

RUDOLPH (RUDY) KRAUSE, CHAIRMAN, CBC048885
STEVE ROY HENSON, VICE-CHAIRMAN, ENG I 222A
GARY CENTONZE, BOARD MEMBER, CFC1425735
FRANK HERRADA, BOARD MEMBER, CAC1817003
MATTHEW TURK, BOARD MEMBER, CBC1264902
MIA SANTOS, LAYPERSON
SARAH GIRARD, LAYPERSON
BRENT ROBINSON, LAYPERSON

MINUTES
MONROE COUNTY
CONTRACTORS EXAMINING BOARD
REGULAR MEETING
TUESDAY JULY 8, 2025 9:30 A.M. – 4:30 P.M.
MARATHON GOVERNMENT CENTER

Contractor Examiner Board Meeting Webinar Information

Topic: Contractor Examiner Board Meeting – **July 8, 2025**

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://mcbocc.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://mcbocc.zoom.us/j/86480673485>

Call to Order / Roll Call—Frank Herrada, Steve Henson, Matt Turk, Chair Rudy Krause 9:35 am

Excused Absence Approval—Brent Robinson and Sarah Girard are out of town. Mia Santos and Gary Centonze had last minute scheduling conflicts—Frank Herrada moved to excuse-Steve Henson 2nd-motion passed

Agenda Changes—Rudy Krause would like to add several items-a discussion regarding the upcoming CEB vacancy created by Brent Robinson-a presentation on HB 683-a presentation on HB 715-a question regarding whether or not the County is considering closing the Big Pine Building Dept. office.

Approval of Agenda—Steve Henson moved to approve as amended-Frank Herrada 2nd-motion passed.

Building Official Rick Griffin introduced David McCracken as the new chief of building operation for the Marathon office.

Election of CEB Chair for 2025-2026 (Term runs from July to July) Frank Herrada moved to keep Rudy Krause as chair for the next year-Steve Henson 2nd-motion passed.

Approval of Minutes

May 13, 2025 (must have participated in meeting to move or second) **Steve Henson moved to approve-Frank Herrada 2nd-motion passed**

Next scheduled meeting: September 9, 2025

Swearing - in of Witnesses to Testify—Hunter O'Connor

“Is there anyone from the public who would like to speak on an Agenda item?” **No**

Disclosure: *“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**

Agenda

Old Business:

- 1. Recognition of Appointment of Mr. Matthew Turk, CBC12664902 to the Contractor Board** for a three-year term from May 13, 2025 - May 13, 2028. Appointed by BOCC on June 18, 2025, **Read into record by Rudy Krause**

New Business:

- 2. Renewal/reinstatement request of expired Certificate of Competency 2-year renewal period expired on June 30, 2024.**
 - a. Carlos Rosado /Tile, Terrazzo & Marble/SP4241 Not present-CEB continued until September meeting**
 - b. Ermal Nallbani/Painting & Decorating/SP4556 Frank Herrada moved to approve-Matt Turk 2nd-motion passed**

- c. Tyler Gautier/Lawn Sprinkler/SP4484 **Not present-CEB continued until September meeting**
- d. David McDonald/Painting & Decorating/SP2122 **Frank Herrada moved to approve-Steve Henson 2nd-motion passed**
- e. Omar Pupo/Aluminum Specialty/SP4337 **Not present-CEB continued until September meeting**

3. Construction trade applications

- a. Leonardo Figueroa/New Application/Cabinet & Millwork **Frank Herrada approved**
- b. Mark Keller/New Application/Masonry **Steve Henson approved**
- c. Luc Charles /New Application/Masonry **Steve Henson approved**
- d. Andrew Harshman/New Application/Painting & Decorating **Frank Herrada approved**
- e. Raquel Parkinson/New Application/Plastering **Frank Herrada approved**
- f. Eric Eliasson/New Application/Cabinet & Millwork **Frank Herrada approved**
- g. Nicholas Monsalvatge/New Application/Painting & Decorating **Frank Herrada approved**

4. Lien Request for non-payment of citation, imposition of fines & costs

- a. Case No: 24200023
Name: Jose Zeas Villagra
MCC:6-77 Certificate of Competency Required: unlicensed contractor
Issued: September 13, 2024
Intent to Lien notice mailed: June 10, 2025
Fine: \$500.00
Administrative Costs: \$191.60

Steve Henson moved to send to lien if not paid within 30 days for total of fine plus administrative costs-Frank Herrada 2nd-motion passed

Recessed for a break at 10:21 am and resumed at 10:33 am

Additions to Agenda

- 1. **Brent Robinson will not be renewing his term on the CEB as a layperson when it expires in November 2025.—Steve Henson moved to advertise the position-Matt Turk 2nd-motion passed**

2. Rudy Krause is requesting a presentation from the County regarding House Bill 683.— Steve Henson wants a copy of the bill sent to CEB for discussion at September meeting.
3. Rudy Krause is requesting a presentation from the County regarding House Bill 715— Steve Henson wants a copy of the bill sent to CEB for discussion at September meeting.
4. Rudy Krause is hearing from community members that the County is considering closing the Building Department office in Big Pine. Is this a consideration?—Emily Schemper said that the county is having a budget meeting next week on Tuesday. She is not aware if this is being brought forward as an option or not. She will provide updated information if she hears anything else.

Industry Input

“Pursuant to BOCC Resolution 165-2021, the Contractors Examining Board shall include a section for “Industry Input” at each scheduled meeting.”

5. Public/Construction Industry Input-Opportunity to Speak- TIME APPROXIMATE 10:30

“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.” **No one was 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?” **No**

6. Monroe County Violation Fines Update

Gary Centonze/ Steve Henson – Sept. 12, 23

Recommendation by the CEB to the BOCC to Increase Monroe County Violation fines from \$500 to \$2,000 per violation: **Ordinance 012-2025** Adopted May 21, 2025. Ordinance Attached. **Item Complete.—Kelly Dugan was thanked by the CEB for her work on this.**

7. Building Code Administrator/F.S. 468.603

Frank Herrada May 13, 2023

Can a building code administrator be a private provider and provide inspections and plans review for all disciplines with only the building code administrator license? No – Memo Attached. **Item Complete.—Rey Ortiz was thanked by the CEB for providing the memo**

“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.”

Staff Reports

8. Staff Reports

- a. Rick Griffin Building Official - CEB Secretary **None**
- b. Rey Ortiz Assistant Building Official – Dir. Contractor licensing Dept. **None**
- c. Dirk Smits, Contractors Examining Board Attorney **Hunter O’Connor attended as substitute-No Report**
- d. Kelly Dugan, Assistant County Attorney **None**
- e. LaChelle Thompson, Unlicensed Contractor Code Investigator **Report submitted.**

Rudy Krause asked how complaints were going. He asked if they are able to keep up with the complaints.

Lachelle Thompson answered yes, since there are 2 investigators.

Frank Herrada wanted to know if someone wants to pay a CEB issued fine at a meeting, can we accept it?

Kelly Dugan wants to have the information in writing as a final order before payment is received so they are informed of their rights.

Jamie Gross announced that we are doing Certificate of Competency Renewals online for the first time. License holders should watch their emails for instructions.

Meeting adjourned: ____ 10:43 _____

**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.