

**Special Magistrate WaterWorks 2011 Hearing
City Commission Meeting Room
Floyd V. Hull, Jr., Presiding
May 21, 2012
10:00 A.M. – 10:19 A.M.**

Staff Present

Brian McKelligett, Clerk of Special Magistrate, Supervisor
Mary Allman, Secretary / WW Special Magistrate
Erin Saey-Peck, Secretary / WW Special Magistrate
Lori Grossfeld, Clerk III
Heather Steyn, WaterWorks 2011 Public Involvement Coordinator

Respondents and Witnesses:

CE10121071: Maria Camps, owner; James Graham, owner
CE12031284: Dale Dishaw, property inspector
CE09071106: Christopher Vonzech, owner
CE11061482: Carl Perkins, contractor
CE12020784: Paul Minoff, attorney

NOTE: all individuals who presented information to the Special Magistrate during these proceedings affirmed they would speak only the truth.

The meeting was called to order at 10:00 a.m.

Case: CE12031284

830 SW 30 Avenue
Yale Mortgage Group

Certified mail sent to the owner was signed on 4/16/12 by Kelly Banegus and by the registered agent on 4/16/12.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn stated the property is not in compliance.

Dale Dishaw, representing Yale Mortgage Group, requested a 30-day extension.

Mr. McKelligett recommended a 63-day extension, with a fine of \$100 per day thereafter.

Judge Hull found in favor of the City and ordered compliance within 63 days or a fine of \$100 per day would begin to accrue.

Case: CE12020784

4700 NW 10 Avenue
JP Morgan Chase Bank NA % Advanta / Chase Mortgage Company

Certified mail sent to the owner was signed on 4/14/12 [signature illegible].

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn said the property is not in compliance. She recommended a 98-day extension, with a fine of \$100 per day thereafter.

Paul Minoff, representing the owner, said the property will be brought into compliance before the 98-day period extension has expired.

Judge Hull found in favor of the City and ordered compliance within 98 days or a fine of \$100 per day would begin to accrue.

Case: CE10121071

525 SW 22 Terrace

Federal National Mortgage Association % Law Office of Marshall Watson

This case was first heard on 11/28/11 to comply by 12/26/11. Violations and extensions are as noted on the Agenda. The property came into compliance on 4/27/12 after being out of compliance for 28 days. Potential fines have accrued to \$2800. The City requested that a fine of \$1120 be imposed.

Maria Camps, representing the Federal National Mortgage Association (FNMA), noted that in a related case, there was a voluntary dismissal filed on behalf of FNMA. As the bank intends to take possession of the property, however, she did not contest the fine.

Judge Hull certified the fine of \$1120.

Case: CE11061482

2845 SW 4 Street

Marilyn K. Gallington

This case was first heard on 9/26/11 to comply by 10/26/11. Violations and extensions are as noted on the Agenda. The property has not been in compliance for 85 days and potential fines have accrued to \$8500. The City requested a 63-day extension.

Carl Perkins, contractor for the owner, said the permitting process is complete. Mr. McKelligett noted that the work had failed its final inspection of 5/7/12 and must be scheduled for reinspection.

Judge Hull granted the 63-day extension, during which time no fines would accrue.

Case: CE09071106

1533 SW 32 Street

Christopher M. Vonzech

This case was first heard on 1/25/10 to comply by 2/24/10. Violations and extensions are as noted on the Agenda. The property came into compliance on 4/17/12 after being out of compliance for 248 days. Potential Fines have accrued to \$24,800. The City requested that no fine be imposed.

Judge Hull imposed no fine.

Mr. McKelligett noted that a case heard earlier in today's hearing was being recalled.

Case: CE10121071

525 SW 22 Terrace

Federal National Mortgage Association % Law Office of Marshall Watson

Maria Camps, representing the owner, explained that FNMA had taken a voluntary dismissal on this property; however, it is their intent to take possession of the property once again.

James Graham, owner, said the work on the property is complete and the house is no longer in foreclosure.

