

NOTICE TO ALL PARTIES

UNLESS OTHERWISE INDICATED HEREIN, FIFTEEN MINUTES PER SIDE HAS BEEN RESERVED FOR THE PRESENTATION OF EVIDENCE IN EACH CASE. WRITTEN REQUEST FOR ADDITIONAL TIME SHALL BE DELIVERED TO THE BOARD SECRETARY AT THE MARION COUNTY GROWTH SERVICES BUILDING, 2710 EAST SILVER SPRINGS BOULEVARD, OCALA, FLORIDA 34470, PRIOR TO TWO DAYS BEFORE THE SCHEDULED HEARING. ABSENT SUCH TIMELY, WRITTEN REQUEST FOR ADDITIONAL TIME, YOU MAY NOT BE ALLOWED ADDITIONAL TIME TO PRESENT YOUR CASE.

INVOCATION**PLEDGE OF ALLEGIANCE****ROLL CALL**

Board members present were Chairperson F. Joe Krim, Tom Gaver, Dennis Strow, John Welch, Clifford Wilson and alternate board member, David Francis. Gary Ernst and Hunter Street were excused. Board Attorney Tom Dobbins, Chief Assistant County Attorney Dana Olesky, and Board Secretaries Xiomara Almenas and Patricia Jemery were present.

1. ADOPT MINUTES

Dennis Strow made a motion to accept the Code Enforcement Board minutes from the August 13, 2025, regular meeting. Second by Tom Gaver. Passed by unanimous decision.

2. SWEARING IN OF OFFICERS

Code Enforcement Manager Robin Hough, Code Enforcement Supervisors Tracy Gillyard and Tom Sapp, Code Enforcement Officers Scott Anderson, Maureen Bennett, Gabino Cortes, Marianne Lopez, Sandra Leon, Catherine Martinez, and Erika Nash were sworn in to be under oath.

3. NEW BUSINESS**3.1. 957944 - TS Steven Fiddes**

Code Enforcement Supervisor Tom Sapp presented the case, submitted proof of service, evidence, and gave testimony. Respondent Steven Fiddes was present and gave testimony.

Dennis Strow made a motion that this Board find Steven Fiddes violated Marion County Land Development Code, Article 4, Division 2, Section 4.2.6, Requirements for all residential zoning classifications, by occupying an RV in an improper zone; Marion County Land Development Code, Article 4, Division 2, Section 4.2.12, R-4 zoning classifications, by having accessory use without a principal structure, and Marion County Land Development Code, Article 4, Division 3, Section 4.3.27, Accessory structures, by having accessory structure(s) without a principal structure located on the property and direct him to clear the violations on or before January 1, 2026 or be fined \$150 a day for each day the violation continues past the date set for compliance up to a maximum of \$9,000. Second by John Welch. Passed by unanimous decision.

3.2. 984968 – GC Donald John Cauchi Est. and Amanda Marie Nadeam Est.

Removed.

3.3. 985946 - GC Glenn M Lambert

Code Enforcement Officer Gabino Cortes presented the case, submitted proof of service, evidence, and gave testimony. Respondent Glenn M Lambert was present and gave testimony.

Dennis Strow made a motion that this Board find Glenn M Lambert violated Marion County Code, Chapter 16, Article III, Section 16-92, Accumulation of junk; unserviceable vehicles, and Marion County Code, Chapter 16, Article III, Section 16-91, Litter and direct him to clear the violation on or before October 2, 2025 or be fined \$100 a day for each day the violation(s) continue(s) past the date set for compliance up to a maximum of \$6,000. Second by Tom Gaver. Passed by unanimous decision.

3.4. 963915 - EN Robin Thomas

Code Enforcement Officer Erika Nash presented the case, submitted proof of service, evidence, and gave testimony. Attorney for mortgage company, Kendra Taylor, was present and advised the Board that they have started the foreclosure process on the property.

Dennis Strow made a motion that this Board find Robin Thomas violated Florida Building Code, Section 105.1 and Marion County Code, Chapter 5.5, Article II, Sections 5.5-31(a) & (b) and 5.5-35(b) Permit required, and Marion County Land Development Code, Article 4, Division 2, Zoning Classifications, Section 4.2.6, Requirements for all residential zoning classifications, by having an accessory structure that does not meet the setback requirements and direct him to clear the violation on or before January 1, 2026 or be fined \$100 a day for each day the violation(s) continue(s) past the date set for compliance up to a maximum of \$6,000. Second by Tom Gaver. Passed by unanimous decision.

