



## **TOWN OF HIGHLAND BEACH CODE ENFORCEMENT BOARD REGULAR MEETING MINUTES**

**Town Hall / Commission Chambers  
3614 South Ocean Boulevard  
Highland Beach, Florida 33487**

**Date: April 12, 2022  
Time: 1:00 PM**

---

### **1. CALL TO ORDER**

Chairperson Schlam called the meeting to order at 1:04 P.M.

### **2. ROLL CALL**

Board Member Bryan Perilman  
Board Member Michael Cherbini  
Board Member Robert Lasorsa  
Board Member James Murray (Virtually)  
Board Member David Axelrod  
Chairperson Myles Schlam  
Town Attorney Leonard Rubin  
Administrative Support Ganelle Thompson

### **ADDITIONAL STAFF**

Code Enforcement Officer Jason Manko

### **ABSENT**

Vice Chairperson Jane Perlow

### **3. PLEDGE OF ALLEGIANCE**

The Board led the Pledge of Allegiance to the United States of America.

### **4. APPROVAL OF THE AGENDA**

**MOTION:** Axelrod/Lasorsa - Moved to approve the agenda as presented which passed unanimously on a 6 to 0 vote.

### **5. SWEARING OF THE PUBLIC**

Ms. Thompson swore in those providing testimony.

**6. PUBLIC COMMENT**

There were no public comments.

**7. APPROVAL OF MINUTES**

**A. March 09, 2022 - Minutes**

**MOTION:** Axelrod/Perlman - Moved to approve the minutes as presented which passed unanimously on 6 to 0 vote.

**8. UNFINISHED BUSINESS**

None.

**9. NEW BUSINESS**

**A. Case No. CC2021-11-006**

Robert L. Zucker Jr.  
2917 S. Ocean Blvd, 502  
PCN: 24-43-46-33-18-000-0502  
Legal: TRAFALGAR OF HIGHLAND BEACH COND UNIT 502

Code Section:30-122 (A) Building Permits Required

Violation: Observed bathroom remodel without permit

Chairperson Schlam read the title of Item 9.A. and asked the Board members if they have any Ex Parte communications to disclose in the matter? Hearing none, he opened the public hearing and called for Code Enforcement Officer Manko to give testimony and recommendations regarding the violation.

Code Enforcement Officer Jason Manko stated that the property has been brought into compliance since the Notice of Hearing and the case is closed.

**B. Case No. CC2022-01-007**

Gunther and Margareth Buerman  
4019 S. Ocean Blvd  
PCN: 24-43-47-04-00-005-0070  
Legal: 4-47-43, N 100 FT OF S 545 FT OF GOV LT 5 E OF SR 140 A/K/A CITY LOT NO 48

Code Section:30-122 (A) Building Permits Required

Violation: AC changeout without a permit

Chairperson Schlam read the title of Item 9.B. and asked the Board members if they have any Ex Parte communications to disclose in the matter? Hearing none, he opened the public hearing and called for Code Enforcement Officer Manko to give testimony and recommendations regarding the violation.

Code Enforcement Officer Jason Manko stated that permits have been issued job by the A/C Contractor, and the case is now closed.

**C. Case No. CC2022-02-003**

Ambassador East Condominium Assn Inc.  
3221 S. Ocean Blvd Condo  
PCN: N/A  
Legal: AMBASSADORS V NORTH COND

Code Section:30-122 (A) Building Permits Required

Violation: Observed drywall repair from water damage throughout the building performed without permit

Chairperson Schlam read the title of Item 9.C. and asked the Board members if they have any Ex Parte communications to disclose in the matter? Hearing none, he opened the public hearing and called for Code Enforcement Officer Manko to give testimony and recommendations regarding the violation.

Code Enforcement Officer Jason Manko provided a brief timeline of the facts of the case. He entered submittals of evidence into the records that included proof of service, supporting documents, photos taken of the property that fairly and accurately represented the violation observed during the onsite inspections, and paper postings at the property address and at Town Hall.

Code Enforcement Officer Manko mentioned that as of to-date, no permit has been applied for and the violation remains. Therefore, the Town recommends that the Respondent(s) be found in violation of the Town Code as alleged in the Notice of Violation and that he/she/they be fined \$ 250.00 per day for each day the violation remains after the date set for compliance (March 09, 2022) and until the property is brought into compliance. The Town is also asking to assess the prosecution costs in the amount of \$250.00 payable by the date set for compliance.

Chairperson Schlam asked the Board members if they had any questions for staff in the matter? The Board members and Code Compliance Officer Manko discussed the violation on the property.

Property Manager of Ambassadors East Condominium Jonathan Merrigan provided comments on the violation and why the permit was not obtained prior to the commencement of work.

Chairperson Schlam closed the public hearing and asked for a motion.

