

RUDOLPH (RUDY) KRAUSE, CHAIRMAN, CBC048885  
STEVE ROY HENSON, VICE-CHAIRMAN, ENG I 222A  
GARY CENTONZE, BOARD MEMBER, CFC1425735  
FRANK HERRADA, BOARD MEMBER, CAC1817003  
DONALD W. HORTON, CRC057947  
MIA SANTOS, LAYPERSON  
VACANT, LAYPERSON  
BRENT ROBINSON, LAYPERSON

**MINUTES**  
**MONROE COUNTY**  
**CONTRACTORS EXAMINING BOARD**  
**REGULAR MEETING**  
**TUESDAY SEPTEMBER 10, 2024 9:30 A.M. – 4:30 P.M.**  
**MARATHON GOVERNMENT CENTER**

**Contractor Examining Board Meeting Webinar Information**

Topic: Contractor Examining Board Meeting – **September 10, 2024**

Participation via Telephone, Computer, or Mobile App.

Webinar starts at 9:00 a.m. Meeting starts at 9:30 a.m.

Please click the link below to join the webinar:

<https://mcbooc.zoom.us/j/86480673485>

Or iPhone one-tap :

US: +16465189805,,86480673485# or +16699006833,,86480673485#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 646 518 9805 or +1 669 900 6833

Webinar ID: 864 8067 3485

International numbers available: <https://mcbooc.zoom.us/j/86480673485>

\*\*\*\*\*

1. Call to Order / Roll Call **Brent Robinson, Don Horton, Steve Henson, Frank Herrada, Mia Santos, Chair Rudy Krause**

2. Excused Absence Approval **Gary Centonze** asked to be excused for an emergency at job site-**Steve Henson** moved to excuse-**Don Horton** 2<sup>nd</sup>-motion passed

**Sarah Girard** was not required to attend but wanted the CEB to know that she was unable to be here today

3. Agenda Changes **Page 3** numbers **2 & 3** can be removed. **Page 2** number **9** needs to be heard before number **1** due to a medical appointment.

**Page 5 Industry Input Don Horton would like to add a discussion of fees as Item B. Rudy Krause wants to add a discussion regarding conflicting information on permit extensions as Item C.**

4. Approval of Agenda **Don Horton moved to pass agenda as revised. Frank Herrada 2<sup>nd</sup>-motion passed**
5. Approval of Minutes for July 9, 2024 (must have participated in meeting to move or second) **Frank Herrada moved to approve. Mia Santos 2<sup>nd</sup>-motion passed.**
6. Next scheduled meeting: November 12,2024 **Don Horton announced that November 12 will be his last meeting due to the restriction of dual office holding. He will be on the Islamorada City Council.**
7. Swearing - in of Witnesses to Testify **Dirk Smits did this for all in person attendees. Zoom attendees will be done with each person.**
8. "Is there anyone from the public who would like to speak on an Agenda item?" **No**
9. Have any Board members been contacted outside the presence of this meeting regarding an agenda item?" If so, would you please disclose the nature of the contact? **No**

New Business:

Jamie Gross to explain why the renewal/reinstatement numbers are higher than usual for this meeting.

10. Renewal / reinstatement request of expired Certificate of Competency 2-year renewal period expired on June 30, 2024. **Don Horton moved due to a simple matter of law to renew named contractors. He then read into record numbers 1-12 below. Steven Henson 2<sup>nd</sup>-motion passed.**
  1. Roy J. Krobatsch/Cabinet & Millwork Contractor/County SP4503
  2. Gleidson, Devargas/Painting & Decoration Contractor/County SP4500
  3. Frank Randall Mearns/Sign Erection Contractor/SP1267
  4. Shawn O'Toole/Paving Contractor/ENGII281D
  5. Adam Blake Fundora (2 licenses)/Aluminum Specialty Contractor/SP4523 & Fence Contractor/SP4524
  6. Gustavo Adolfo Galo/Tile, Terrazzo & Marble Contractor/SP4457
  7. Michael Syring/Painting & Decorating/SP3799
  8. Marvin Solis/Painting & Decorating/SP3919
  9. Ray Applebaum/Painting & Decorating/SP322
  10. Paul Joseph Wunderlich (2 Licenses)/Excavating & Grading Contractor/ENGII312E & Paving Contractor/ENGII311D