3.5. 964035 – EN Robin L Thomas and Joanne K Pennuto

Code Enforcement Officer Erika Nash presented the case, submitted proof of service, evidence, and gave testimony. Respondent(s) Robin L Thomas and Joanne K Pennuto were not present.

Dennis Strow made a motion that this Board find Robin L Thomas and Joanne K Pennuto violated Florida Building Code, Section 105.1 and Marion County Code, Chapter 5.5, Article II, Sections 5.5-31(a) & (b) and 5.5-35(b); Permit required; Marion County Land Development Code, Article 4, Division 2, Zoning Classifications, Section 4.2.12, Accessory structure that doesn't meet side setback requirements, and Residential Zoning Classification Marion County Land Development Code, Article 4, Division 3, Sec. 4.3.27, Accessory structure without a principal structure and direct them to clear the violation on or before October 2, 2025 or be fined \$150 a day for each day the violation(s) continue(s) past the date set for compliance up to a maximum of \$9,000. Second by John Welch. Passed by unanimous decision.

3.6. 973494 - SA Jose Morales A/K/A Jose Luis Morales Jr.

Code Enforcement Manager Robin Hough presented the case, submitted proof of service, evidence and gave testimony. Respondent was not present.

Dennis Strow made a motion that this Board find Jose Morales A/K/A Jose Luis Morales Jr. violated Marion County Code, Chapter 16, Article III, Section 16-92,

Accumulation of junk; unserviceable vehicles, and direct him to clear the violation on or before October 2, 2025 or be fined \$50 a day for each day the violation continues past the date set for compliance up to a maximum of \$3,000. Second by Tom Gaver. Passed by unanimous decision.

3.7. 978064 - SA Howard Owens Est.

Code Enforcement Manager Robin Hough presented the case, submitted proof of service, evidence and gave testimony. Respondent was not present.

Dennis Strow made a motion that this Board find Howard Owens Est. violated Marion County Code, Chapter 16, Article III, Section 16-92, Accumulation of junk; unserviceable vehicles, and Marion County Code, Chapter 2, Article V, Sections 2-205(c) and 2-207(a), Repeat violation, and that he be fined \$500 for the repeat violation and further be directed to clear the violation(s) on or before October 2, 2025, or be fined \$100 a day for each day the violation continues past the date set for compliance up to a maximum of \$6,000. Second by John Welch. Passed by unanimous decision.

3.8. 984942 - SA Mariana Vanessa Figueroa and M D S Trucking LLC

Code Enforcement Officer Scott Anderson presented the case, submitted proof of service, evidence, and gave testimony. Respondent Mariana Vanessa Figueroa was present and gave testimony. Christopher White gave testimony.

Tom Gaver made a motion that this Board find Mariana Vanessa Figueroa violated Marion County Code, Chapter 16, Article III, Section 16-92; Accumulation of junk; unserviceable vehicles, and MARIANA VANESSA FIGUEROA and M D S TRUCKING LLC Marion County Land Development Code, Article 4, Division 2, Section 4.2.24, Rural Activity Center (RAC) classification, by occupying an RV and operating a business in an improper zone; Marion County Land Development Code, Article 4, Division 3, Section 4.3.21, Parking of Commercial Vehicles, and Marion County Land Development Code, Article 2, Division 22, Section 2.22.2, Driveway connection without a permit, and direct her to clear the violation on or before October 30, 2025 or be fined \$250 a day for each day the violation(s) continue(s) past the date set for compliance up to a maximum of \$15,000. Second by Dennis Strow. Passed by unanimous decision.

3.9. 977619 - CM Andrew Hopson and Shea Jones

Code Enforcement Manager Robin Hough presented the case, submitted proof of service, evidence and gave testimony. Respondent(s) was not present.

Dennis Strow made a motion that this Board find Andrew Hopson and Shea Jones violated Marion County Code, Chapter 16, Article III, Section 16-92, Accumulation of junk; unserviceable vehicles, and direct them to clear the violation on or before October 2, 2025 or be fined \$50 a day for each day the violation continues past the date set for compliance up to a maximum of \$3,000. Second by John Welch. Passed by unanimous decision.

