898042777956⑈2212

James M. Terneus
Maria X. Terneus
Emily A. Bravo
1420 SE 150th St
Summerfield, FL 34491-3833

2216
63-4630 FL
23849

5/30/24
Date

Pay to the
Order of FLG Builders LLC \$ 1,500⁰⁰
Fifteen hundred Dollars



BANK OF AMERICA

ACH R/T 063100277

For Rivera 2024042472

⑆063000047⑆ 898042777956⑈2216

James M. Terneus
Maria X. Terneus
Emily A. Bravo
1420 SE 150th St
Summerfield, FL 34491-3833

2217
63-4630 FL
22849

5/30/24
Date

Pay to the Order of FLG Builders LLC \$ 2,000⁰⁰
Two thousand⁰⁰/100 Dollars

BANK OF AMERICA 

ACH R/T 063100277

For 202311050340499



⑆063000047⑆ 898042777956⑈2217

James M. Terneus
Maria X. Terneus
Emily A. Bravo
1420 SE 150th St
Summerfield, FL 34491-3833

2223
63-4/630 FL
23849

06/04/24
Date

Pay to the Order of Nilson Mayorga \$ 5,000⁰⁰
Five Thousand Dollars



BANK OF AMERICA

ACH R/T 063100277 2024011660-012571
021005-042116

For 2023102695-100128-100208 [Signature]

⑆063000047⑆ 898042777956⑈2223

James M. Terneus
Maria X. Terneus
Emily A. Bravo
1420 SE 150th St
Summerfield, FL 34491-3833

2224

83-4630 FI
23849

6/10/24 Date

Pay to the Order of Alvarez & Sons Construction \$ 2,000⁰⁰
Two thousand⁰⁰/100 Dollars

BANK OF AMERICA

ACH RT 063100277

Contr. Transfer

For 2023110432-2023110424



⑆063000047⑆ 898042777956⑈2224

James M. Terneus
Maria X. Terneus
Emily A. Bravo
1420 SE 150th St
Summerfield, FL 34491-3833

2225

63-4630 FL
23049

6/10/24 Date

Pay to the Order of Jorge Alvarez \$ 1,500⁰⁰
Fifteen hundred ⁰⁰/100 Dollars

BANK OF AMERICA 

ACH R/T 063100277

For 2023010786
2023091486 (Bernal)



⑆063000047⑆ 898042777956⑈2225

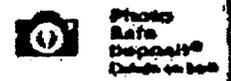
James M. Terneus
Maria X. Terneus
Emily A. Bravo
420 SE 150th St
Summerfield, FL 34491-3833

2226
63-4630 FL
23849

6/10/24
Date

Pay to the Order of YUSIMI MIRANDG \$ 500⁰⁰

Five hundred⁰⁰/100 Dollars



BANK OF AMERICA

ACH R/T 063100277

For Permit # 2024022174 [Signature]

⑆063000047⑆ 898042777956⑈2226

Details

Status	Paid Zelle® payment
To	Jorge alvarez Client 352-322-1577
From	02 CHECKING 7956 - 7956
Amount	\$1,500.00
Date	May 31, 2024
Message	VITERRA RIVERO
Confirmation #	jyb9hemou

Details

Status	Paid Zelle® payment
To	Joan Torres Realtor 352-810-5191 
From	02 CHECKING 7956 - 7956
Amount	\$1,500.00
Date	Jun 06, 2024
Confirmation #	kmeme79cn

James M. Terneus
Maria X. Terneus
Emily A. Bravo
1420 SE 150th St
Summerfield, FL 34491-3833

2227
63-4830 FL
73048

6/11/24 Date

Pay to the Order of Gabriel Velazquez \$ 3,000⁰⁰
Three Thousand⁰⁰/100 Dollars

 Photo Safe Deposit Details on back

BANK OF AMERICA 
ACH R/T 063100277 2023100129-121541
2023121545
For 2024021277



⑆063000047⑆ 898042777956⑈2227

Details

~~1~~

Status

Paic
Zelle® payment

To

THE STERNER GROUP

352-274-2053

From

02 CHECKING 7956 - 7956

Amount

\$1,000.00

Date

Dec 02, 2022

Message

PYP USA LOT 5

Confirmation #

bexia2bqu

50 pages

Details

Status

Pa
Zelle® payme

To

THE STERNER GROUP
352-274-2053



From

02 CHECKING 7956 - 7956

Amount

\$1,000.00

Date

Dec 02, 2022

Message

GARCON LOT 66

Confirmation #

ijwcleln4

Details

Status	
To	THE STERNER GROUP 352-274-2053
From	02 CHECKING 7956 - 7956
Amount	\$1,000.00
Date	Dec 11, 2022
Message	JOSE CASTILLO 2
Confirmation #	g1501p94s

Pa
Zelle® payme



Details

Status	
To	Pa Zelle® payme
From	THE STERNER GROUP 352-274-2053 
Amount	02 CHECKING 7956 - 7956 \$1,000.00
Date	Dec 11, 2022
Message	LUIS BERNAL 1
Confirmation #	emjc8ypmd

Details

Status	
To	THE STERNER GROUP 352-274-2053
From	02 CHECKING 7956 - 7956
Amount	\$1,000.00
Date	Dec 11, 2022
Message	JOSE CENDEJAS 1
Confirmation #	c8zfcscs

Pa

Zelle@ payme



Details

Status	P
To	Zelle® paym
From	THE STERNER GROUP 352-274-2053
Amount	02 CHECKING 7956 - 7956 \$1,000.00
Date	Dec 17, 2022
Message	LUIS BERNAL #2
Confirmation #	ert4w2d85

Details

Status

Pa
Zelle® payme

To

THE STERNER GROUP
352-274-2053



From

02 CHECKING 7956 - 7956

Amount

\$1,000.00

Date

Dec 17, 2022

Message

FRANCISCO PADILLA

Confirmation #

acwxmo3av

Details

Status	Paid
	Zelle® payment
To	THE STERNER GROUP 352-274-2053
From	02 CHECKING 7956 - 7956
Amount	\$1,000.00
Date	Dec 17, 2022
Message	JOSE CASTILLO #3
Confirmation #	addeerxvo

Details

Status

Pa
Zelle® payment

To

THE STERNER GROUP
352-274-2053



From

02 CHECKING 7956 - 7956

Amount

\$1,000.00

Date

Dec 27, 2022

Message

A & E # 4

Confirmation #

gg74aotj2

Details

Status

Pa
Zelle® paymer

To

THE STERNER GROUP

352-274-2053



From

02 CHECKING 7956 - 7956

Amount

\$1,000.00

Date

Jan 23, 2023

Message

GMV INVEST. (RODMAR 22)

Confirmation #

hyuuixlf8

Details

Status		Pa
		Zelle® payme
To	THE STERNER GROUP	
	352-274-2053	
From	02 CHECKING 7956 - 7956	
Amount		\$1,000.00
Date		Jan 23, 2023
Message		RAYA 26
Confirmation #		hpe187tlh

Details

Status	Pa Zelle® paymer
To	THE STERNER GROUP 352-274-2053
From	02 CHECKING 7956 - 7956
Amount	\$1,000.00
Date	Jan 23, 2023
Message	RAYA 25
Confirmation #	bbtvddbhl

Details

Status	
To	THE STERNER GROUP 352-274-2053
From	02 CHECKING 7956 - 7956
Amount	\$1,000.00
Date	Jan 24, 2023
Message	DASIER FAGUNDO #3
Confirmation #	aqqa386dwm

Pa
Zelle® payme



Details

Status	
To	THE STERNER GROUP 352-274-2053
From	02 CHECKING 7956 - 7956
Amount	\$1,000.00
Date	Jan 24, 2023
Message	DASIER FAGUNDO #2
Confirmation #	d09ei1pcq

Pa.
Zelle® paymer



Details

Status

Paid
Zelle® payment

To

THE STERNER GROUP
352-274-2053



From

02 CHECKING 7956 - 7956

Amount

\$1,000.00

Date

Jan 24, 2023

Message

DASIER FAGUNDO #1

Confirmation #

ey86bmmhp

Details

Status	Paid Zelle® payment
To	THE STERNER GROUP 352-274-2053 
From	02 CHECKING 7956 - 7956
Amount	\$1,000.00
Date	Feb 16, 2023
Message	E & ME CONTRACTING
Confirmation #	p9zuga071

Details

Status

Pa
Zelle® payme

To

THE STERNER GROUP
352-274-2053

From

02 CHECKING 7956 - 7956

Amount

\$1,000.00

Date

Feb 16, 2023

Message

PUMA RENTALS #3

Confirmation #

je4v3hgu3

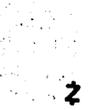
Details

Status

Pa
Zelle® payme

To

THE STERNER GROUP
352-274-2053



From

02 CHECKING 7956 - 7956

Amount

\$1,000.00

Date

Feb 16, 2023

Message

PUMA RENTALS #2

Confirmation #

rrbo69dh1

Details

Status

Paid
Zelle® payment

To

THE STERNER GROUP
352-274-2053



From

02 CHECKING 7956 - 7956

Amount

\$1,000.00

Date

Feb 27, 2023

Message

RODMAR CARMEL #6

Confirmation #

omhpcotho

Details

Status	Paic Zelle® payment
To	THE STERNER GROUP 352-274-2053
From	02 CHECKING 7956 - 7956
Amount	\$1,000.00
Date	Feb 27, 2023
Message	R & O #8
Confirmation #	mmnzzuee1

Details

Status	
To	THE STERNER GROUP 352-274-2053
From	02 CHECKING 7956 - 7956
Amount	\$1,000.00
Date	Feb 27, 2023
Message	IDALIA (NESTOR LOPEZ)
Confirmation #	qibn0mtpd