Mr. McKelligett advised that according to the Broward County Property Appraiser, FNMA owns the property. He recommended that Mr. Graham retain an attorney to clear up any remaining issues regarding the property. Ms. Camps reiterated that FNMA had filed a voluntary dismissal. Her records did not reflect that FNMA had taken title to the property.

Mr. McKelligett requested that the order imposing a fine of \$1120 be vacated and no fines be imposed.

Judge Hull vacated the order.

Case: CE12030850

616 SW 16 Avenue

Gerald Katz

Certified mail sent to the owner was signed on 4/16/12 by Tanya Larson.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn said the property is not in compliance. She recommended a 28-day extension, with a fine of \$100 per day thereafter.

Judge Hull found in favor of the City and ordered compliance within 28 days or a fine of \$100 per day would begin to accrue.

Case: CE12022508

1540 SW 5 Place #1
Sol Industries LLC

Certified mail sent to the owner was signed on 4/20/12 [signature illegible].

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn said the property is not in compliance. She recommended a 28-day extension, with a fine of \$100 per day thereafter.

Judge Hull found in favor of the City and ordered compliance within 28 days or a fine of \$100 per day would begin to accrue.

Case: CE12022510

1540 SW 5 Place #2
Ingrid Morfi

Service was via posting on the property on 5/4/12 and at City Hall on 5/4/12.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn said the property is not in compliance. She recommended a 28-day extension, with a fine of \$100 per day thereafter.

Judge Hull found in favor of the City and ordered compliance within 28 days or a fine of \$100 per day would begin to accrue.

Case: CE12022511

1540 SW 5 Place #3
SWK48 LLC

Certified mail sent to the owner was signed on 4/14/12 [signature illegible] and by registered agent B. Scott Everett on 4/16/12.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn said the property is not in compliance. She recommended a 28-day extension, with a fine of \$100 per day thereafter.

Judge Hull found in favor of the City and ordered compliance within 28 days or a fine of \$100 per day would begin to accrue.

Case: CE12022512

1540 SW 5 Place #4

Mizael Cruz

Service was via posting on the property on 5/4/12 and at City Hall on 5/4/12.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn said the property is not in compliance. She recommended a 28-day extension, with a fine of \$100 per day thereafter.

Judge Hull found in favor of the City and ordered compliance within 28 days or a fine of \$100 per day would begin to accrue.

Case: CE12030842

1548 SW 5 Place #1

Sol Industries LLC

Certified mail sent to the owner was signed on 4/20/12 [signature illegible].

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn said the property is not in compliance. She recommended a 28-day extension, with a fine of \$100 per day thereafter.

Judge Hull found in favor of the City and ordered compliance within 28 days or a fine of \$100 per day would begin to accrue.

Case: CE12030843

1548 SW 5 Place #2

Sol Industries LLC

Certified mail sent to the owner was signed on 4/20/12 [signature illegible].

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn said the property is not in compliance. She recommended a 28-day extension, with a fine of \$100 per day thereafter.

Judge Hull found in favor of the City and ordered compliance within 28 days or a fine of \$100 per day would begin to accrue.

Case: CE12030844

1548 SW 5 Place #3
Sol Industries LLC

Certified mail sent to the owner was signed on 4/20/12 [signature illegible].

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn said the property is not in compliance. She recommended a 28-day extension, with a fine of \$100 per day thereafter.

Judge Hull found in favor of the City and ordered compliance within 28 days or a fine of \$100 per day would begin to accrue.

Case: CE12030845

1548 SW Place #4
Benedicta Perez

Service was via posting on the property on 5/4/12 and at City Hall on 5/4/12.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn said the property is not in compliance. She recommended a 28-day extension, with a fine of \$100 per day thereafter.

Judge Hull found in favor of the City and ordered compliance within 28 days or a fine of \$100 per day would begin to accrue.

Case: CE12030846

1556 SW 5 Place #1
PHD Development LLC

Certified mail sent to the owner was signed on 4/16/12 by Shanna Caison.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn said the property is not in compliance. She recommended a 28-day extension, with a fine of \$100 per day thereafter.

Judge Hull found in favor of the City and ordered compliance within 28 days or a fine of \$100 per day would begin to accrue.