11. Jose Angel Barrios/Painting & Decorating Contractor/SP4440
12. Dayanara Velasquez/Painting & Decorating Contractor/SP4476

Renewal/reinstatement request of expired Certificate of Competency 2-year renewal period expired on October 31, 2023.

13. Edgar Hernandez Perez/Drywall Contractor/SP4504 **Sworn in via Zoom. Steve Henson moved to approve. Frank Herrada 2<sup>nd</sup>-motion passed.**

11. Lien request for non-payment of citation, imposition of fines & costs

1. Case No:23100094  
Name: Diaz, Gilberto  
MCC: 6-77 Certificate of Competency Required: unlicensed contractor  
MCC: 6-202 11 a & b Vio. Ordinance, Statute, Construction Standards/Admin Rule  
Issued: October 6, 2023  
Intent to Lien notice mailed: August 9, 2024  
Fine: \$1000.00  
Administrative Cost: \$294.75

**Don Horton moved to file the lien plus costs if not paid within thirty days. Mia Santos 2<sup>nd</sup>-motion passed.**

2. Case No: 24100035  
Name: Hiloczki, Janos  
MCC: 6-77 Certificate of Competency Required: unlicensed contractor  
Issued: March 26, 2024  
Intent to Lien notice mailed: August 9, 2024  
Fine: \$500.00  
Administrative Cost: \$249.90

**Removed from agenda. Fine paid prior to the meeting.**

3. Case No: 24100002  
Name: Romero, Maynor  
MCC: 6-77 Certificate of Competency Required: unlicensed contractor  
MCC 6-234 a, b , & c: Advertisements on vehicles & contracts  
MCC 6-202 11 a & b: Vio. Ordinance, Statute, Construction Standards/Admin Rule  
Issued: January 3, 2024  
Intent to Lien notice mailed: August 9, 2024  
Fine: \$1500.00  
Administrative Cost \$249.20

**Removed from the agenda. Fine paid prior to the meeting.**

12. Construction trade applications

1. Duarte, Sarhai/ New Application/ Specialty Plastering Contractor **Frank Herrada-Approved**
2. Elswick, William/ Reciprocity/Electrical Contractor **Rudy Krause-Approved**
3. Gillen, Jonathan/ New Application/ Specialty Painting Contractor **Mia Santos-Approved**
4. MacMillan, Tyler/ New Application/Specialty Painting Contractor **Brent Robinson-Approved**
5. Manfre, Mikel/New Application/ Specialty Fencing Contractor-Also has SP3529 (Aluminum) **Steve Henson-Approved**
6. Sampson, Nathaniell/New Application/Excavating & Grading Contractor **Don Horton-Continued to November-asking for 1 year of supervisory experience to be listed on affidavit.**
7. Vargas, Cristian/New Application/Drywall Contractor **Brent Robinson-Approved**
8. Vargas, Cristian/New Application/Specialty Painting Contractor **Mia Santos-Approved**
9. Whitney, Michael/New Application/Specialty Aluminum Contractor **Steve Henson-Approved**

13. Approval of CEB Hearing Dates for 2025 **Frank Herrada moved to approve. Don Horton 2<sup>nd</sup>-motion passed.**

Old Business:

14. Discussion of Filling Vacant Layperson seat on CEB.

- a. Sarah M Girard
- b. Natalia Padalino

**CEB Continued Decision until Next Meeting (November)**

**Brent Robinson announced that he may be leaving the Board due to moving.**

**INDUSTRY INPUT**

Industry Input: We will now open the floor for any comments or questions from the construction industry or public. Please either use the raised hand feature on Zoom or make sure that you have filled out a green speaker card if you are here in person.