Pa
Zelle® payme



Details

Status	Paid
	Zelle® payment
To	THE STERNER GROUP 352-274-2053
From	02 CHECKING 7956 - 7956
Amount	\$1,000.00
Date	Mar 10, 2023
Message	LUIS & MARIA VAZQUEZ
Confirmation #	hb1fugui6

Details

Status	Paid
	Zelle® payment
To	THE STERNER GROUP 352-274-2053
From	02 CHECKING 7956 - 7956
Amount	\$1,000.00
Date	Mar 10, 2023
Message	GLADIS GUERRERO
Confirmation #	b8nfy5qtf

Details

Status

Paid
Zelle® payment

To

THE STERNER GROUP
352-274-2053



From

02 CHECKING 7956 - 7956

Amount

\$1,000.00

Date

Mar 10, 2023

Message

JOANN TORRES

Confirmation #

dlea03duk

Details

Status

Paid
Zelle® payment

To

THE STERNER GROUP
352-274-2053



From

02 CHECKING 7956 - 7956

Amount

\$1,000.00

Date

Mar 28, 2023

Message

IJL RODMAR

Confirmation #

kgpx8v0za

Details

Status

Paid
Zelle® payment

To

THE STERNER GROUP
352-274-2053



From

02 CHECKING 7956 - 7956

Amount

\$1,000.00

Date

Mar 28, 2023

Message

BUESO #17

Confirmation #

mmbkok7zd

Details

Status	Paid
	Zelle® payment
To	THE STERNER GROUP 352-274-2053 
From	02 CHECKING 7956 - 7956
Amount	\$1,000.00
Date	Mar 28, 2023
Message	BUESO #17
Confirmation #	mmbkok7zd

Details

Status	Paio Zelle® payment
To	THE STERNER GROUP 352-274-2053
From	02 CHECKING 7956 - 7956
Amount	\$1,000.00
Date	Mar 28, 2023
Message	RAYA #27
Confirmation #	nkm5uqwoy

Details

Status

Paid
Zelle® payment

To

THE STERNER GROUP
352-274-2053



From

02 CHECKING 7956 - 7956

Amount

\$1,000.00

Date

Apr 04, 2023

Message

JOAQUIN CASTILLO

Confirmation #

k4ikgkede

Details

Status

Paid
Zelle® payment

To

THE STERNER GROUP
352-274-2053



From

02 CHECKING 7956 - 7956

Amount

\$1,000.00

Date

Apr 04, 2023

Message

JOAQUIN CASTILLO

Confirmation #

k4ikgkede

Details

Status	Paid
	Zelle® payment
To	THE STERNER GROUP 352-274-2053 
From	02 CHECKING 7956 - 7956
Amount	\$1,000.00
Date	Apr 04, 2023
Message	BOAVISTA #6
Confirmation #	k1dynb30n

Details

Status

Paid
Zelle® payment

To

THE STERNER GROUP
352-274-2053



From

02 CHECKING 7956 - 7956

Amount

\$1,000.00

Date

Apr 04, 2023

Message

JOAQUIN CASTILLO

Confirmation #

k4ikgkede

Details

Status	Paio Zelle® payment
To	THE STERNER GROUP 352-274-2053
From	02 CHECKING 7956 - 7956
Amount	\$1,000.00
Date	Apr 04, 2023
Message	BOAVISTA #6
Confirmation #	k1dynb30n

Details

Status	Paid
	Zelle® payment
To	THE STERNER GROUP 352-274-2053
From	02 CHECKING 7956 - 7956
Amount	\$1,000.00
Date	Apr 04, 2023
Message	JFR RODMAR
Confirmation #	osd7svcj0

Details

Status	Paid
	Zelle® payment
To	THE STERNER GROUP 352-274-2053
From	02 CHECKING 7956 - 7956
Amount	\$1,000.00
Date	Apr 10, 2023
Message	RODMAR LOT 30
Confirmation #	rlaoo6021

Details

Status

Paid
Zelle® payment

To

THE STERNER GROUP
352-274-2053



From

02 CHECKING 7956 - 7956

Amount

\$1,000.00

Date

Apr 10, 2023

Message

RODMAR LOT 33

Confirmation #

rb85gcg1s

Details

Status	Paid
	Zelle® payment
To	THE STERNER GROUP 352-274-2053
From	02 CHECKING 7956 - 7956
Amount	\$1,000.00
Date	Apr 10, 2023
Message	MANUEL CESPEDES #1
Confirmation #	kubj3bx0f

Details

Status	Paid
	Zelle® payment
To	THE STERNER GROUP 352-274-2053
From	02 CHECKING 7956 - 7956
Amount	\$1,000.00
Date	Apr 27, 2023
Message	BUESO # 19
Confirmation #	qgu347diw

Details

Status	Paid
	Zelle® payment
To	THE STERNER GROUP 352-274-2053
From	02 CHECKING 7956 - 7956
Amount	\$1,000.00
Date	Apr 27, 2023
Message	R & O #9
Confirmation #	poi791bll

Details

Status

Paid
Zelle® payment

To

THE STERNER GROUP
352-274-2053



From

02 CHECKING 7956 - 7956

Amount

\$1,000.00

Date

May 09, 2023

Message

GMV GUSTAVO MARQUEZ

Confirmation #

kz2cp8q7e

Details

Status	Paid
	Zelle® payment
To	THE STERNER GROUP 352-274-2053 
From	02 CHECKING 7956 - 7956
Amount	\$1,000.00
Date	May 09, 2023
Message	RAYA # 30
Confirmation #	oc73lw5bc

Details

Status

Paid
Zelle® payment

To

THE STERNER GROUP

352-274-2053

From

02 CHECKING 7956 - 7956

Amount

\$1,000.00

Date

May 09, 2023

Message

FAGUNDO #4

Confirmation #

pxj0bejpy

Details

Status

Paid
Zelle® payment

To

THE STERNER GROUP
352-274-2053



From

02 CHECKING 7956 - 7956

Amount

\$1,000.00

Date

May 09, 2023

Message

RAYA # 30

Confirmation #

oc73lw5bc

Details

Status

Paid
Zelle® payment

To

THE STERNER GROUP
352-274-2053



From

02 CHECKING 7956 - 7956

Amount

\$1,000.00

Date

May 09, 2023

Message

GMV GUSTAVO MARQUEZ

Confirmation #

kz2cp8q7e

Details

Status	Paid Zelle® payment
To	THE STERNER GROUP 352-274-2053 
From	02 CHECKING 7956 - 7956
Amount	\$1,000.00
Date	May 16, 2023
Message	MC LARA'S #8
Confirmation #	l9um8y94m

Details

Status	Paid Zelle® payment
To	THE STERNER GROUP 352-274-2053
From	02 CHECKING 7956 - 7956
Amount	\$1,000.00
Date	May 16, 2023
Message	MC LARA'S #7
Confirmation #	rr3qmw5lf

Details

Status	Paid Zelle® payment
To	THE STERNER GROUP 352-274-2053 
From	02 CHECKING 7956 - 7956
Amount	\$1,000.00
Date	May 16, 2023
Message	FAGUNDO #5
Confirmation #	p7pk0ruoa

Details

Status

Paid
Zelle® payment

To

THE STERNER GROUP
352-274-2053



From

02 CHECKING 7956 - 7956

Amount

\$1,000.00

Date

May 22, 2023

Message

D.M. ONE

Confirmation #

q2ayiptc4

Details

Status	Paid
	Zelle® payment
To	THE STERNER GROUP 352-274-2053
From	02 CHECKING 7956 - 7956
Amount	\$1,000.00
Date	May 22, 2023
Message	PINILLA 2
Confirmation #	lo805xmm6

Details

Status	Paid Zelle® payment
To	THE STERNER GROUP 352-274-2053 
From	02 CHECKING 7956 - 7956
Amount	\$1,000.00
Date	May 22, 2023
Message	MOMIN 1
Confirmation #	r4yncjicv

Details

Status	Paid
	Zelle® payment
To	THE STERNER GROUP 352-274-2053
From	02 CHECKING 7956 - 7956
Amount	\$1,000.00
Date	Jul 13, 2023
Message	MEV. LOT 3
Confirmation #	rx2ydtsgd

Details

Status	Paid
	Zelle® payment
To	THE STERNER GROUP 352-274-2053
From	02 CHECKING 7956 - 7956
Amount	\$1,000.00
Date	Jul 13, 2023
Message	MEV. LOT 1
Confirmation #	p0tgw51dh

Details

Status

Paid
Zelle® payment

To

THE STERNER GROUP
352-274-2053

From

02 CHECKING 7956 - 7956

Amount

\$1,000.00

Date

Jul 13, 2023

Message

DANIEL ALVARADO

Confirmation #

perfr7i2n



Details

#2

Status

Paid
Zelle® payment

To

THE STERNER GROUP
352-274-2053



From

02 CHECKING 7956 - 7956

Amount

\$1,000.00

Date

Jul 24, 2023

Message

Y & M PAINTING (RODMAR)

Confirmation #

lgjna2vur

Details

Status	Paid Zelle® payment
To	THE STERNER GROUP 352-274-2053 
From	02 CHECKING 7956 - 7956
Amount	\$1,000.00
Date	Jul 24, 2023
Message	RODMAR SMALL 2
Confirmation #	mv6iqm463

Details

Status	Paid Zelle® payment
To	THE STERNER GROUP 352-274-2053 
From	02 CHECKING 7956 - 7956
Amount	\$1,000.00
Date	Jul 24, 2023
Message	LUZ FIGUEROA
Confirmation #	ovt6e4zwq