3.10. 980978 – CM Fidel Alejandro Pena Rojas and Yanet Consuegra Montero

Code Enforcement Officer Catherine Martinez presented the case, submitted proof of service, evidence, and gave testimony. Respondent Fidel Alejandro Pena Rojas was present and gave testimony. Code Enforcement Officer Gabino Cortes translated for Fidel Alejandro Pena Rojas.

Dennis Strow made a motion to direct them to clear the violations on or before October 2, 2025 or be fined \$150 a day for each day the violation continues past the date set for compliance up to a maximum of \$9,000. The motion failed.

Tom Gaver made a motion that this Board find Fidel Alejandro Pena Rojas and Yanet Consuegra Montero violated Marion County Land Development Code, Article 4, Division 2, Section 4.2.6, Requirements for all residential zoning classifications, by operating a business in an improper zone; Marion County Land Development Code, Article 7, Division 1, Section 7.1.1.B; Construction in the right-of-way without a permit; and Marion County Land Development Code, Article 2, Division 22, Section 2.22.1, Right-of-way utilization, and direct them to clear the violations on or before January 1, 2026 or be fined \$150 a day for each day the violation continues past the date set for compliance up to a maximum of \$9,000. Second by John Welch. Passed by 5-1. Opposed by Dennis Strow.

3.11. 984512 - CM Tracie Whitley

Code Enforcement Officer Catherine Martinez presented the case, submitted proof of service, evidence, and gave testimony. Respondent Tracie Whitley (nka Tracie Dye) and Brian Messinger were present and gave testimony.

Tom Gaver made a motion that this Board find Tracie Whitley violated Marion County Code, Chapter 16, Article III, Section 16-92, Accumulation of junk; unserviceable vehicles, and direct them to clear the violation on or before October 2, 2025 or be fined \$50 a day for each day the violation continues past the date set for compliance up to a maximum of \$3,000. Second by Dennis Strow. Passed by unanimous decision.

3.12. 984744 – CM Jose R Sainz Risco and Disneidy Cisnero Gonzalez

Code Enforcement Officer Catherine Martinez presented the case, submitted proof of service, evidence, and gave testimony. Respondent Jose R Sainz Risco was present and gave testimony.

John Welch made a motion that this Board continue this case to the October 8, 2025 Code Board. Second by Tom Gaver. Passed by unanimous decision.

3.13. 980366 - SL George C Pattison Est.

Code Enforcement Manager Robin Hough presented the case, submitted proof of service, evidence and gave testimony. Respondent was not present.

Dennis Strow made a motion that this Board find George C Pattison Est. violated

Marion County Code, Chapter 16, Article III, Section 16-92, Accumulation of junk; unserviceable vehicles, Marion County Code, Chapter 16, Article III, Section 16-91, Litter, Marion County Land Development Code, Article 4, Division 2, Section 4.2.6, Requirements for all residential zoning classifications, by having accessory use without a principal structure and occupying an RV in an improper zone; and Marion County Land Development Code, Article 4, Division 3, Section 4.3.27 Accessory Structures, by having accessory structure(s) without a principal structure located on the property; and direct them to clear the violation on or before October 2, 2025 or be fined \$200 a day for each day the violation(s) continue(s) past the date set for compliance up to a maximum of \$12,000. Second by John Welch. Passed by unanimous decision.

3.14. 981833 - SL**Gerald Lee Nichols Est.**

Code Enforcement Manager Robin Hough presented the case, submitted proof of service, evidence and gave testimony. Respondent was not present.

Denis Strow made a motion that this Board find Gerald Lee Nichols Est. violated Marion County Code, Chapter 16, Article III, Section 16-92, Accumulation of junk; unserviceable vehicles, Marion County Code, Chapter 15, Article II, Section 15-39, Failure to properly display assigned building numbers, and Marion County Code, Chapter 2, Article V, Sections 2-205(c) and 2-207(a), Repeat Violation; and that they be fined \$500 for the repeat violation and further be directed to clear the violation(s) on or before October 2, 2025, or be fined \$100 a day for each day the violation continues past the date set for compliance up to a maximum of \$6,000. Second by John Welch. Passed by unanimous decision.