Case: CE12030847

1556 SW 5 Place #2

Sol Industries LLC

Certified mail sent to the owner was signed on 4/20/12 [signature illegible].

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn said the property is not in compliance. She recommended a 28-day extension, with a fine of \$100 per day thereafter.

Judge Hull found in favor of the City and ordered compliance within 28 days or a fine of \$100 per day would begin to accrue.

Case: CE12030848

1556 SW 5 Place #3

Sol Industries, LLC

Certified mail sent to the owner was signed on 4/20/12 [signature illegible].

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn said the property is not in compliance. She recommended a 28-day extension, with a fine of \$100 per day thereafter.

Judge Hull found in favor of the City and ordered compliance within 28 days or a fine of \$100 per day would begin to accrue.

Case: CE12030849

1556 SW 5 Place #4

Sol Industries LLC

Certified mail sent to the owner was signed on 4/20/12 [signature illegible].

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn said the property is not in compliance. She recommended a 28-day extension, with a fine of \$100 per day thereafter.

Judge Hull found in favor of the City and ordered compliance within 28 days or a fine of \$100 per day would begin to accrue.

Case: CE12010623

1626 NW 15 Terrace
BFHH 1626 LLC

Certified mail sent to the owner was signed on 4/16/12 by Luciane Costa.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn said the property is not in compliance. She recommended a 28-day extension, with a fine of \$100 per day thereafter.

Judge Hull found in favor of the City and ordered compliance within 28 days or a fine of \$100 per day would begin to accrue.

Case: CE12031286

1983 SW 28 Lane
Deutsche Bank National Trust Co.

Certified mail sent to the owner was signed on 4/14/12 by Anthony Mamonta.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn said the property is not in compliance. She recommended a 28-day extension, with a fine of \$100 per day thereafter.

Judge Hull found in favor of the City and ordered compliance within 28 days or a fine of \$100 per day would begin to accrue.

Case: CE12020786

2460 SW 16 Street
Federal National Mortgage Association % Chase Home Finance LLC M4-7164

Service was via posting on the property on 5/4/12 and at City Hall on 5/4/12.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn said the property is not in compliance. She recommended a 28-day extension, with a fine of \$100 per day thereafter.

Judge Hull found in favor of the City and ordered compliance within 28 days or a fine of \$100 per day would begin to accrue.

Case: CE12020781

2981 SW 14 Street
Federal National Mortgage Association

Certified mail sent to the owner was signed on 4/16/12 by Nelson A. Hernandez.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn said the property is not in compliance. She recommended a 28-day extension, with a fine of \$100 per day thereafter.

Judge Hull found in favor of the City and ordered compliance within 28 days or a fine of \$100 per day would begin to accrue.

Case: CE08041137

826 W Las Olas Boulevard
Bank of America NA

The City requested to vacate the final order of 6/16/08 and the order to impose fines of 8/25/08.

Judge Hull vacated the orders.

Case: CE11041633

4730 NW 10 Avenue
Fusion RE I LLC

This case was first heard on 7/25/11 to comply by 11/22/11. Violations and extensions are as noted on the Agenda. The property came into compliance on 4/4/12 after being out of compliance for 33 days. Potential fines have accrued to \$3300. The City requested that a fine of \$1120 be imposed.

Judge Hull imposed the \$1120 fine.

Cases Withdrawn

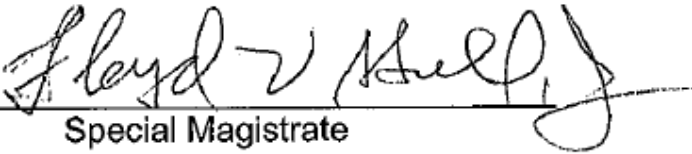
Mr. McKelligett announced that the cases listed below had been withdrawn. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

CE12031291


CE12030855

CE12030862

There being no further business, the hearing was adjourned at **10:19 a.m.**


Special Magistrate

ATTEST:


Clerk, Special Magistrate

[Minutes prepared by K. McGuire, Prototype, Inc.]