Details

Status	Paid Zelle® payment
To	THE STERNER GROUP 352-274-2053 
From	02 CHECKING 7956 - 7956
Amount	\$1,000.00
Date	Aug 03, 2023
Message	HES ALBERTO SANDOVAL
Confirmation #	q8i53f01o

Details

Status	Paid Zelle® payment
To	THE STERNER GROUP 352-274-2053 
From	02 CHECKING 7956 - 7956
Amount	\$1,000.00
Date	Aug 03, 2023
Message	MC LARA'S #9
Confirmation #	j0flecl5d

Details

Status	Paid Zelle® payment
To	THE STERNER GROUP 352-274-2053 
From	02 CHECKING 7956 - 7956
Amount	\$1,000.00
Date	Aug 03, 2023
Message	RODMAR, LAS CAMELIAS
Confirmation #	r0hq8chyv

Details

Status	Paid Zelle® payment
To	THE STERNER GROUP 352-274-2053 
From	02 CHECKING 7956 - 7956
Amount	\$1,000.00
Date	Aug 11, 2023
Message	DM ONE #4
Confirmation #	pyft65mci

Details

Status	Paid Zelle® payment
To	THE STERNER GROUP 352-274-2053 
From	02 CHECKING 7956 - 7956
Amount	\$1,000.00
Date	Aug 11, 2023
Message	YMI CONSTRUCTION
Confirmation #	n46urdaip

Details

Status	Paid Zelle® payment
To	THE STERNER GROUP 352-274-2053 
From	02 CHECKING 7956 - 7956
Amount	\$1,000.00
Date	Aug 11, 2023
Message	ELIZABETH TILLEY
Confirmation #	mqf1yspsa

Details

Status	Paid Zelle® payment
To	THE STERNER GROUP 352-274-2053 
From	02 CHECKING 7956 - 7956
Amount	\$1,000.00
Date	Aug 24, 2023
Message	BUESO #22
Confirmation #	re0g4x7m1

Details

Status	Paid Zelle® payment
To	THE STERNER GROUP 352-274-2053 
From	02 CHECKING 7956 - 7956
Amount	\$1,000.00
Date	Aug 24, 2023
Message	R&O #11
Confirmation #	qklmb0rsl

Details

Status

Paid
Zelle® payment

To

THE STERNER GROUP

352-274-2053



From

02 CHECKING 7956 - 7956

Amount

\$1,000.00

Date

Aug 24, 2023

Message

DM ONE #5

Confirmation #

oisvrj2i5

Details

Status	Paid Zelle® payment
To	THE STERNER GROUP 352-274-2053 
From	02 CHECKING 7956 - 7956
Amount	\$1,000.00
Date	Sep 01, 2023
Message	KEVIN O'CON
Confirmation #	jr8j7eiyd

Details

Status	Paid Zelle® payment
To	THE STERNER GROUP 352-274-2053 
From	02 CHECKING 7956 - 7956
Amount	\$1,000.00
Date	Sep 01, 2023
Message	RAYA # 32
Confirmation #	kvpvu28ly

Details

Status	Paid Zelle® payment
To	THE STERNER GROUP 352-274-2053 
From	02 CHECKING 7956 - 7956
Amount	\$1,000.00
Date	Sep 01, 2023
Message	BUESO # 23
Confirmation #	r0blfhajz

Details

Status

Paid
Zelle® payment

To

THE STERNER GROUP

352-274-2053



From

02 CHECKING 7956 - 7956

Amount

\$1,000.00

Date

Sep 08, 2023

Message

GMV LOT 110

Confirmation #

ot8gubqje

Details

Status

Paid
Zelle® payment

To

THE STERNER GROUP
352-274-2053



From

02 CHECKING 7956 - 7956

Amount

\$1,000.00

Date

Sep 08, 2023

Message

E.J. WISE

Confirmation #

kgaepd5id

Details

Status

Paid
Zelle® payment

To

THE STERNER GROUP
352-274-2053



From

02 CHECKING 7956 - 7956

Amount

\$1,000.00

Date

Sep 08, 2023

Message

WESTON WISE

Confirmation #

qvpo7slft

Details

Status	Paid Zelle® payment
To	THE STERNER GROUP 352-274-2053 
From	02 CHECKING 7956 - 7956
Amount	\$1,000.00
Date	Sep 15, 2023
Message	R & O #12
Confirmation #	lgx7xkt5t

Details

Status	Paid Zelle® payment
To	THE STERNER GROUP 352-274-2053 
From	02 CHECKING 7956 - 7956
Amount	\$1,000.00
Date	Sep 15, 2023
Message	WAREHOUSE PARK (BERNAL)
Confirmation #	pa519xtch

Details

Status	Paid
	Zelle® payment
To	THE STERNER GROUP 352-274-2053 
From	02 CHECKING 7956 - 7956
Amount	\$1,000.00
Date	Sep 15, 2023
Message	GMV LOT 102
Confirmation #	n9lksqdpX

Instructions for Builder's Certification, form HUD-92541

Item 1. Site Analysis: All builders must answer all the questions in this item. An addendum may be added, if necessary, to provide a full explanation about any of the site conditions listed.

a. Flood Hazards: HUD prohibits new construction in Special Flood Hazard Areas unless there is a Letter of Map Amendment (LOMA), a Letter of Map Revision (LOMR), or an Elevation Certificate in accordance with 24 CFR 200.926d(c)(4) provided to the lender.

Items 1b.-f The builder must provide this information for all properties. If the property is a condominium, the builder may have to mitigate the site issue if the project has not yet been approved by HUD.

b. Noise: Self-explanatory.

c. Runway Clear Zones/Clear Zones: If the property is located in a Runway Clear Zone / Clear Zone, the lender must require, as a condition of borrower approval, that the borrower will sign a statement acknowledging receipt of the notification required by 24 CFR 51.303(a)(3).

d. Explosive/Flammable Materials Storage Hazard: Self-explanatory.

e. Toxic Waste Hazards: Self-explanatory.

f. Foreseeable Hazards or Adverse Conditions: Self-explanatory.

Items 2 - 8: The builder/builder's agent must complete these items as follows:

Items 2, 3&4. Place an "X" in the box in Items 2, 3 and 4. The certified builder must complete Items 5 thru 8 as follows:

Item 5. The local/State code in Item 5 is the accepted code for a locality.

The additional requirements needed from the Table in 24 CFR 200.926c, to supplement a partially acceptable local code, must be shown in Item 5.

Item 6. When the whole CABO Code is used as the HUD referenced code in jurisdictions with "no code" or an "unacceptable code," place an "X" in the box in Item 6 and place the word "All" in the space.

Item 7: Place an "X" in the box on line 7, and, if applicable name equivalent code.

Item 8. If the dwelling is a manufactured (mobile) home, place an "X" in the box in Item 8. Properly complete lines 4 through 7 for all "foundation and site work." Insert the HUD label number(s) in the box provided.

Items 9 & 10.

The builder or the builder's agent must complete and sign these items.

If the builder's agent completes and signs these items, the agent is certifying that they have the knowledge and experience to determine whether the plans and specifications comply with HUD/FHA requirements set forth in 24 CFR 200.926d and with other applicable HUD requirements in 24 CFR 200.926(d)(1) and (2).

The builder's agent further declares that the site information is true and accurate to the best of their knowledge and belief.

Item 11. If a builder has sold or intends to sell five (5) or more newly constructed properties within a twelve (12) month period, the builder is required to have one of the following:

- a. Be in good standing to a Voluntary Affirmative Marketing Agreement
- b. Have a HUD approved Affirmative Fair Housing Marketing Plan (AFHMP);
- c. Have a contract with a Marketing Agent to implement its approved AFHMP; or a contract with a Marketing Agent with signatory to a National Association of Realtors VAMA; or
- d. Certify to the requirements which are hereby listed, taken from 24 CFR 200.620.

Items 12 & 13. The builder must complete and sign Items 12 and 13. The certification is self-explanatory. All changes to the original form must be initialed and dated by the builder.

Appraiser / Direct Endorsement Lender's Responsibility

FHA Roster Appraiser. The appraiser must receive a fully executed form HUD-92541 before performing the appraisal on proposed or under construction properties or properties less than one year old and never occupied.

The appraiser must review Item 1 and note in the Appraisal Report any discrepancies between the information in Item 1 and the actual conditions observed on site. The appraiser must take into consideration the effects of any site conditions on the value of the property.

Direct Endorsement Underwriter. The DE Underwriter must review the Appraisal Report and the Builder Certification as part of the underwriting process, taking into consideration the effect of any site conditions on the value of the property. Page 1 of this form must be complete and legible. The Mortgagee must provide the Appraiser with a fully executed form HUD-92541, signed and dated no more than 30 Days prior to the date the appraisal was ordered. The DE Underwriter cannot change and/or modify this certification form.