3.15. 985932 - SL**Deborah Lee**

Code Enforcement Manager Robin Hough presented the case, submitted proof of service, evidence and gave testimony. Respondent was not present.

Tom Gaver made a motion that this Board find Deborah Lee violated Marion County Code, Chapter 16, Article III, Section 16-92, Accumulation of junk; unserviceable vehicles, and Marion County Land Development Code, Article 4, Division 2, Section 4.2.2, General requirements for all agricultural classifications, by having accessory use without a principal structure, and direct them to clear the violation on or before October 2, 2025 or be fined \$100 a day for each day the violations continue past the date set for compliance up to a maximum of \$6,000. Second by Dennis Strow. Passed by unanimous decision.

3.16. 983758 – SL**Harold N Williams and Robert F Faison**

Code Enforcement Officer Sandra Leon presented the case, submitted proof of service, evidence, and gave testimony. Respondent(s) Harold Williams, Cheryl Thermond, Mary Brown, Valerie Williams, and Ollivette Morrow were present and gave testimony.

Dennis Strow made a motion that this Board find Harold N Williams and Robert F Faison violated Marion County Code, Chapter 16, Article III, Section 16-92,

Accumulation of junk; unserviceable vehicles, Marion County Land Development Code, Article 4, Division 2, Section 4.2.6, Requirements for all residential zoning classifications, and Marion County Land Development Code, Article 4, Division 3, Section 4.3.12; Roadside vendor, by operating a business in an improper zone, and Marion County Code, Chapter 15, Article II, Section 15-39, Failure to properly display assigned building numbers; and direct them to clear the violation on or before October 30, 2025 or be fined \$150 a day for each day the violation(s) continue(s) past the date set for compliance up to a maximum of \$9,000. Second by John Welch. Passed by unanimous decision.

3.17. 973603 - MB Tina M Luckey Est.

Code Enforcement Manager Robin Hough presented the case, submitted proof of service, evidence and gave testimony. Respondent was not present.

Dennis Strow made a motion that this Board find Tina M Luckey Est. violated Marion County Code, Chapter 16, Article III, Section 16-92, Accumulation of junk; unserviceable vehicles, and Marion County Land Development Code, Article 4, Division 2, Section 4.2.6, Requirements for all residential classifications, by having a rooster, and exceeding the number of chickens allowed in residential zoning and direct them to clear the violation on or before October 2, 2025 or be fined \$100 a day for each day the violation continues past the date set for compliance up to a maximum of \$6,000. Second by John Welch. Passed by unanimous decision.

3.18. 978263 - MB GMP Legacy LLC

Code Enforcement Manager Robin Hough presented the case, submitted proof of service, evidence and gave testimony. Respondent was not present.

Tom Gaver made a motion that this Board find GMP Legacy LLC violated Marion County Code, Chapter 16, Article III, Section 16-92, Accumulation of junk; unserviceable vehicles, Marion County Land Development Code, Article 4, Division 2, Section 4.2.6, Requirements for all residential zoning classifications, by having accessory use without a principal structure, by occupying RVs in an improper zone, by having livestock and by keeping roosters and ducks in an improper zone, and by exceeding the number of chickens allowed; and Marion County Land Development Code, Article 4, Division 3, Section 4.3.27, Accessory structures, by having accessory structures without a principal structure, and direct them to clear the violation on or before October 2, 2025 or be fined \$150 a day for each day the violations continue past the date set for compliance up to a maximum of \$9,000. Second by John Welch. Passed by unanimous decision.

3.19. 980819 - MB Timothy W Ramsey

Code Enforcement Manager Robin Hough presented the case, submitted proof of service, evidence and gave testimony. Respondent was not present.

Dennis Strow made a motion that this Board find Timothy W Ramsey violated Marion County Land Development Code, Article 4, Division 3, Section 4.3.21, Parking of commercial vehicles; however, the violation(s) has been cleared, the violator(s) is

(are) reminded that should any of the aforementioned violation(s) recur it (they) may be treated as a repeat violation(s). Second by John Welch. Passed by unanimous decision.

3.20. 982392 - MB Marlene M Barrett Trust

Code Enforcement Officer Maureen Bennett presented the case, submitted proof of service, evidence, and gave testimony. Attorney for respondent, Richard Mutarelli, was present and gave testimony that they have started the eviction process for the current tenant on the property.

