



CODE ENFORCEMENT BOARD
Summary of Actions
January 27, 2025

1. **CALL TO ORDER:** *The hearing was called to order at 9:30 AM.*
2. **PLEDGE OF ALLEGIANCE:** *Led by Chair Finch.*
3. **ROLL CALL & DETERMINATION OF QUORUM:** *Five regular members were present.*
 - A. Oaths of Office – *Administered by Ms. Stewart.*
 - B. Election of Chair – *Mr. Finch was elected to serve as Chair.*
 - C. Election of Vice-Chair – *Ms. Cannon was elected to serve as Vice-Chair.*
4. **ADOPTION OF AGENDA:** *Adopted as presented; 5-0.*
5. **DISCLOSURE OF EX-PARTE COMMUNICATION:** *None.*
6. **ADMINISTERING THE OATH TO WITNESSES:** *Performed by Attorney Pacuwki.*
7. **APPROVAL OF THE MINUTES:**
 - A. November 25, 2024 – *Approved as presented; 5-0.*
8. **OLD BUSINESS:**
 - A. Case #2024-752; Property address: 4787 South Atlantic Avenue
Owner(s): Kevin & Mary O'Donnell
Alleged Violation(s): Removal of protected vegetation

The board found the property was in non-compliance; is now in compliance; assessed the \$250 administrative fee; and dismissed the case; PASSED, 5-0.
9. **NEW BUSINESS:**
 - A. Case #2025-039; Property address: 4736 South Atlantic Avenue
Owner(s): Boglarka Szollosi & Rossen Simeonov
Alleged Violation(s): Work beyond scope of permit

**This case was heard simultaneously with Item 9-B, Case # 2025-046.*

The board found both properties in non-compliance; assessed the \$250 administrative fee for each property; ordered the owners to meet with Town staff to discuss a mitigation plan by January 31, 2025, with 30 days to complete the mitigation or incur a \$250 fine per violation, per property, per day; and to bring the case back next month for further adjudication; PASSED, 5-0.

- B. Case # 2025-046: Property Address: 4738 South Atlantic Avenue
Owner(s): Boglarka Szollosi & Rossen Simeonov
Alleged Violation(s): Work beyond scope of permit

This case was heard with the previous case.

10. ATTORNEY DISCUSSION: *None.*

11. BOARD/STAFF DISCUSSION:

- A. Year End Reports – *Mr. Hooker reviewed the annual reporting of cases.*
- B. Service - *Mr. Hooker reviewed the annual reporting of cases.*

12. ADJOURNMENT: *The meeting was adjourned at 10:38 a.m.*