029992KX

BUESO 24

Sep 23, 2023

\$1,000.00

02 CHECKING 7956 - 7956

352-274-2053

THE STERNER GROUP

Zelle@ payment

Paid

Details

Status

Amount

Date

Message

To

From

Confirmation

Appraisal Report

Direct Endorsement Underwriter

FHA Roster Appraiser

Appraiser / Direct Endorsement Lender's Responsibility

Items 12 & 13

Items 9 & 10

Item 11

Item 1

Flood Hazards

Site Analysis

Builder's Certification

Details

Status	Paid Zelle® payment
To	THE STERNER GROUP 352-274-2053 
From	02 CHECKING 7956 - 7956
Amount	\$1,000.00
Date	Sep 23, 2023
Message	DERGUEZ # 3
Confirmation #	nm3s1t78n

Details

Status	Paid Zelle® payment
To	THE STERNER GROUP 352-274-2053 
From	02 CHECKING 7956 - 7956
Amount	\$1,000.00
Date	Sep 25, 2023
Message	Raya 34
Confirmation #	lsm63xhw7

Details

Status

Paid
Zelle® payment

To

THE STERNER GROUP
352-274-2053



From

02 CHECKING 7956 - 7956

Amount

\$1,000.00

Date

Sep 25, 2023

Message

Raya 33

Confirmation #

j0s4r4xr6

Details

Status	Paid Zelle® payment
To	THE STERNER GROUP 352-274-2053 
From	02 CHECKING 7956 - 7956
Amount	\$1,000.00
Date	Sep 25, 2023
Message	Colmenares
Confirmation #	nnhq3k1yu

Details

Status

Paid
Zelle® payment

To

THE STERNER GROUP
352-274-2053



From

02 CHECKING 7956 - 7956

Amount

\$1,000.00

Date

Oct 04, 2023

Message

GMP 1

Confirmation #

ml137qjeg

Details

Status

Paid
Zelle® payment

To

THE STERNER GROUP
352-274-2053



From

02 CHECKING 7956 - 7956

Amount

\$1,000.00

Date

Oct 04, 2023

Message

RAYA 36

Confirmation #

lw0fhecyw

Details

Status	Paid Zelle® payment
To	THE STERNER GROUP 352-274-2053 
From	02 CHECKING 7956 - 7956
Amount	\$1,000.00
Date	Oct 04, 2023
Message	RAYA 35
Confirmation #	o3nwehq0x

Details

Status	Paid Zelle® payment
To	THE STERNER GROUP 352-274-2053 
From	02 CHECKING 7956 - 7956
Amount	\$1,000.00
Date	Oct 16, 2023
Message	MC LARAS #11
Confirmation #	opna9o8ew

Details

Status	Paid Zelle® payment
To	THE STERNER GROUP 352-274-2053 
From	02 CHECKING 7956 - 7956
Amount	\$1,000.00
Date	Oct 16, 2023
Message	MC LARAS #10
Confirmation #	kf99oic33

Details

Status	Paid
	Zelle® payment
To	THE STERNER GROUP 352-274-2053 
From	02 CHECKING 7956 - 7956
Amount	\$1,000.00
Date	Oct 16, 2023
Message	GMP #2
Confirmation #	Inu1mlic4

Details

Status

Paid

Zelle® payment

To

THE STERNER GROUP

352-274-2053



From

02 CHECKING 7956 - 7956

Amount

\$1,000.00

Date

Oct 21, 2023

Message

DENNIS VALLE

Confirmation #

jtsp17ena

Details

Status

Paid
Zelle® payment

To

THE STERNER GROUP
352-274-2053



From

02 CHECKING 7956 - 7956

Amount

\$1,000.00

Date

Oct 21, 2023

Message

E & E CONTRACTING

Confirmation #

mvhfy06bp

Details

Status	Paid Zelle® payment
To	THE STERNER GROUP 352-274-2053 
From	02 CHECKING 7956 - 7956
Amount	\$1,000.00
Date	Oct 21, 2023
Message	G.VELAZQUEZ
Confirmation #	k83og8ksd

Details

Status	Paid Zelle® payment
To	THE STERNER GROUP 352-274-2053
From	02 CHECKING 7956 - 7956
Amount	\$1,000.00
Date	Oct 26, 2023
Message	Transcending Lot 7
Confirmation #	lyigru6qz

Details

Status

Paid
Zelle® payment

To

THE STERNER GROUP
352-274-2053



From

02 CHECKING 7956 - 7956

Amount

\$1,000.00

Date

Oct 26, 2023

Message

Enrique Rebell

Confirmation #

qq0zvdaai

Details

Status	Paid Zelle® payment
To	THE STERNER GROUP 352-274-2053 
From	02 CHECKING 7956 - 7956
Amount	\$1,000.00
Date	Oct 26, 2023
Message	Garcia Lot 7
Confirmation #	qj77r6smg

Details

Status

Paid
Zelle® payment

To

THE STERNER GROUP
352-274-2053



From

02 CHECKING 7956 - 7956

Amount

\$1,000.00

Date

Oct 30, 2023

Message

Daniel Rocha 1

Confirmation #

I45zasgnr

Details

Status

Paid
Zelle® payment

To

THE STERNER GROUP
352-274-2053



From

02 CHECKING 7956 - 7956

Amount

\$1,000.00

Date

Oct 30, 2023

Message

Transcending Lot 16

Confirmation #

phsx39z4t

Details

Status	Paid
	Zelle® payment
To	THE STERNER GROUP 352-274-2053 
From	02 CHECKING 7956 - 7956
Amount	\$1,000.00
Date	Oct 30, 2023
Message	Transcending Lot 10
Confirmation #	op734o3e4

Details

Status	Paid
	Zelle® payment
To	THE STERNER GROUP 352-274-2053
From	02 CHECKING 7956 - 7956
Amount	\$1,000.00
Date	Nov 08, 2023
Message	UBERRIMO #1
Confirmation #	ncc2rcpgi

Details

Status	Paid Zelle® payment
To	THE STERNER GROUP 352-274-2053 
From	02 CHECKING 7956 - 7956
Amount	\$1,000.00
Date	Nov 08, 2023
Message	R & O MEM #2
Confirmation #	jxet520ei

Details

Status

Paid
Zelle® payment

To

THE STERNER GROUP
352-274-2053



From

02 CHECKING 7956 - 7956

Amount

\$1,000.00

Date

Nov 08, 2023

Message

R & O MEM #1

Confirmation #

ju0mn9vbn

Details

Status

Paid
Zelle® payment

To

THE STERNER GROUP

352-274-2053



From

02 CHECKING 7956 - 7956

Amount

\$1,000.00

Date

Nov 15, 2023

Message

MIRANDA #9

Confirmation #

pd08zrkh8

Details

Status	Paid Zelle® payment
To	THE STERNER GROUP 352-274-2053
From	02 CHECKING 7956 - 7956
Amount	\$1,000.00
Date	Nov 15, 2023
Message	MIRANDA #8
Confirmation #	k8p4rm288

If you didn't make this payment, contact us



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Confirmation #	qxozr2p1!
Message	BOAVISTA #7
Date	Nov 15, 2023
Amount	\$1,000.00
From	02 CHECKING 7956 - 7956
To	THE STERNER GROUP 352-274-2053
Status	Zelle® payment Paid

Details

Details

Status

Paid
Zelle® payment

To

THE STERNER GROUP
352-274-2053



From

02 CHECKING 7956 - 7956

Amount

\$1,000.00

Date

Nov 29, 2023

Message

SAGAZ

Confirmation #

ky9pn0l4f

Details

Status	Paid
	Zelle® payment
To	THE STERNER GROUP 352-274-2053 
From	02 CHECKING 7956 - 7956
Amount	\$1,000.00
Date	Nov 29, 2023
Message	MIRANDA # 11
Confirmation #	nj3mxgqx6

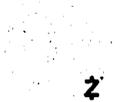
Details

Status

Paid
Zelle® payment

To

THE STERNER GROUP
352-274-2053



From

02 CHECKING 7956 - 7956

Amount

\$1,000.00

Date

Nov 29, 2023

Message

MIRANDA #10

Confirmation #

oxn3dh30a

Details

#3

Status

Paid
Zelle® payment

To

THE STERNER GROUP
352-274-2053

From

02 CHECKING 7956 - 7956

Amount

\$1,000.00

Date

Dec 11, 2023

Message

MIGUEL VELAZQUEZ

Confirmation #

nhyt5qrno

55 pag

Details

Status	Paid Zelle® payment
To	THE STERNER GROUP 352-274-2053 
From	02 CHECKING 7956 - 7956
Amount	\$1,000.00
Date	Dec 11, 2023
Message	DUQUE 3
Confirmation #	pl2ve7jkx

Details

Status	Paid Zelle® payment
To	THE STERNER GROUP 352-274-2053 
From	02 CHECKING 7956 - 7956
Amount	\$1,000.00
Date	Dec 11, 2023
Message	DUQUE 2
Confirmation #	kzsxeiyo1

Details

Status	Paid Zelle® payment
To	THE STERNER GROUP 352-274-2053 
From	02 CHECKING 7956 - 7956
Amount	\$1,000.00
Date	Dec 16, 2023
Message	RODMAR BUESO 24
Confirmation #	ryty6z3sy

Details

Status	Paid Zelle® payment
To	THE STERNER GROUP 352-274-2053 
From	02 CHECKING 7956 - 7956
Amount	\$1,000.00
Date	Dec 16, 2023
Message	RODMAR SMALL 5
Confirmation #	n5jfvxv7h

Details

Status	Paid Zelle® payment
To	THE STERNER GROUP 352-274-2053 
From	02 CHECKING 7956 - 7956
Amount	\$1,000.00
Date	Dec 16, 2023
Message	RODMAR SMALL 6
Confirmation #	jw0bo6man

Details

Status	Paid Zelle® payment
To	THE STERNER GROUP 352-274-2053 
From	02 CHECKING 7956 - 7956
Amount	\$1,000.00
Date	Dec 21, 2023
Message	FAGUNDO 12
Confirmation #	lh8anjtpj

Details

Status	Paid Zelle® payment
To	THE STERNER GROUP 352-274-2053 
From	02 CHECKING 7956 - 7956
Amount	\$1,000.00
Date	Dec 21, 2023
Message	FAGUNDO 11
Confirmation #	noqitzaa8