Tom Gaver made a motion that this Board find Marlene M Barrett Trust violated Marion County Code, Chapter 16, Article III, Section 16-92, Accumulation of junk; unserviceable vehicles, and Marion County Land Development Code, Article 4, Division 2, Section 4.2.2, General requirements for all agricultural zoning classifications, by operating a business in an improper zone, and direct them to clear the violation on or before January 1, 2026 or be fined \$100 a day for each day the violations continue past the date set for compliance up to a maximum of \$6,000. Second by John Welch. Passed by unanimous decision.

3.21. 988366 – MB Robert Strange and Ariel Bibbins

Code Enforcement Manager Robin Hough presented the case, submitted proof of service, evidence and advised the Board. Respondent(s) were not present.

Dennis Strow made a motion that this Board find Robert Strange and Ariel Bibbins violated Marion County Code, Chapter 16, Article III, Section 16-92, Accumulation of junk; unserviceable vehicles, and Marion County Code, Chapter 2, Article V, Sections 2-205(c) and 2-207(a), Repeat violation, and that they be fined \$500 for the repeat violation and further be directed to clear the violation on or before October 2, 2025, or be fined \$100 a day for each day the violation continues past the date set for compliance up to a maximum of \$6,000. Second by Tom Gaver. Passed by unanimous decision.

3.22. 960953 - ML Fay D Simpson

Code Enforcement Manager Robin Hough presented the case, submitted proof of service, evidence, and gave testimony. Respondent Clarence Simpson was present and gave testimony.

Tom Gaver made a motion that this Board find Fay D Simpson violated Marion County Code, Chapter 16, Article III, Section 16-92, Accumulation of junk; unserviceable vehicles, and Marion County Land Development Code, Article 4, Division 3, Section 4.3.21, Parking of Commercial Vehicles and be directed to clear the violation on or before January 1, 2026 or be fined \$100 a day for each day the violations continue past the date set for compliance up to a maximum of \$6,000. Second by Dennis Strow. Passed by unanimous decision.

3.23. 972140 – ML Marisol Rubio, Denise D Woodall and Trayon Burkes

Code Enforcement Officer Marianne Lopez presented the case, submitted proof of service, evidence, and gave testimony. Respondent Denise D Woodall was present and gave testimony.

Tom Gaver made a motion that this Board find Marisol Rubio, Denise D Woodall and Trayon Burkes violated Marion County Code, Chapter 16, Article III, Section 16-92, Accumulation of junk; unserviceable vehicles, Marion County Land Development Code, Article 4, Division 2, Section 4.2.3, A-1 General agricultural zoning classifications, by operating a business in an improper zone, and Marion County Land Development Code, Article 4, Division 3, Section 4.3.21, Parking of commercial vehicles, and direct them to clear the violation on or before January 1, 2026, or be fined \$150 a day for each day the violations continue past the date set for compliance up to a maximum of \$9,000. Second by John Welch. Passed by unanimous decision.

3.24. 972962 - ML Lawrence Meadows

Code Enforcement Manager Robin Hough presented the case, submitted proof of service, evidence and gave testimony. Respondent was not present.

Dennis Strow made a motion that this Board find Lawrence Meadows violated Marion County Code, Chapter 16, Article III, Section 16-92, Accumulation of junk; unserviceable vehicles, and direct him to clear the violation on or before October 2, 2025, or be fined \$50 a day for each day the violation continues past the date set for compliance up to a maximum of \$3,000. Second by John Welch. Passed by unanimous decision.

3.25. 978249 - ML David Alvarez

Code Enforcement Officer Marianne Lopez presented the case, submitted proof of service, evidence, and gave testimony. Respondent David Alvarez was present and gave testimony.

Tom Gaver made a motion that this Board find David Alvarez violated Marion County Code, Chapter 16, Article III, Section 16-92, Accumulation of junk; unserviceable vehicles, and direct him to clear the violation on or before October 2, 2025, or be fined \$50 a day for each day the violation continues past the date set for compliance up to a maximum of \$3,000. Second by Dennis Strow. Passed by unanimous decision.

3.26. 979210 - ML Joalice C Hagle Trust

Cleared and removed.