**MOTION:** Lasorsa/Cherbini - Moved that the Respondent(s) be found in violation of the Town Code as alleged in the Notice of Violation and that he/she/they be ordered to comply within 30 days and be fined \$250.00 per day for each day the violation remains after the date set for compliance and assess prosecution costs in the amount of \$250.00 payable by the date set for compliance. Upon roll call, Members Lasorsa (Yes), Cherbini (Yes), Perilman (Yes), Murray (Yes), Axelrod (Yes), and Chairperson Schlam (Yes). The motion passed 6 to 0.

**D. Case No. CC2022-02-008**

Seagate of Highland Condominium  
3310 S. Ocean Blvd Condo  
PCN: N/A  
Legal: SEAGATE OF HIGHLAND COND

Code Section:30-122 (A) Building Permits Required

Violation: Observed plumbing work without permit.

Chairperson Schlam read the title of Item 9.D. and asked the Board members if they have any Ex Parte communications to disclose in the matter? Hearing none, he opened the public hearing and called for Code Enforcement Officer Manko to give testimony and recommendations regarding the violation.

Code Enforcement Officer Jason Manko stated that this case is closed; the property has been brought into compliance.

**E. Case No. CC2022-02-010**

Leonard and Rebecca Agostino  
3114 S. Ocean Blvd., 811  
PCN: 24-43-46-33-09-000-8110  
Legal: MONTEREY HOUSE COND APT 811

Code Section:30-122 (A) Building Permits Required

Violation: Observed removal of bathroom ceiling without permit

Chairperson Schlam read the title of Item 9.E. and asked the Board members if they have any Ex Parte communications to disclose in the matter? Hearing none, he opened the public hearing and called for Code Enforcement Officer Manko to give testimony and recommendations regarding the violation.

Code Enforcement Officer Jason Manko provided a brief timeline of the facts of the case. He entered submittals of evidence into the records that included proof of service taken February 22, 2022 and April 12, 2022 supporting documents, photos taken of the property that fairly and accurately represented the violation observed during the onsite inspections, and paper postings at the property address and at Town Hall.

Code Enforcement Officer Manko mentioned as of today, no permits have been applied for and the violation remains. Therefore, the Town recommends that the Respondent(s) be found in violation of the Town Code as alleged in the Notice of Violation and be fined \$250.00 per day for each day the violation remains after the date set for compliance, which was April 11, 2022, until the property is brought into compliance. The Town is also asking to assess prosecution costs in the amount of \$250.00 payable by the date set for compliance.

Chairperson Schlam asked the Board members if they had any questions for staff in the matter? The Board members and Code Compliance Officer Manko discussed the violation on the property.

Chairperson Schlam closed the public hearing and asked for a motion.

**MOTION:** Lasorsa/Cherbini - Moved that Respondent(s) be found in violation of the Town Code as alleged in the Notice of Violation and that he/she/they be ordered to comply immediately and that a fine of \$250.00 per day be assessed starting April 11 until the property is brought into compliance and assess prosecution costs in the amount of \$250.00 payable within 30 days. Upon roll call, Members Lasorsa (Yes), Cherbini (Yes), Murray (Yes), Axelrod (Yes), Perilman (Yes), and Chairperson Schlam (Yes). The motion passed 6 to 0.

## **10. BOARD MEMBERS REPORT**

None.

## **11. ANNOUNCEMENTS**

Chairperson Schlam read the announcements as follows:

April 14, 2022 - 9:30 A.M. Planning Board Regular Meeting

April 19, 2022 - 1:30 P.M. Town Commission Meeting

May 10, 2022 - 1:00 P.M. Code Enforcement Board Regular Meeting

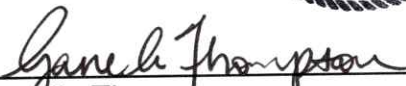
## 12. ADJOURNMENT

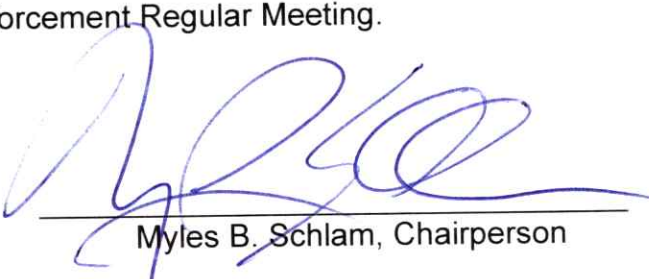
The meeting was adjourned at 1:34 P.M.

**APPROVED** at the June 14, 2022, Code Enforcement Regular Meeting.

ATTEST:



  
Ganelle Thompson  
Administrative Support Specialist

  
Myles B. Schlam, Chairperson

Transcribed by: Ganelle Thompson

June 14, 2022

\_\_\_\_\_  
Date