Details

Status	Paid Zelle® payment
To	THE STERNER GROUP 352-274-2053 
From	02 CHECKING 7956 - 7956
Amount	\$1,000.00
Date	Dec 21, 2023
Message	FAGUNDO 10
Confirmation #	mg7xlunp1

Details

Status	Paid Zelle® payment
To	THE STERNER GROUP 352-274-2053 
From	02 CHECKING 7956 - 7956
Amount	\$1,000.00
Date	Jan 04, 2024
Message	INNOVATION # 7
Confirmation #	oa98p76ob

Details

Status

Paid
Zelle® payment

To

THE STERNER GROUP
352-274-2053



From

02 CHECKING 7956 - 7956

Amount

\$1,000.00

Date

Jan 04, 2024

Message

BNTM LLC

Confirmation #

nbctpv8x2

Details

Status

Paid
Zelle® payment

To

THE STERNER GROUP
352-274-2053



From

02 CHECKING 7956 - 7956

Amount

\$1,000.00

Date

Jan 04, 2024

Message

JUAN ORDONEZ

Confirmation #

p2g5g81tx

Details

Status

Paid
Zelle® payment

To

THE STERNER GROUP
352-274-2053



From

02 CHECKING 7956 - 7956

Amount

\$1,000.00

Date

Jan 16, 2024

Message

MORIAH ARQUITECTURES (NILSON)

Confirmation #

pbc2egpps

Details

Status

Paid
Zelle® payment

To

THE STERNER GROUP
352-274-2053



From

02 CHECKING 7956 - 7956

Amount

\$1,000.00

Date

Jan 16, 2024

Message

LEONARDO RIVERA (ABNER)

Confirmation #

lltygi5kw

Details

Status

Paid
Zelle® payment

To

THE STERNER GROUP
352-274-2053



From

02 CHECKING 7956 - 7956

Amount

\$1,000.00

Date

Jan 16, 2024

Message

CASA 21 CINTHYA F

Confirmation #

lx20vuh6p

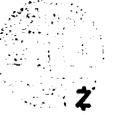
Details

Status

Paid
Zelle® payment

To

THE STERNER GROUP
352-274-2053



From

02 CHECKING 7956 - 7956

Amount

\$1,000.00

Date

Jan 19, 2024

Message

Manuel Cespedes 3

Confirmation #

jtfla3sdz

Details

Status

Paid
Zelle® payment

To

THE STERNER GROUP
352-274-2053



From

02 CHECKING 7956 - 7956

Amount

\$1,000.00

Date

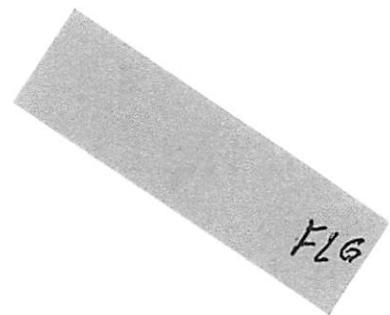
Jan 19, 2024

Message

FLG BUILDERS 2

Confirmation #

jzvczy41s



Details

Status

Paid
Zelle® payment

To

THE STERNER GROUP
352-274-2053



From

02 CHECKING 7956 - 7956

Amount

\$1,000.00

Date

Jan 19, 2024

Message

FLG BUILDERS 1

Confirmation #

kd8c6f5v4

FLG

Details

Status	Paid
	Zelle® payment
To	THE STERNER GROUP 352-274-2053
From	02 CHECKING 7956 - 7956
Amount	\$1,000.00
Date	Jan 27, 2024
Message	TRANSCENDING 13
Confirmation #	kmr3s3y37

Details

Status	Paid
	Zelle® payment
To	THE STERNER GROUP 352-274-2053
From	02 CHECKING 7956 - 7956
Amount	\$1,000.00
Date	Jan 27, 2024
Message	HAROLD LOT 4
Confirmation #	rfey08uk5

Details

Status	Paid
	Zelle® payment
To	THE STERNER GROUP 352-274-2053
From	02 CHECKING 7956 - 7956
Amount	\$1,000.00
Date	Jan 27, 2024
Message	HAROLD LOT 5
Confirmation #	m34qspbtd

Details

Status

Paid
Zelle® payment

To

THE STERNER GROUP
352-274-2053

From

02 CHECKING 7956 - 7956

Amount

\$1,000.00

Date

Feb 06, 2024

Message

TRANSCENDING 13

Confirmation #

eggs3i5pk

Details

Paid

Status

Zelle® payment

To

THE STERNER GROUP

352-274-2053



From

02 CHECKING 7956 - 7956

Amount

\$1,000.00

Date

Feb 06, 2024

Message

TRANSCENDING 14

Confirmation #

dhmohbhuag

Details

Status

Paid
Zelle® payment

To

THE STERNER GROUP
352-274-2053



From

02 CHECKING 7956 - 7956

Amount

\$1,000.00

Date

Feb 06, 2024

Message

TRANSCENDING 14

Confirmation #

auf6xkgqt

Details

Status	Paid Zelle® payment
To	THE STERNER GROUP 352-274-2053
From	02 CHECKING 7956 - 7956
Amount	\$1,000.00
Date	Feb 14, 2024
Message	MEM 3 (R&O)
Confirmation #	I9s800vdv

Details

Status

Paid

Zelle® payment

To

THE STERNER GROUP

352-274-2053



From

02 CHECKING 7956 - 7956

Amount

\$1,000.00

Date

Feb 17, 2024

Message

R & O HOUSE 15

Confirmation #

m5dvlN8ja

Details

Status

Paid

Zelle® payment

To

THE STERNER GROUP

352-274-2053



From

02 CHECKING 7956 - 7956

Amount

\$1,000.00

Date

Feb 17, 2024

Message

Transcending 15

Confirmation #

mi4csuq22

Details

Status

Paid

Zelle® payment

To

THE STERNER GROUP

352-274-2053



From

02 CHECKING 7956 - 7956

Amount

\$1,000.00

Date

Feb 23, 2024

Message

A&E Alexey Model

Confirmation #

of7jupro0

Details

Status

Paid
Zelle® payment

To

THE STERNER GROUP

352-274-2053



From

02 CHECKING 7956 - 7956

Amount

\$1,000.00

Date

Feb 23, 2024

Message

Miriam Becerra

Confirmation #

lbqmnyweh

Details

Status

Paid
Zelle® payment

To

THE STERNER GROUP
352-274-2053



From

02 CHECKING 7956 - 7956

Amount

\$1,000.00

Date

Feb 23, 2024

Message

Innovation Santamaria

Confirmation #

prr3aerzc

Details

Status

Paid

Zelle® payment

To

THE STERNER GROUP

352-274-2053



From

02 CHECKING 7956 - 7956

Amount

\$1,000.00

Date

Mar 01, 2024

Message

RP # 3

Confirmation #

I73rrwgp7

Details

Status	Paid
	Zelle® payment
To	THE STERNER GROUP 352-274-2053
From	02 CHECKING 7956 - 7956
Amount	\$1,000.00
Date	Mar 01, 2024
Message	Bellabright 1
Confirmation #	ltk94t2hw

Details

Status	Paid
	Zelle® payment
To	THE STERNER GROUP 352-274-2053
From	02 CHECKING 7956 - 7956
Amount	\$1,000.00
Date	Mar 01, 2024
Message	Bellabright 2
Confirmation #	qgvw6kctl

Details

Status

Paid
Zelle® payment

To

THE STERNER GROUP

352-274-2053



From

02 CHECKING 7956 - 7956

Amount

\$1,000.00

Date

Mar 11, 2024

Message

MEV VESTI LOT 38

Confirmation #

jbsk5ld3m

Details

Status	Paic Zelle® payment
To	THE STERNER GROUP 352-274-2053
From	02 CHECKING 7956 - 7956
Amount	\$1,000.00
Date	Mar 11, 2024
Message	SANCHEZ LOT 1
Confirmation #	rnobc93kf

Details

Status

Paic
Zelle® payment

To

THE STERNER GROUP
352-274-2053



From

02 CHECKING 7956 - 7956

Amount

\$1,000.00

Date

Mar 11, 2024

Message

SANCHEZ LOT 2

Confirmation #

rdnk6ztbu

Details

Status

Paic
Zelle® payment

To

THE STERNER GROUP

352-274-2053



From

02 CHECKING 7956 - 7956

Amount

\$1,000.00

Date

Mar 15, 2024

Message

ROBERTO GARCIA

Confirmation #

jngdi19mt

Details

Status	Paic Zelle® payment
To	THE STERNER GROUP 352-274-2053 
From	02 CHECKING 7956 - 7956
Amount	\$1,000.00
Date	Mar 15, 2024
Message	JENNIFER CHANG
Confirmation #	r82m6uqf3

Details

Status

Paid
Zelle® paymer

To

THE STERNER GROUP
352-274-2053



From

02 CHECKING 7956 - 7956

Amount

\$1,000.00

Date

Mar 15, 2024

Message

BUESO 4 BED 1

Confirmation #

ml525q4p0

Details

Status	Paid
	Zelle® payment
To	THE STERNER GROUP
	352-274-2053
From	02 CHECKING 7956 - 7956
Amount	\$1,000.00
Date	Mar 23, 2024
Message	BUESO 4 BED 2
Confirmation #	o86ow631d

Details

Status	Paic Zelle® payment
To	THE STERNER GROUP 352-274-2053
From	02 CHECKING 7956 - 7956
Amount	\$1,000.00
Date	Mar 23, 2024
Message	RODMAR BUESO LOT 13
Confirmation #	jo51qvchs