4. OLD BUSINESS**4.1. 959729 - SL 203rd Street Place LLC**

Code Enforcement Manager Robin Hough and respondent Robert Leslie were present and gave testimony.

Tom Gaver made a motion that the Board extend the compliance date to December 16, 2025, and vacate the Prior Order imposing fines. Second by Dennis Strow. Passed by unanimous decision.

4.2. 959730 - SL 203rd Street Place LLC

Code Enforcement Manager Robin Hough and respondent Robert Leslie were present and gave testimony.

Tom Gaver made a motion that the Board extend the compliance date to December 16, 2025 and vacate the Prior Order imposing fines. Second by Dennis Strow. Passed by unanimous decision.

5. PRIOR ORDERS IMPOSING FINES

THE CODE ENFORCEMENT BOARD HAS PREVIOUSLY FOUND THE FOLLOWING CASES TO BE IN VIOLATION. AT THIS TIME, THE BOARD SECRETARY WILL ADVISE THE BOARD AS TO WHETHER AN AFFIDAVIT OF CONTINUING VIOLATION WAS SUBMITTED OR IF THE VIOLATION WAS CLEARED PER PRIOR ORDER. IF AN AFFIDAVIT OF CONTINUING VIOLATION HAS BEEN SUBMITTED, FINES MAY BE IMPOSED ON SUCH CASES AT THIS TIME.

5.1 879428 - RH Barbara Butler and Adelbert Watson Butler Jr

Code Enforcement Manager Robin Hough and respondent(s) Barbara Butler and Adelbert Watson Butler Jr were present and gave testimony.

Tom Gaver made a motion that the Board extend the compliance date to October 30, 2025. Second by John Welch. Passed by unanimous decision.

5.2 930863-SA Alec Larson

Code Enforcement Officer Scott Anderson and respondent Alec Larson were present and gave testimony.

Tom Gaver made a motion that the Board extend the compliance date to October 2, 2025. Second by John Welch. Passed by 5-1, Dennis Strow opposed.

5.3 932463 - MB Audrey Snyder

Code Enforcement Officer Maureen Bennett and Gary Snyder were present and gave testimony.

Tom Gaver made a motion that the Board extend the compliance date to October 30, 2025. Second by John Welch. Passed by 5-1, Dennis Strow opposed.

- 5.4 933230 - MB Ida A Thompson**
Cleared per prior order.
- 5.5 939998 – LH Mark Bowling and Elizabeth Bowling**
Cleared per prior order.
- 5.6 959640 – MB Vimal Gosein and Andre Jovan Baker**
Code Enforcement Officer Maureen Bennett and respondent Vimal Gosein were present and gave testimony.

Tom Gaver made a motion that the Board extend the compliance date to January 1, 2026. Second by John Welch. Passed by unanimous decision.
- 5.7 961480 – SL Angela Y Workman and George B Workman**
Code Enforcement Officer Sandra Leon and respondent(s) Angela Y Workman and George B Workman were present and gave testimony.

Tom Gaver made a motion that the Board extend the compliance date to October 30, 2025. Second by John Welch. Passed by unanimous decision.
- 5.8 961759 – SL Toni A Mulder and Bernard Jack O'Neill Jr.**
Cleared per prior order.
- 5.9 965273 – DD North Point Mobile Homes Sales LLC and Florida Pre-Fab Modular**
Cleared per prior order.
- 5.10 965828 – ML James Eigenrauch and Karen Eigenrauch**
Cleared per prior order.
- 5.11 965856 - ML Oswald Henry**
Cleared per prior order.
- 5.12 969782 - MB Christian O Solis A/K/A Christian Omar Dones Solis**

The Board Secretary advised the Board that an Affidavit of Continuing Violation was submitted.

Tom Gaver made a motion that the Board impose the fines as per the Prior Order. Second by John Welch. Passed by unanimous decision.
- 5.13 971970 – ML Krohn Consortium VII LLC, Mark E Tharpe, and Mobile Golf Cart Garage #1 LLC**
Cleared per prior order.

