

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 NOVEMBER 12, 2024 9:30 A.M. – 4:30 P.M.
MARATHON GOVERNMENT CENTER

Contractor Examiner Board Meeting Webinar Information

Topic: Contractor Examiner Board Meeting – **November 12, 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/u/krisaekaX>

1. Call to Order / Roll Call **9:32 am Brent Robinson, Don Horton, Gary Centonze, Steve Henson, Frank Herrada, Mia Santos, Chair Rudy Krause**
2. Excused Absence Approval – **none**
3. Agenda Changes- **Page 2 #10 either needs to be approved in bulk or #9 needs to go first due to a medical appointment**
4. Approval of Agenda **Don Horton moved. Steve Henson 2nd-Passed**
5. Approval of Minutes for September 10, 2024 (must have participated in meeting to move or second) **Steve Henson moved. Don Horton 2nd-Passed.**

6. Next scheduled meeting: January 14, 2025
7. Swearing - in of Witnesses to Testify **Scott Black swore in those in person. Will do those on Zoom individually as needed. Scott Black is the substitute attorney today for Dirk Smits.**
8. "Is there anyone from the public who would like to speak on an Agenda item?" **Armand Messina from the Contractors Association filled out a green speaker card.**
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? **Don Horton spoke to Tom Baker at breakfast but did not discuss CEB items.**

Rudy Krause announced that this will be Don Horton's last meeting and congratulated him on winning his election to sit on the Islamorada Village Council.

New Business:

10. Renewal / reinstatement request of expired Certificate of Competency 2-year renewal period expired on June 30, 2024. **Don Horton moved to approve in Bulk items 1-12 below due to change in State Law. Brent Robinson 2nd-Passed.**
 1. Roger Knudsen (2 Licenses)/Cabinet & Millwork Contractor/County SP4445 & Painting & Decorating SP4444
 2. Curt Nezuh/Painting & Decorating Contractor/SP4248
 3. Jeffrey L Carbonell/Masonry Contractor/SP4200
 4. Alicia Morales Mulligan/Painting & Decorating Contractor/SP4251
 5. Aneilton De Alecrim Santana/Tile, Terrazzo & Marble Contractor/SP4254
 6. Mariela Montedeoca/Painting & Decorating Contractor/SP4381
 7. Christopher Sidorski/Aluminum Contractor/SP3694
 8. Carlos Blanquicett/Painting & Decorating Contractor/SP3206
 9. Thomas Baker/Cabinet & Millwork Contractor/SP844
 10. Albert E Rousseau/Aluminum Contractor/SP3650
 11. Joshua Wall/Cabinet & Millwork Contractor/SP4483
 12. Steven Scanlon/Insulating Contractor/SP4279

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

13. Michael Castillo Jr./Residential Contractor/RR493C State Registration RR282812166 **Sworn in over Zoom. Frank Herrada moved to approve. Steve Henson 2nd-Passed.**

14. Richard Dacres Jr./Underground Utility & Excavation/RU4454 State Registration RU11066635 **Mr. Dacres was not in attendance. Steve Henson moved to continue this matter to the January 14, 2025 meeting. Don Henson 2nd- Passed.**

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

1. Case No:24100052
Name: Luis Montes
MCC: 6-77 Certificate of Competency Required: unlicensed contractor
Issued: April 15, 2024
Intent to Lien notice mailed: October 7, 2024
Fine: \$500.00
Administrative Cost: \$276.00

Don Horton moved to file lien if not paid in 30 days for the total of fine and Administrative Costs. Frank Herrada 2nd- Passed.

2. Case No: 24100045
Name: Jennifer Diaz
MCC: 6-234 a, b, c Contractor's license number on advertisements
Issued: March 28, 2024
Intent to Lien notice mailed: October 7, 2024
Fine: \$500.00
Administrative Cost: \$331.26

Frank Herrada moved to file lien if not paid in 30 days for the total of fine and Administrative Costs. Don Horton 2nd-Passed.