Details

Status

Paid
Zelle® payment

To

THE STERNER GROUP
352-274-2053



From

02 CHECKING 7956 - 7956

Amount

\$1,000.00

Date

Mar 23, 2024

Message

RODMAR LOT 15

Confirmation #

lpxhyjz7o

Details

Status	Paic Zelle® payment
To	THE STERNER GROUP 352-274-2053
From	02 CHECKING 7956 - 7956
Amount	\$1,000.00
Date	Mar 30, 2024
Message	RODMAR LOT 14
Confirmation #	oahmhtk22

Details

Status	Paic Zelle® payment
To	THE STERNER GROUP 352-274-2053
From	02 CHECKING 7956 - 7956
Amount	\$1,000.00
Date	Mar 30, 2024
Message	RODMAR LOT 32
Confirmation #	kr25ieetu

Details

Status	Paid
	Zelle® payment
To	THE STERNER GROUP 352-274-2053
From	02 CHECKING 7956 - 7956
Amount	\$1,000.00
Date	Apr 09, 2024
Message	MC LRARA LOT 70
Confirmation #	pfkm65by7

Details

Status

Paic
Zelle® payment

To

THE STERNER GROUP
352-274-2053

From

02 CHECKING 7956 - 7956

Amount

\$1,000.00

Date

Apr 15, 2024

Message

ON POINT LOT 13

Confirmation #

nf0yeianb

Details

Status

Paio
Zelle® payment

To

THE STERNER GROUP
352-274-2053



From

02 CHECKING 7956 - 7956

Amount

\$1,000.00

Date

Apr 15, 2024

Message

ROBERTO GARCIA 1

Confirmation #

pkvt83cza

Details

Status	Paid
	Zelle® payment
To	THE STERNER GROUP 352-274-2053
From	02 CHECKING 7956 - 7956
Amount	\$1,000.00
Date	Apr 20, 2024
Message	ON POINT LOT 11
Confirmation #	kc7w3nj7e

Details

Status

Paid
Zelle® payment

To

THE STERNER GROUP
352-274-2053

From

02 CHECKING 7956 - 7956

Amount

\$1,000.00

Date

Apr 15, 2024

Message

ON POINT LOT 11

Confirmation #

ornbmqjvl

Details

Status

Paid
Zelle® payment

To

THE STERNER GROUP
352-274-2053



From

02 CHECKING 7956 - 7956

Amount

\$1,000.00

Date

Apr 20, 2024

Message

Roberto Garcia

Confirmation #

q0nqgkuhg

Details

Status

Paid
Zelle® payment

To

THE STERNER GROUP
352-274-2053



From

02 CHECKING 7956 - 7956

Amount

\$1,000.00

Date

Apr 20, 2024

Message

SINGH KHEMRAJ

Confirmation #

lum3to9o8

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

James Marcelo Terneus
 1420 SE 150th St.
 Summerfield, FL 34491



9590 9402 5367 9189 0556 22

2. Article Number (Transfer from service label)

7020 2450 0002 0559 2384

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

James Terneus

Agent

Addressee

B. Received by (Printed Name)

James Terneus

C. Date of Delivery

D. Is delivery address different from item 1? Yes

If YES, enter delivery address below:

No



3. Service Type

Adult Signature

Adult Signature Restricted Delivery

Certified Mail®

Certified Mail Restricted Delivery

Collect on Delivery

Collect on Delivery Restricted Delivery

Insured Mail

Insured Mail Restricted Delivery (over \$500)

Priority Mail Express®

Registered Mail™

Registered Mail Restricted Delivery

Return Receipt for Merchandise

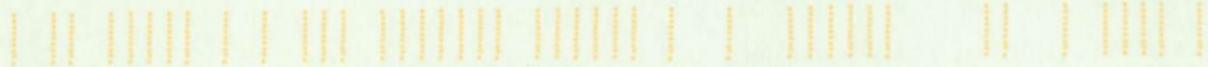
Signature Confirmation™

Signature Confirmation Restricted Delivery

Restricted D

496

Domestic Return Receipt



CAF

Case # 95449
17-2004-LB

Marion County
Board of County Commissioners
Building Department
2710 East Silver Springs Blvd.
Ocala, FL 34470

• Sender: Please print your name, address, and ZIP+4® in this box.

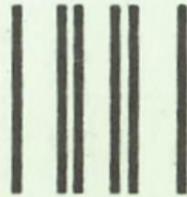
United States
Postal Service

9590 9402 5367 9289 0556 22



USPS TRACKING #

497



First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10



Marion County

License Review Board

Agenda Item

File No.: 2024-16047

Agenda Date: 8/13/2024

Agenda No.: 8.2.

SUBJECT:

**LRB 2024-18 James Mura / Integrity Plumbing Corporation v. Marion County Bldg. Dept.
(Appeal citations 956202, 956202-1, 956202-2)**



Marion County
Board of County Commissioners

Building Safety • Licensing

2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2400
Fax: 352-438-2430

CITATION-956202

CERTIFIED MAIL - 7017 1070 0000 9453 0624

JAMES MURA
INTEGRITY PLUMBING CORPORATION
13925 SW 24TH ST
DAVIE, FL 33325

CERTIFICATE NO.: 24486

FACTS CONSTITUTING GROUNDS FOR ISSUANCE OF CITATION: ACTED IN THE CAPACITY OF A LICENSED CONTRACTOR BY BUILDING A SINGLE FAMILY RESIDENCE UNDER PERMIT 2023121869 WHICH WAS ISSUED TO ANOTHER LICENSED CONTRACTOR WHILE BEING UNLICENSED IN THE STATE OF FLORIDA AND UNREGISTERED IN MARION COUNTY.

LOCATION OF VIOLATION: 3610 SE 131ST LN BELLEVIEW

CONFIRMED DATE OF VIOLATION: 5/9/2024

DID COMMIT THE FOLLOWING OFFENSE: ENGAGE IN BUSINESS OR ACT IN THE CAPACITY OF A CONTRACTOR OR ADVERTISE HIMSELF OR A BUSINESS ORGANIZATION AS AVAILABLE TO ENGAGE IN THE BUSINESS OR ACT IN THE CAPACITY OF A CONTRACTOR WITHOUT BEING DULY REGISTERED OR CERTIFIED OR HAVING A CERTIFICATE OF AUTHORITY.

IN VIOLATION OF : *Marion County Ordinance 18-25, RES 18-R-43; Sec 5.5-66 (B) (6), Sec 2.4 A-6. FS 489.13 , FS 489.127(2)(a-c)*

This is a noncriminal violation. A civil penalty in the amount of **\$250.00** must be paid at the Marion County Building Department, in the Growth Management building located at 2710 E. Silver Springs Blvd., Ocala, Florida 34470.

I agree and promise to comply and answer to the charges and instructions in this citation. Willful refusal to accept and sign this citation is a misdemeanor of the second degree, punishable as provided in section 775.082 or 775.083, F.S. I understand that my signature is not an admission of guilt or waiver of my rights.

SIGNATURE OF DEFENDANT: _____ DATE: _____

NOTICE TO VIOLATORS

The violation for which the citation is issued shall be stopped immediately upon receipt of this citation. The person charged with the violation shall either correct the violation and pay the civil penalty in the manner indicated on the citation or, ***within 10 days***, of receipt of the citation, excluding weekends and legal holidays, request a hearing to appeal the issuance of the citation by the officer.

To appeal the citation, a request for a hearing must be in writing and submitted to the Licensing Division of the Marion County Building Department, located at 2710 E Silver Springs Blvd, Ocala, Florida 34470, (352) 438-2429. You will be notified of the date, time, and location of the hearing.

Failure of a violator to appeal the citation within the time period set forth in the section shall constitute a waiver of the violator's right to a hearing. A waiver of the right to a hearing shall be deemed as admission of the violation and penalties may be imposed accordingly.

If on the 11th day after receipt of the citation, if the citation has not been appealed in writing or paid by the violator, the case will be referred by a letter to an Enforcement Board in accordance with the Marion County Ordinance 18.25, Section.5.5-66.(c)3a.

Once an enforcement board enters an order ordering the violator to pay the civil penalty set forth on the citation or notice of violation, a hearing shall not be necessary for the issuance of such order. Marion County Ordinance 18.25, Section.5.5-66.(c)3f.

The fine can be paid at the Marion County Building Department, 2710 E. Silver Springs Blvd, Ocala, FL 34470. If any questions, please contact our office at 352-438-2400.

***The Building Official / Building Code Administrator
Marion County Building Safety***



Marion County
Board of County Commissioners

Building Safety • Licensing

2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2400
Fax: 352-438-2430

CITATION-956202-1

CERTIFIED MAIL - 7017 1070 0000 9453 0624

JAMES MURA
INTEGRITY PLUMBING CORPORATION
13925 SW 24TH ST
DAVIE, FL 33325

CERTIFICATE NO.: 24486

FACTS CONSTITUTING GROUNDS FOR ISSUANCE OF CITATION: **ADVERTISED HIMSELF OR A BUSINESS ORGANIZATION (INTEGRITY PLUMBING CORPORATION 554-472-5767) AS AVAILABLE TO ENGAGE IN THE BUSINESS OR ACT IN THE CAPACITY OF A CONTRACTOR WITHOUT BEING DULY REGISTERED OR CERTIFIED OR HAVING A CERTIFICATE OF AUTHORITY.**

LOCATION OF VIOLATION: 3611 SE 132ND PL BELLEVIEW

CONFIRMED DATE OF VIOLATION: 5/9/2024

DID COMMIT THE FOLLOWING OFFENSE: **ENGAGE IN BUSINESS OR ACT IN THE CAPACITY OF A CONTRACTOR OR ADVERTISE HIMSELF OR A BUSINESS ORGANIZATION AS AVAILABLE TO ENGAGE IN THE BUSINESS OR ACT IN THE CAPACITY OF A CONTRACTOR WITHOUT BEING DULY REGISTERED OR CERTIFIED OR HAVING A CERTIFICATE OF AUTHORITY.**

IN VIOLATION OF : *Marion County Ordinance 18-25, RES 18-R-43*; Sec 5.5-66 (B) (6), Sec 2.4 A-6. FS 489.13 , FS 489.127(2)(a-c)

This is a noncriminal violation. A civil penalty in the amount of **\$500.00** must be paid at the Marion County Building Department, in the Growth Management building located at 2710 E. Silver Springs Blvd., Ocala, Florida 34470.