Jethon is there anyone with their hand raised on Zoom?

Do we have any in person speakers signed up to speak?

Old Business for Industry Input:**1. Previous asked questions remaining on agenda until completed (including who and when the question was presented to the board****a. Steve Henson and board members/ Jan. 16, 24**

Requested a blast email be sent out and notify contractors and the public of the penalties that an unlicensed contractor and no permit can be faced with in Monroe County. On hold for BOCC approval.

**Kelly Dugan requested that this item be merged with item c below. This was approved.**

**b. Chairman Krause/ March 14, 23**

Continued conversation on Flood Ordinance: Update from the BOCC discussion relating to inspections ordinance **Kelly Dugan-Staff proposed to BOCC to ask FEMA to remove 299 sq. ft. requirement and remove inspection at time of sale requirement. Rick Griffin is drafting this letter to FEMA. Troy Winterfield was asked about the FEMA Violation tracker number. 1800 was the number of potential floodplain violations tracked by FEMA. He believes this number has been reduced by 80%.**

**c. Gary Centonze/ Steve Henson – Sept. 12, 23**

Update from County Attorney – Update on the recommendation by the CEB to the BOCC increasing the current Monroe County Violation fines from \$ 500.00 to \$ 2,000.00 per violation. Update needed on ordinance creation. **Lachelle has been doing some updates to fines based on other counties. Kelly will be asking for a code amendment to include rules & fee schedule. This will take a couple of months. Rudy Krause asked Lachelle is she is still issuing violations. Lachelle Thompson answered that if it is not a life safety issue then the \$500 violation can be issued. If it is a life safety issue, then they are issuing a notice to appear.**

**d. Rudy Krause- March 12, 2024**

What planning issues can be discussed going forward-update on reconciliation of Peter Morris's memo and BOCC resolution. Update needed on creation of rules for this issue. **Dirk Smits provided the CEB with an email containing a list of proposed rules and asked them for feedback.**

**2. Questions brought forward from last month's discussion questions****a. Frank Herrada-July 9, 2024**

Will the County be accepting new the DBPR licenses offered? Update on our application process for this will be given. **Jamie Gross updated the Board that the Oracle software system has been updated and we can register these new license types to work in Monroe County now.**

**3. Discussion of New Item:****a. Don Horton – September 10, 2024**

Would like a discussion on Florida Statute 553.73 and Florida Building Code 105.5 **Don Horton-To close old permits a permit investigation must be done first. It is now required to close old permits before a sale. Can the building code be used as common practice to close old permits, specifically residential permits with no obvious or apparent safety hazards?**

**Rey Ortiz-Closed permits indicated that inspections have been done. If no inspections have been done it has to be evaluated on a case-by-case basis.**

**Rick Griffin-Thousands of permits have been closed but there is a process.**

**Don Horton is just questioning the process and costs involved with closing these permits. Can it be simplified?**

**Rey Ortiz- When Rick Griffin was hired as Building Official there were 60,000 open permits.**

**Don Horton-Has the Monroe County Code been rendered to the Florida Building Commission for approval after being amended per Florida Statutes?**

**Rey Ortiz-No we have not.**

**Armand Messina-Shutter Contractor-Who is responsible for closing permits?**

**Frank Herrada-The Contractor**

**Armand Messina-What if the contractor is gone?**

**Don Horton-Ultimately it falls to the Homeowner. He would like to have an administrative directive from BO Griffin to expedite the process. It is an opportunity to help the community.**

**Frank Herrada-Has BO Griffin considered doing a public workshop similar to what the City of Key West just held.**

**Rick Griffin-We have this meeting (CEB) open to the industry every two months.**

**Rudy Krause asked Rick Griffin if one of his decisions is appealed does it remove his liability?**

**Rick Griffin-Yes, it removes the liability.**

**Rudy Krause-the appeals board costs too much money to request an appeal.**

**Don Horton-Wants to know if a process can come back to the November meeting on how to close these permits?**

**Mia Santos-Commented that this can be one of the CEB recommendations.**

**Rick Griffin then announced that the underneath of new elevated buildings must now meet the same pressures as roofs.**

b. Don Horton – September 10, 2024

There are inconsistencies in fire fees being charged. Can BO Griffin check with the Fire Marshall to make sure that the fees are correct?