12. Construction trade applications

1. Nathaniel Sampson/New Application/Excavating & Grading Contractor (from last meeting) **Don Horton-Approved**
2. Ileana Pineiro-Capote/ Reciprocity/Glass & Glazing Contractor **Mia Santos-Approved**
3. Christopher Gibson/ New Application/Plumbing Contractor **Steve Henson-Approved**

13. Presentation by Rey Ortiz after attending Software Conference **Power Point Presentation Given. Can be seen on the Video Recording on the Website.**

Frank Herrada wants someone present at meetings to address Oracle issues and to have them available to the public in the Building Department Offices. Who in Monroe County is in charge of Oracle?

Rey Ortiz-Ed Koconis is in charge, but we also have two others on board to assist him with the tech issues-Karen and Susan.

Mia Sanots-Home Owners are having issues creating user accounts. She spoke to Ed about it, but there is still no answer.

Don Horton is also seeing issues on the user side. They cannot look up information or create accounts.

Frank Herrada would like the County to have an "Oracle Expert" on staff and available to the public.

Don Horton finds that City View is easier. This is the program that is used by Islamorada.

14. Presentation by Rey Ortiz regarding new laws passed in 2024 **Power Point Presentation Given. Can be seen on the Video Recording on the Website.**

Don Horton would like to know if Rey is meeting with the other Building Officials for the Municipalities within the County, not just those in the rest of Florida.

Rey Ortiz-No, that would be up to Rick if he wanted to facilitate that kind of meeting.

Old Business:

14. Discussion of Filling Vacant Layperson seat on CEB.

- a. Sarah M Girard
- b. Natalia Padalino

Don Horton made the recommendation to fill the vacant seat with Sarah Girard. Brent Robinson 2nd-Passed with no dissent.

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 or Jovanie is there anyone with their hand raised on Zoom? **No**

Do we have any in person speakers signed up to speak? **Armand Messina to speak on #2 c**

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. Chairman Krause/ March 14, 23

Continued conversation on Flood Ordinance: Update from the BOCC discussion relating to inspections ordinance. This is on hold awaiting FEMA decision after receiving letter from Mr. Griffin. **Lori Lehr is now handling this and trying to schedule and in-person meeting with FEMA. Rudy Krause would like an update at the January meeting on the progress of this issue.**

b. 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 including notifying construction industry of changes. Update needed on ordinance creation. **Lachelle Thompson provided a proposed fee schedule to CEB. Steve Henson asked what the statute of limitations was on this type of violation. Kelly Dugan answered that it is 4 years.**

Armand Messina asked if we have agreements with the municipalities.

Kelly Dugan answered that we do not at this time. The municipality would need to be the one to request it, but then Monroe County is required to accept that request.

c. 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. **Scott Black updated this issue. His office has been in discussions with County Staff. They will have a framework to present at the next meeting.**

2. **Questions brought forward from last month's discussion questions**

a. Don Horton – September 10, 2024

Would like a discussion on Florida Statute 553.73 and Florida Building Code 105.5. He wants to know if a process can come back to the November meeting on how to close old permits with no obvious or apparent safety hazards. **Rick Griffin provided in binders the new permit closure procedures.**

Rudy Krause-What about Electrical Access in setbacks?

Rick Griffin will answer this at the next meeting but said it may be up to the electric companies and the planning department.

b. 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. Has this been determined to be in error by the legal department? He would also like an explanation regarding the 4-year cap on extensions now in place for these types of permit extensions. **Kelly Dugan-The original inclusion of Monroe County in EO 24-156 was a mistake but we now have two more storms that we are eligible for extensions from. The 48-month cap is now a part of State Statute 252.363.**

c. 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. Frank Herrada would also like staff to provide the total amount collected in permit fees for continuing education in one year. **Armand Messina spoke to the City of Marathon, and they are willing to split the costs for JC Code to come and do some training. He wants to know if Monroe County is willing to do this.**

Rick Griffin got the OK from Christine Hurly to fund some trainings for the inspectors and contractors this next calendar year.