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SIGNATURE OF DEFENDANT: _____ DATE: _____

SIGNATURE OF OFFICER: _____ DATE: June 10, 2024

NOTICE TO VIOLATORS

The violation for which the citation is issued shall be stopped immediately upon receipt of this citation. The person charged with the violation shall either correct the violation and pay the civil penalty in the manner indicated on the citation or, ***within 10 days***, of receipt of the citation, excluding weekends and legal holidays, request a hearing to appeal the issuance of the citation by the officer.

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Once an enforcement board enters an order ordering the violator to pay the civil penalty set forth on the citation or notice of violation, a hearing shall not be necessary for the issuance of such order. Marion County Ordinance 18.25, Section.5.5-66.(c)3f.

The fine can be paid at the Marion County Building Department, 2710 E. Silver Springs Blvd, Ocala, FL 34470. If any questions, please contact our office at 352-438-2400.

***The Building Official / Building Code Administrator
Marion County Building Safety***



Marion County
Board of County Commissioners

Building Safety • Licensing

2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2400
Fax: 352-438-2430

CITATION-956202-2

CERTIFIED MAIL - 7017 1070 0000 9453 0624

JAMES MURA
INTEGRITY PLUMBING CORPORATION
13925 SW 24TH ST
DAVIE, FL 33325

CERTIFICATE NO.: 24486

FACTS CONSTITUTING GROUNDS FOR ISSUANCE OF CITATION: ACTED IN THE CAPACITY OF A LICENSED CONTRACTOR BY BUILDING A SINGLE FAMILY RESIDENCE UNDER PERMIT 2023121877 WHICH WAS ISSUED TO ANOTHER LICENSED CONTRACTOR WHILE BEING UNLICENSED IN THE STATE OF FLORIDA AND UNREGISTERED IN MARION COUNTY.

LOCATION OF VIOLATION: 3611 SE 132ND PL BELLEVIEW

CONFIRMED DATE OF VIOLATION: 5/9/2024

DID COMMIT THE FOLLOWING OFFENSE: ENGAGE IN BUSINESS OR ACT IN THE CAPACITY OF A CONTRACTOR OR ADVERTISE HIMSELF OR A BUSINESS ORGANIZATION AS AVAILABLE TO ENGAGE IN THE BUSINESS OR ACT IN THE CAPACITY OF A CONTRACTOR WITHOUT BEING DULY REGISTERED OR CERTIFIED OR HAVING A CERTIFICATE OF AUTHORITY.

IN VIOLATION OF : *Marion County Ordinance 18-25, RES 18-R-43; Sec 5.5-66 (B) (6), Sec 2.4 A-6. FS 489.13 , FS 489.127(2)(a-c)*

This is a noncriminal violation. A civil penalty in the amount of **\$500.00** must be paid at the Marion County Building Department, in the Growth Management building located at 2710 E. Silver Springs Blvd., Ocala, Florida 34470.

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SIGNATURE OF DEFENDANT: _____ DATE: _____

NOTICE TO VIOLATORS

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The fine can be paid at the Marion County Building Department, 2710 E. Silver Springs Blvd, Ocala, FL 34470. If any questions, please contact our office at 352-438-2400.

*The Building Official / Building Code Administrator
Marion County Building Safety*

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Address

JAMES MURA
13925 SW 24TH ST
DAVIE, FL 33325



9590 9402 2965 7094 5046 36

2. Article Number (Transfer from service label)

7017 1070 0000 9453 0624

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Emma Mura*

- Agent
 Addressee

B. Received by (Printed Name)

1

C. Date of Delivery

6-15-24

- D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type

- Adult Signature
 Adult Signature Restricted Delivery
 Certified Mail®
 Certified Mail Restricted Delivery
 Collect on Delivery
 Collect on Delivery Restricted Delivery
 Mail
 Mail Restricted Delivery (0)
- Priority Mail Express®
 Registered Mail™
 Registered Mail Restricted Delivery
 Return Receipt for Merchandise
 Signature Confirmation™
 Signature Confirmation Restricted Delivery

505

USPS TRACKING #



First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

9590 9402 2965 7094 5046 36

**United States
Postal Service**

• Sender: Please print your name, address, and ZIP+4® in this box•

Madison County
Board of County Commissioners
Building Department
2710 East Silver Springs Blvd.
Ocala, FL 34470



506

LRB 2024-18

Integrity
Plumbing, Corp

Integrity Plumbing, Corp.
13925 SW 24th ST, Davie, FL 33325
integrityplumbin@aol.com
Phone: 954-472-5767
Fax: 954-472-5802

June 19, 2024

Marion County Building Dept
2710 E. Silver Springs Blvd.
Ocala, FL 34470

RE: Citation – 956202
956202-1
956202-2

To Whom It May Concern:

We are writing to appeal the above listed Citations.

We are requesting a hearing. We do not work in Marion County and have never worked in Marion County.

Please advise us of a date and time of hearing.

Thank you



James M. Mura
President
Integrity Plumbing, Corp.



Marion County
Board of County Commissioners

Building Safety • Licensing

2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2400
Fax: 352-438-2430

CITATION-956202

CERTIFIED MAIL - 7017 1070 0000 9453 0624

JAMES MURA
INTEGRITY PLUMBING CORPORATION
13925 SW 24TH ST
DAVIE, FL 33325

CERTIFICATE NO.: 24486

FACTS CONSTITUTING GROUNDS FOR ISSUANCE OF CITATION: ACTED IN THE CAPACITY OF A LICENSED CONTRACTOR BY BUILDING A SINGLE FAMILY RESIDENCE UNDER PERMIT 2023121869 WHICH WAS ISSUED TO ANOTHER LICENSED CONTRACTOR WHILE BEING UNLICENSED IN THE STATE OF FLORIDA AND UNREGISTERED IN MARION COUNTY.

LOCATION OF VIOLATION: 3610 SE 131ST LN BELLEVIEW

CONFIRMED DATE OF VIOLATION: 5/9/2024

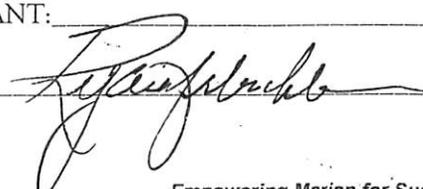
DID COMMIT THE FOLLOWING OFFENSE: ENGAGE IN BUSINESS OR ACT IN THE CAPACITY OF A CONTRACTOR OR ADVERTISE HIMSELF OR A BUSINESS ORGANIZATION AS AVAILABLE TO ENGAGE IN THE BUSINESS OR ACT IN THE CAPACITY OF A CONTRACTOR WITHOUT BEING DULY REGISTERED OR CERTIFIED OR HAVING A CERTIFICATE OF AUTHORITY.

IN VIOLATION OF : *Marion County Ordinance 18-25, RES 18-R-43; Sec 5.5-66 (B) (6), Sec 2.4 A-6. FS 489.13 , FS 489.127(2)(a-c)*

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SIGNATURE OF DEFENDANT: _____ DATE: _____

SIGNATURE OF OFFICER:  _____ DATE: June 10, 2024

Empowering Marion for Success

www.marioncountyfl.org



Marion County
Board of County Commissioners

Building Safety • Licensing

2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2400
Fax: 352-438-2430

CITATION-956202-1

CERTIFIED MAIL - 7017 1070 0000 9453 0624

JAMES MURA
INTEGRITY PLUMBING CORPORATION
13925 SW 24TH ST
DAVIE, FL 33325

CERTIFICATE NO.: 24486

FACTS CONSTITUTING GROUNDS FOR ISSUANCE OF CITATION: *ADVERTISED HIMSELF OR A BUSINESS ORGANIZATION (INTEGRITY PLUMBING CORPORATION 554-472-5767) AS AVAILABLE TO ENGAGE IN THE BUSINESS OR ACT IN THE CAPACITY OF A CONTRACTOR WITHOUT BEING DULY REGISTERED OR CERTIFIED OR HAVING A CERTIFICATE OF AUTHORITY.*

LOCATION OF VIOLATION: 3611 SE 132ND PL BELLEVIEW

CONFIRMED DATE OF VIOLATION: 5/9/2024

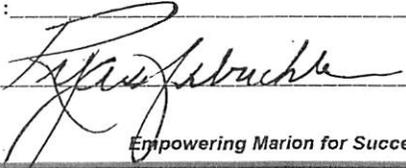
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SIGNATURE OF DEFENDANT: _____ DATE: _____