**Rick Griffin-That fee structure is put together by someone else. He does not know who handles fire fees.**

**Don Horton-Will follow up with the Fire Office directly.**

c. Rudy Krause – September 10, 2024

The 24-month extension for the Governors Executive Order EO 24-156 was on the website and has now come down.

**Kelly Dugan-This was brought to legal department's attention. Our County may have been included in the order in error. They are still looking into it.**

**Rudy Krause would like an update at the next meeting.**

d. Frank Herrada-September 10, 2024

When a Private Provider is a Building Code Administrator can they do all inspections without having the licenses for the independent inspections/plans review disciplines?

**Rey Ortiz-Architects & Engineers are unlimited in the types of inspections/plans review that they can do as Private Providers. 3 years ago, the Private Provider Statute was updated to include Building Code Administrators, but they must have the individual licenses as well to be able to do the inspections/plans examination.**

e. Armand Messina-Contractors' Association-September 10, 2024

He is offering the Contractors Association for hosting workshops but is asking about finding funding for continuing education.

**Rey Ortiz-We are looking for grant opportunities for continuing education.**

**Frank Herrada-City of Key West used fees collected on the permits for continuing education for both inspectors and contractors. Why won't the County do this? If we can't use the fund, what is it being used for, and can it be removed if it is not available to contractors?**

**Armand Messina-He will check with JC Code to see if he has any grant money currently available to fund his trainings.**

**Rudy Krause, Armand Messina, & Frank Herrada-Will Rick be willing to do these trainings. The City of Marathon may be interested in helping. They would like an answer to this by the next meeting.**

**Frank Herrada would also like staff to provide the total amount collected for this permit fee for a year.**

**Rudy Krause asked about new laws related to General Contractor Warranties.**

**Rey Ortiz will send out the new laws that he has been following to all Board members before the next meeting.**

[Chairman to read into record]

If there is nothing further from the public, then this closes out the industry input section of this meeting and we will continue with the rest of the CEB Agenda.

### 15. Staff Reports

1. Rick Griffin Building Official - CEB Secretary **No**
2. Rey Ortiz Assistant Building Official – Dir. Contractor licensing Dept. **Building Safety Inspection Program code has been updated by the State Legislature to include that condo buildings with 4 units or less and 3 stories high or lower are not required to have the milestone inspections. Also, if the entire building is privately owned there is no inspection required.**
3. Dirk Smits, Contractors Examining Board Attorney **No**
4. Kelly Dugan/ Assistant County Attorney **No**
5. LaChelle Thompson, Unlicensed Contractor Code Investigator **Report Submitted**

Meeting adjourned: \_\_1:18 pm\_\_\_\_\_

**Jamie Gross CEB liaison /Senior Licensing Coordinator  
Monroe County Contractors Examining Board**

Meeting Location - Open to the public:  
Marathon Government Center  
BOCC Room Second Floor  
2798 Overseas Highway  
Marathon, Fl. 33050

PURSUANT TO FLORIDA STATUTE SECTION [286.0105 FS](#), be advised that, if a person decides to appeal the decision made by the Contractors' Examining Board (CEB) with respect to any matter considered at today's hearing, that person will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

ADA ASSISTANCE: If you are a person with a disability who needs special accommodations in order to participate in this proceeding, please contact the County Administrator's Office, by phoning (305) 292-4441, between the hours of 8:30 a.m. - 5:00 p.m., no later than five (5) calendar days prior to the scheduled meeting; if you are hearing or voice impaired, call "711".

NOTICE: It shall be the responsibility of *each* Respondent or other person addressing the Board to bring an interpreter if the party is **NOT** able to understand or speak the English language.