Armand Messina also wants to thank the Board for following up with unlicensed contractors. Pinellas County did a sting and arrested approximately 40 people.

3. Discussion of New Item:

a. Mia Santos – November 12, 2024

Issues with permitting software: **Ed Koconis-Permit timeframes have decreased dramatically. They have added another IT person to help with issues. Our vendor is working on creating an information portal to address the first three bullet points below. Our staff cannot make changes directly to the system as that may affect other communities. We get quarterly updates to our system.**

- We need to be able to search for contractors within the system and not from a spreadsheet to be sure they are registered in our municipality & that they are current with credentials
- We need to be able to search by contractor to run reports of all permits applied for, open, closed, etc. that a specific contractor is attached to
- We need to be able to search by address and see all permits open, closed, expired, voided **Lists of completed permits are available on the website as a placeholder solution until the information portal is done.**
- We need to be able to see the inspections that were performed on a permit pass or fail **These can be seen in the system for all active/open permits.**

- Being listed as an agent for a contractor without having an established email in the system so that county staff will answer questions regarding permits **Staff is now being instructed to check contractor database to address this issue.**
- Bringing over old system permits to the new system because old system keeps crashing **Ed was not aware that they system is crashing. Please send him an email when this happens.**
- Missing notification that payments are due in oracle **Staff is now sending this information earlier. If there are still issues, please send an email.**

b. Mia Santos – November 12, 2024

Would like a discussion regarding staffing turnover in CSR positions. Would like to know how many have left that position in the last 2 years **Ed Koconis-In the last 2 years 2 CSRs have transferred to other departments and 1 has quit the County. The CSR job has gotten harder with the new system.**

Mia Santos wants to reiterate that this issue is not with the CSRs. It is a management issue. Natalia Padalino (public speaker) wants to let people know her experiences with CSRs have been very positive. Management has not been responsive and was dismissive of the work the CSRs have done.

Ed Koconis gave out his cell phone number so that he could directly address these issues for her.

Don Horton has an issue with fees due and wants to know if this issue is one of the issues being fixed in an upcoming quarterly update. Estimated fees are only showing for the application fees and not for the total permit fee.

Ed Koconis-This issue has been passed to the vendor to make this more clear. Hopefully, this is an easy fix.

Frank Herrada-Can the County make sure all permits are closed on a parcel when a Certificate of Occupancy is issued?

Ed Koconis will address this with Rick/Rey and the permitting staff to see if this can be implemented.

[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 **None**
2. Rey Ortiz Assistant Building Official – Dir. Contractor licensing Dept. **None**
3. Dirk Smits, Contractors Examining Board Attorney **Scott Black, as substitute attorney, was happy to meet everyone.**
4. Kelly Dugan/ Assistant County Attorney **None**
5. LaChelle Thompson, Unlicensed Contractor Code Investigator **Report Submitted. Revised dollar amounts for fines should help deter unlicensed contractors.**

Rudy Krause wants to know if complaints have decreased now that they cannot be anonymous?

Lachelle Thompson- Yes, they have decreased, but some complaints are coming through the contractors' association.

Rudy Krause-Can Kelly put together a PSA regarding this issue? Specifically, that if a person is brought in front of the CEB they are facing fines of up to \$2500 per day per violation.

Gary Centonze would like this to also include positive steps that the home owner can take such as calling the building department to find out if your contractor is licensed.

Scott Black-That could be done as a recommendation from the CEB.

Rudy Krause moved to have the CEB attorney put together the recommendation to issue the PSA. Don Horton 2nd -passed.

Steven Henson moved to make the public aware of the consequences of unlicensed contracting including that it could be a felony if we are under an Executive Order/Disaster Declaration. Frank Herrada 2nd – Passed.

Rudy Krause would like Kelly to look into how many citations are given before a matter is forwarded to the State's Attorney's office.

Don Horton said it was an honor and pleasure to serve and thanked the Board and BOCC for allowing him.

Meeting adjourned: __12:19 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.