

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 SEPTEMBER 9, 2025, 9:30 A.M. – 4:30 P.M.
MARATHON GOVERNMENT CENTER

Contractor Examiner Board Meeting Webinar Information

Topic: Contractor Examiner Board Meeting – **September 9, 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://mcboecc.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://mcboecc.zoom.us/u/krijsaekaX>

Call to Order / Roll Call 9:34 am Sarah Girard, Brent Robinson, Matt Turk, Mia Santos, Steve Henson, Chair Rudy Krause

Excused Absence Approval Gary Centonze-meeting conflict & Frank Herrada-travelling Steve Henson moved to approve. Mia Santos 2nd-motion passed.

Agenda Changes Remove all liens on pages 2 & 3 (New Business 3)

Approval of Agenda Steve Henson moved to approve with changes. Matt Turk 2nd-motion passed

Approval of Minutes Steve Henson moved to approve. Matt Turk 2nd-motion passed

July 8, 2025 (must have participated in meeting to move or second)

Next scheduled meeting: November 4, 2025

Swearing - in of Witnesses to Testify were sworn in as needed on Zoom

“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

New Business:

1. **Renewal/reinstatement request of expired Certificate of Competency** 2-year renewal period expired on June 30, 2024.

- a. Carlos Rosado /Tile, Terrazzo & Marble/SP4241-continued from July 2025 **Not Present**
- b. Tyler Gautier/Lawn Sprinkler/SP4484-continued from July 2025 **Sworn in on Zoom. Mia Santos moved to approve. Brent Robinson 2nd-motion passed**

- c. Omar Pupo/Aluminum Specialty/SP4337-continued from July 2025 **Not Present**
- d. Ana Alba Santos/Cabinet & Millwork/SP3928 **Not Present**

Rudy Krause moved to give a continuance for up to 3 meetings before having them reapply. Matt Turk 2nd-motion passed by unanimous roll call.

2. **Construction trade applications**

- a. Darren Iorio/New Application/Cabinet & Millwork **Steve Henson-approved**
- b. Eduardo Urbina Hall/New Application/Garage Door Specialty **Mia Santos-approved**
- c. Lazaro Meng /New Application/Painting & Decorating **Brent Robinson-approved**

3. **Lien Request for non-payment of citation, imposition of fines & costs** **Removed from agenda. All 3 were paid before the meeting.**

- a. Case No: 24100095
Name: Brayli Demner Itzep Gonzalez
MCC:6-77 Certificate of Competency Required: unlicensed contractor
Issued: October 1, 2024
Intent to Lien notice mailed: August 12, 2025
Fine: \$500.00
Administrative Costs: \$311.90
- b. Case No. 24100105

Name Alex D Santos Lopez Pastor
MCC 6-77 Certificate of Competency Required: unlicensed contractor
Issued: October 1, 2024
Intent to Lien notice mailed: August 12, 2025
Fine: \$500.00
Administrative Costs: \$311.90

- c. Case No: 24100096
Name: Pedro Francisco Juarez
MCC 6-77 Certificate of Competency Required: unlicensed contractor
Issued: October 1, 2024
Intent to Lien notice mailed: August 12, 2025
Fine: \$500.00
Administrative Costs: \$311.90

Old Business:

- 4 **Presentation on House Bill 683 Rey Ortiz provided a presentation on both bills together.**
- 5 **Presentation on House Bill 715**
- 6 **Approval of CEB Hearing Dates for 2026. Steve Henson moved to approve. Mia Santos 2nd—motion passed.**
- 7 **Update on upcoming CEB Layperson Vacancy No applications have been received.**

Industry Input

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

6. Public/Construction Industry Input-Opportunity to Speak- TIME APPROXIMATE 10:00

Rudy Krause-September 9, 2025

Would like a recap from the two planning department meetings held in August regarding building height and lower enclosure sizes **Devin Tolpin-Development Review Committee recommended for approval to the Planning Commission next month that the grade will be measured from crown of road and the max height for buildings will be 42 feet.**

Rudy Krause asked when this would go into effect. Devin Tolpin-Early 2026

Steve Henson asked if Mechanical is still exempt. Deven Tolpin-Yes

Emily Schemper-BOCC meeting in October is expected to eliminate the 299 sq. ft. enclosure, the inspection at the time of sale, and certificate of completion program. The expected date of effectiveness is January or February 2026. The September BOCC meeting will adopt an ordinance which will allow permits to be accepted for review this month to be ready for the January/February acceptance. The lower enclosures can still only be used for parking, storage, and access. Also, flood vents must be on plans for FEMA auditing purposes.

Rudy Krause asked if aluminum could be used for flood vents.

Rick Griffin said he would allow it.

“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?” **No**

“Do we have any in person speakers signed up to speak?” **No**

7. E check Payments Update

Don Horton – November 8, 2023

Update on E check payments being accepted in Oracle. **Item complete.**

Mia Santos said the feature has been working well. Thank you.

8. Substantial Improvement/Substantial Damage forms

Rudy Krause – September 9, 2025

Given the new change in law stating that the building department cannot require contracts for permitting, can contracts still be used for FEMA Substantial Improvement/Substantial Damage paperwork? **This will be answered for the November meeting.**

Mia Santos wanted to recognize the 4 members of the planning staff that are being let go. Debra Roberts, Debra Griffin, Jean Pessolano, & Julie Cheon

Rudy Krause agreed that they have been a pleasure to work with and will be missed.

"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 **None**
- d. Kelly Dugan, Assistant County Attorney **None**
- e. LaChelle Thompson, Unlicensed Contractor Code Investigator **Report Submitted. You will notice the amounts are larger due to the increase in fines.**

Rudy Krause thanked Brent Robinsin for his service to the CEB as this is his last meeting.

Meeting adjourned: ____ 10:25 am _____

**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.