



## 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 August 13, 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:*** Jeremiah Bennett, James Duryea, Roger Sandor, Fawn Singletary, John “Mike” Gartner Jr., Zachary Curry  
Alternates – Chuck Stokes

***Board members absent were:*** Lee Kitzmiller, Roger Sandor Alan O’Cull

***Also attending:*** Antoinette Hernandez, Board Secretary; Ryan Arbuckle, Supervisor of Investigations for Marion County Building Department; Louis Roman, Investigation for Marion County Building Department, Michael Savage, Marion County Building Official/Director; Chuck Brown Marion County Building Safety Assistant Director; Valdoson Shealey, Assistant County Attorney for Marion County.

4. **ADOPTION OF MINUTES FROM PREVIOUS MEETING:**

James Duryea moved to adopt July 9, 2024 Minutes. Mike Gartner seconds. All in favor. Motion passed unanimously.

5. **LICENSE REVIEW OF CONTRACTORS:**

**Incoming Contractors through Letter of Reciprocity:** James Duryea moved to accept list as presented. Mike Gartner seconds. All in favor. Motion passed unanimously.

**Applicants to take G.I.T.S Exam:** James Duryea moved to accept list as presented. Mike Gartner seconds. All in favor. Motion passed unanimously.

6. **LIENS FOR UNLICENSED & LICENSED CONTRACTORS:** None.

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.

Mike Gartner motions to postpone final decision until the next Board meeting after the permit expires or is closed. James Duryea seconds the motion

The motion passed 4-2.

The case is postponed to the November License Review Board Hearing on November 12, 2024.

8. **NEW BUSINESS:**

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

Ryan Arbuckle - Investigator -sworn.

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

Megan Hilario states to Board that she will remove Contractor Juan Hilario from permit tomorrow morning 8/14/2024, so that complainant can add new contractor. Once new contractor is added and ready to install new unit, Megan Hilario will have third-party air-conditioning company remove the unit, she will then complete a form to send to Synchrony Bank to have monies refunded to complainant.

James Duryea moves to dismiss case upon the Marion County Building Department receiving letter from contractor removing themselves from the permit. Zachary Curry seconds the motion.

The motion has passed unanimously.

The Board's decision is to dismiss this case with prejudice.

**LRB 2024-17 James Marcelo Terneus v. Marion County Building Department (Appeal Citation's 954449-1, 2, 3, 4, 5, 6, 8, 9, 10 and Citations 954449-A, B, C, D, E, F, H, I, J).**

Michael Savage - sworn - Building Director – presents case.  
Ryan Arbuckle - sworn – Investigator – provides testimony.

James Terneus - sworn – provides testimony and evidence supporting his appeal.

James Duryea moves that in LRB 2024-17 the Board deny the appeal. Mike Gartner seconds the motion.

The motion has passed unanimously.

The License Review Board hereby finds as fact that Mr. Terneus, did conceal, cause to be concealed, or assist in concealing, from the primary qualifying agent, any material, activities, or information about the contracting firm and engaged 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.

And; therefore, the Board's decision is to deny the appeal of citations 954449-1, 2, 3, 4, 5, 6, 7, 9, 10 and 954449- A, B, C, D, E, F, H, I, J.

**LRB 2024-18 James Mura / Integrity Plumbing Corp v. Marion County Building Department.**

James Mura – not present  
Ryan Arbuckle – sworn – present

James Mura submitted letter requesting continuance.

James Duryea moves to postpone case LRB 2024-18. Chuck Stokes seconds.

The motion passed unanimously.

The case is postponed to the next License Review Board Hearing, September 10, 2024.

**9. OTHER BUSINESS:**

Michael Savage, Building Official states the Building Department is taking responsive actions to all complaints. It does take a while to build these cases to bring before the Board. More cases are going to be brought before the Board.

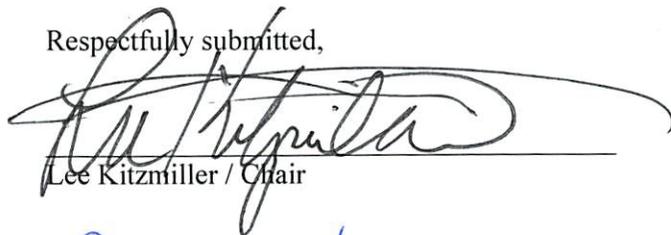
The meeting adjourned at approx. 8:29PM.

The next scheduled meeting will be Tuesday, September 10<sup>th</sup>, 2024 at 5:30 p.m.

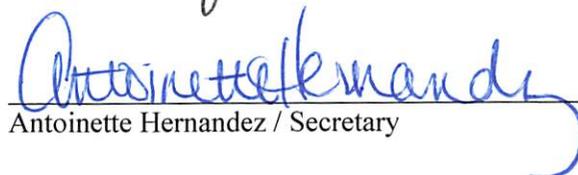
**10. NOTATION FOR RECORD: None.**

**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