- 5.14 972881 – ML Michelle Brown, Timothy Brown and Billy Bob Brown**
- The Board Secretary advised the Board that an Affidavit of Continuing Violation was submitted.
- Tom Gaver made a motion that the Board impose the fines as per the Prior Order. Second by John Welch. Passed by unanimous decision.
- 5.15 972934 - GC Christopher Rivera**
- Cleared per prior order.
- 5.16 973031 – ML Cody D Showalter and Krystin L Showalter**
- Cleared per prior order.
- 5.17 973674 - SL Ray Keesler Est.**
- The Board Secretary advised the Board that an Affidavit of Continuing Violation was submitted.
- Tom Gaver made a motion that the Board impose the fines as per the Prior Order. Second by John Welch. Passed by unanimous decision.
- 5.18 973729 – MB Noe Gonzales Jr. and Veronica Gonzales**
- Code Enforcement Officer Maureen Bennett and respondent Noe Gonzales Jr. were present and gave testimony. John Pevonka, Patrick Hart, John Lakatis and Candace Coombs were present and gave testimony.
- The Board Secretary advised the Board that an Affidavit of Continuing Violation was submitted.
- Tom Gaver made a motion that the Board impose the fines as per the Prior Order. Second by John Welch. Passed by unanimous decision.
- 5.19 974214 - GC Janisann Lawrence**
- Cleared per prior order.
- 5.20 975817 - DD Zebastian Bolduc**
- Cleared per prior order.
- 5.21 977397 - SL Jennifer Helen Lee Pattison**
- The Board Secretary advised the Board that an Affidavit of Continuing Violation was submitted.
- Tom Gaver made a motion that the Board impose the fines as per the Prior Order.

Second by John Welch. Passed by unanimous decision.

5.22 977585 - ML Edwin D Keairns

Code Enforcement Officer Marianne Lopez was present and gave testimony. Officer Lopez presented an email from respondent Edwin Keairns.

The Board Secretary advised the Board that an Affidavit of Continuing Violation was submitted.

Tom Gaver made a motion that the Board extend the compliance date to January 1, 2026. Second by John Welch. Passed by unanimous decision.

5.23. 978532 - SL Right Way Property Management LLC

Cleared per prior order.

5.24. 978550 - GC Mehulkamar Dani A/K/A Mehulkamar R Dani

Cleared per prior order.

5.25. 978793 - ML Michael Schmotzer

Code Enforcement Officer Marianne Lopez and Maya Vay, mortgagee's representative, were present and gave testimony.

The Board Secretary advised the Board that an Affidavit of Continuing Violation was submitted.

Tom Gaver made a motion that the Board impose the fines as per the Prior Order. Second by John Welch. Passed by unanimous decision.

5.26. 979960 - ML Tabitha Verzaal

The Board Secretary advised the Board that an Affidavit of Continuing Violation was submitted.

Tom Gaver made a motion that the Board impose the fines as per the Prior Order. Second by John Welch. Passed by unanimous decision.

5.27. 980777 - TS Daisy Ann Howard

Code Enforcement Manager Robin Hough was present and gave testimony that the County requests the Board vacate the prior order. Joseph Walker was present and gave testimony. Respondent was not present.

Tom Gaver made a motion that the Board vacate the prior order as requested by the County. Second by Dennis Strow. Passed by unanimous decision.

5.28. 984324 - CM Dina Moreno

The Board Secretary advised the Board that an Affidavit of Continuing Violation was submitted.

Tom Gaver made a motion that the Board impose the fines as per the Prior Order. Second by John Welch. Passed by unanimous decision.

5.29. 987570 - RH Bakan Homes LLC

Cleared per prior order.

5.30. 987571 - RH Bakan Homes LLC

Cleared per prior order.

6. REQUEST TO APPEAR**6.1. 968768 - SL Angelo Garcia**

Not present.

7. REQUEST FOR REHEARING

7.1. None

8. PUBLIC COMMENT

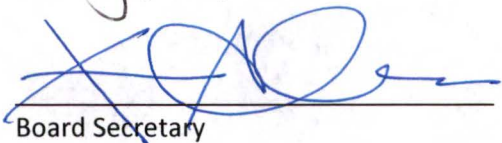
8.1. None

There being no further business, Tom Gaver made a motion to adjourn. Second by Dennis Strow.

Passed by unanimous decision. The meeting was adjourned at 1:37 p.m.



F. Joe Krim, Chairperson



Board Secretary

Adopted by the Board on this 8th day of October, 2025.