SIGNATURE OF OFFICER:  _____ DATE: June 10, 2024

Empowering Marion for Success

www.marioncountyfl.org



Marion County
Board of County Commissioners

Building Safety • Licensing

2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2400
Fax: 352-438-2430

CITATION-956202-2

CERTIFIED MAIL - 7017 1070 0000 9453 0624

JAMES MURA
INTEGRITY PLUMBING CORPORATION
13925 SW 24TH ST
DAVIE, FL 33325

CERTIFICATE NO.: 24486

FACTS CONSTITUTING GROUNDS FOR ISSUANCE OF CITATION: **ACTED IN THE CAPACITY OF A LICENSED CONTRACTOR BY BUILDING A SINGLE FAMILY RESIDENCE UNDER PERMIT 2023121877 WHICH WAS ISSUED TO ANOTHER LICENSED CONTRACTOR WHILE BEING UNLICENSED IN THE STATE OF FLORIDA AND UNREGISTERED IN MARION COUNTY.**

LOCATION OF VIOLATION: 3611 SE 132ND PL BELLEVIEW

CONFIRMED DATE OF VIOLATION: 5/9/2024

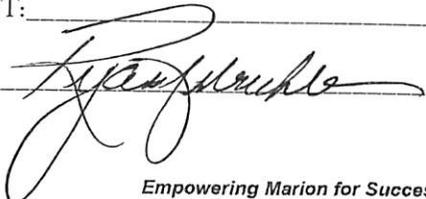
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SIGNATURE OF DEFENDANT: _____ DATE: _____

SIGNATURE OF OFFICER:  DATE: June 10, 2024

Hernandez, Antoinette

From: Arbuckle, Ryan
Sent: Thursday, June 20, 2024 8:53 AM
To: Hernandez, Antoinette
Subject: FW: Citations

Ryan Arbuckle
Licensing Permitting Investigator
Building Safety
Main: 352-438-2400 | Cell: 352-843-1290
Empowering Marion for Success!

From: Integrity Plumbing, Corp . <integrityplumbin@aol.com>
Sent: Wednesday, June 19, 2024 2:08 PM
To: Arbuckle, Ryan <Ryan.Arbuckle@marionfl.org>
Subject: Citations

CAUTION: THIS MESSAGE IS FROM AN EXTERNAL SENDER

This email originated from outside the organization. Do not click links, open attachments, or share any information unless you recognize the sender and know the content is safe. Report suspicious emails using the "Phish Alert" button in Outlook or contact the Helpdesk.

Good Morning
I have received 3 citations
956202
956202-1
956202-2

We do not work in Marion County. We do not do any work north of Palm Beach and west coast north of Ft Myers
I would like to investigate this matter further. Were permits issued with my license number and signature ?
Can I obtain a copy ?
If someone is using my license I need to know
Therefore I an requesting a hearing to appeal this matter.

Please feel free to contact me at your earliest convenience
My cell is 305-345-9876 or the office at 954-472-5767

Thank You

James M. Mura

STAY SAFE !!!

Integrity Plumbing, Corp.

954-472-5767 Fax 954 - 472-5802

IntegrityPlumbin@Aol.com

Code Case Detail Report

CDPR4204 - Code Case Detail Report

CASE NBR: 956202

AO NBR: 664581

OLD CASE NBR

STATUS: OPEN

INSPECTOR: ARBUCKLE.RYAN

CASE TYPE: CONTRACTOR

FOLIO NBR: 4209-114-086

AO INFORMATION

OPEN DATE 6/10/2024

OPEN USER BU341RA

COMPL NAME EDDIE GEORG

COMPL PHONE

COMPL ADDRESS MCBS INSPECTOR

COMPL FAX

CASE INFORMATION

ADDR NBR: 372794

LOCATION: 3611 SE 132ND PL BELLEVIEW

OPEN DATE: 06/10/2024

DISPOSITION CIVIL CITATION

CLOSE DATE:

DISP BY:

DISP DATE:

DIRECTIONS:

CATEGORY: CON - BLDG POSSIBLE UNLICENSED

PRIORITY: 0

LAST VISIT ID: 626628 ZIP: 331832353

HEARING DATE:

CONTACT?:

DESCRIPTION:

PHYSICAL FILE ID:

INSPECTOR WAS ADVISED BY OWNER OF THE PROPERTY THAT HE AND HIS BROTHER WERE BUILDING THIS SFR AND ANOTHER AND USING ANOTHER COMPANY TO PULL THE PERMIT ONLY.

CONTACT INFORMATION:

SANCHEZ ANDRES

PHONE:

FAX:

TENANT INFORMATION:

SANCHEZ ANDRES

PHONE:

FAX:

OWNER INFORMATION:

SANCHEZ ANDRES

SANCHEZ CHEILA 13451 SW 67TH ST
MIAMI, FL 33183

PHONE:

FAX:

VIOLATOR INFORMATION:

JAMES MURA

13925 SW 24TH ST
DAVIE, FL 33325

PHONE:

FAX:

554-472-5767

COMPLAINANT INFORMATION:

NAME/ADDRESS:

PHONE:

FAX:

EDDIE GEORG

MCBS INSPECTOR

ACTION ORDER NOTES:

956202 - MURA INTEGRITY PLUMBING
956190 - SANCHEZ CAPO SERVICES INC

INSPECTOR SPOKE WITH OWNER ANDRES SANCHEZ AND ANOTHER PERSON LATER IDENTIFIED AS JAMES MURA ON THE CONSTRUCTION SITE. INSPECTOR NOTICED TWO WORK VANS MARKED WITH CAPO SERVICES INC 786-344-3314 (ANDRES SANCHEZ) AND INTEGRITY PLUMBING 954-472-5767 (JAMES MURA). A RECORDS SEARCH SHOWS THAT NEITHER COMPANY IS A FLORIDA LICENSED CONTRACTOR AND NEITHER IS REGISTERED IN MARION COUNTY. INSPECTOR WAS TOLD BY THE SUBJECTS THAT THEY WERE BUILDING TWO SFRs AND HAD HIRED STERNER GROUP TO PULL THE PERMIT FOR THEM.

CONTRACTOR INFORMATION:

DBA:

CERTIFICATE #

LICENSE #

PERMIT # PERMIT TYI

INTEGRITY PLUMBING CORPORATION

24486

VISITS:

VISIT NBR INSPECTOR

NAME

SCHEDULED DATE

VISIT DATE

NBR DAYS COME

626628 BU341RA

ARBUCKLE.RYAN

CASE NBR: 956202

AO NBR: 664581

OLD CASE NBR

STATUS: OPEN

INSPECTOR: ARBUCKLE.RYAN

CASE TYPE: CONTRACTOR

FOLIO NBR: 4209-114-086

LETTERS:

<u>REF TYPE</u>	<u>LETTER NAME</u>	<u>RQST DATE</u>	<u>PRINT DATE</u>	<u>SEND DATE</u>	<u>STATUS</u>
CC	BLDG - UCITATIOI	06/10/2024	06/10/2024		ACTV
CC	BLDG - UCITATIOI	06/10/2024	06/10/2024		ACTV
CC	BLDG - UCITATIOI	06/10/2024	06/10/2024		ACTV

VIOLATIONS:

<u>STATUS</u>	<u>GROUP</u>	<u>CODE</u>	<u>VIOL. DATE</u>	<u>DESCRIPTION/REMARKS</u>
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IMAGES:

<u>IMAGE DATE</u>	<u>IMAGE DESCRIPTION</u>
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NOTES:



**Marion County
Board of County Commissioners**

Building Safety ▪ Licensing

2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2400
buildinglicensing@marionfl.org

June 21, 2024

Certified Mailing: 7020 2450 0002 0559 3817

**James Mura
Integrity Plumbing Corporation
13925 SW 24th Street
Davie, FL 33325**

RE: Notice of Hearing - LRB 2024-18

Appeal of: CITATION #'s 956202; 956202-1; 956202-2

Dear Mr. Mura,

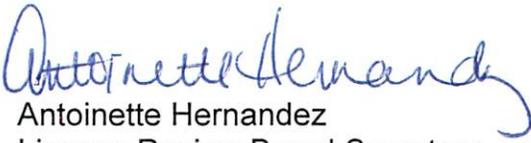
Your appeal has been scheduled for hearing before the Marion County License Review Board at their meeting on **Tuesday, August 13, 2024 at 5:30 P.M.** in the Marion County Growth Management Building – Training Facility at 2710 E. Silver Springs Blvd, Ocala, FL 34471.

It is requested that you attend this meeting. You may bring legal counsel to this meeting (If you so desire.) Any additional documentation substantiating your claim must be received prior to the hearing as it is accepted as evidence and therefore becomes part of the case file. You will be given five (5) minutes to present your case and then a two (2) minute rebuttal.

Please contact the License Review Board Secretary if you are unable to attend the meeting by **Monday, August 12, 2024.**

If you have any other concerns, please contact our office at 352-438-2429.

Sincerely,


Antoinette Hernandez
License Review Board Secretary

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

James Mura
 Integrity Plumbing Corporation
 13925 SW 24th Street
 Davie, FL 33325



9590 9402 5886 0038 4465 16

2. Article Number (Transfer from service label)

7020 2450 0002 0559 3817

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

-
- Agent
-
-
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

- D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

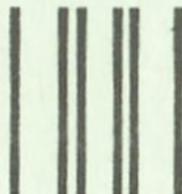
3. Service Type

- | | |
|------------------------------------------------------------------------|--------------------------------------------------------------------|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input checked="" type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input checked="" type="checkbox"/> Return Receipt for Merchandise |
| <input type="checkbox"/> Collect on Delivery | <input checked="" type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | <input type="checkbox"/> Signature Confirmation Restricted I |
| <input type="checkbox"/> Insured Mail | |
| <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500) | |

516

Domestic Return Receipt

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First-Class Mail
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Permit No. G-10

9590 9402 5886 0038 4465 16

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Marion County
Board of County Commissioners
Building Department
2710 East Silver Springs Blvd.
Ocala, FL 34470

81-4206 977
2-202 959
1-202 959
202959 #413

att

517