

**City of Fort Lauderdale**  
**UNSAFE STRUCTURES BOARD MINUTES**  
**Thursday, April 15, 2004, at 3:00 p.m.**  
**City Commission Meeting Room - City Hall**

<u>MEMBER</u>	<u>PRESENT/ABSENT</u>
Charles Schneider, Chair	P
Jim Rampe, Vice Chair	P
Brent Tozzer	P
Patrick Kerney	P
Trey Morgan	P
Tom Jones	P
Jacquelyn Scott	A
Michael Madfis	P

**Also in Attendance**

Eve Bazer, Community Inspections  
Steven Vamvakis, Board Clerk  
Asst. City Attorney, City of Fort Lauderdale  
Robert Pignataro, Building Inspector  
Douglas Kurtok, Building Inspector  
Lisa Edmondson, Recording Clerk

The regular meeting of the Unsafe Structures Board convened at 3:00 p.m. on Thursday, April 15, 2004, at the City Commission Meeting Room, City Hall, 100 North Andrews Avenue, Ft. Lauderdale, Florida.

<u>CASE</u>	<u>INDEX</u>	<u>PAGES</u>
1.	CE03091135 Case Address: 1904 SW 10 Court Owner: Kerry & Mark Investments, Inc. Inspector: Kenneth Reardon Disposition: Withdrawn.	
2.	CE03081696 Case Address: 2122 NW 7 Court Owner: Hosbach, Gus & Chris Inspector: Robert Pignataro Disposition: Withdrawn.	

3. CE03121109 5-9  
Case Address: 1115 NW 3 Avenue  
Owner: Morgan, Gene & Edwards Vice, Cindy  
Inspector: Robert Pignataro  
Disposition: Motion for 60 day continuance granted;  
stipulation that the property be boarded up  
and secured, completed plans be  
submitted within 60 days to the City, and the  
power be disconnected at the pole by the  
following Monday.
4. CE03051368 9-12  
Case Address: 1225 NW 16 Street  
Owner: Fletcher-Allen, Shirley M.; Hills, Vernon C.;  
Hills, Delbert; Hills, James  
Inspector: Douglas Kurtock  
Disposition: Motion for 60 continuance granted;  
with the stipulation the debris be removed  
within one week, and a contractor retained  
and contract signed within 60 days.
5. CE03102473 3-5  
Case Address: 2531 NW 16 Street  
Owner: Watkins, Dorothy A.  
Inspector: Douglas Kurtock  
Disposition: Motion for 60 day continuance granted.
6. Board-ups 14

CHAIR SCHNEIDER: Good afternoon, ladies and gentlemen. I'd like to welcome you to the Fort Lauderdale Board of Unsafe Structures meeting for April the 15<sup>th</sup>, 2004. Quite frankly, it's better to be here than at the post office tonight in line to drop your taxes off. Is everybody here that's going to give testimony been sworn in?

MS. BAZER: No, they haven't.

CHAIR SCHNEIDER: Would everybody please rise and take the oath?

[Thereupon, Ms. Bazer swore in the witnesses.]

CHAIR SCHNEIDER: Very good. First case.

MS. BAZER: Just for the record, the first case on page one has been pulled from the agenda and that was case CE03091135. The first case we're going to hear is the last case on page four and that's case CE03102473 at 2531 Northwest 16<sup>th</sup> Street. The owner is Dorothy A. Watkins. Inspector is Douglas Kurtcock. No new permits – there are no permits on record for this case. Green cards sent to Ethyl Barron, signed by L. Bernstein on 2/25/04. Green card signed by Dorothy Watkins, owner, on 3/8/04, and it was advertised in the *Daily Business Review* on 3/26/04 and 4/2/04.

CHAIR SCHNEIDER: Is this the first time this case has appeared before us?

UNKNOWN SPEAKER: No.

CHAIR SCHNEIDER: Have we got any updates from the City's side? Doug, would you please go first?

MR. KURTOCK: Doug Kurtcock, Building Inspector, for case number CE03102473. Currently the owner of the property has secured working drawings from the architect that are ready to be submitted for a permit. The contractor selection process is involved now and we have no objections to getting them an extension to get whatever personnel, professionals on board.

CHAIR SCHNEIDER: Thank you, sir. Can we hear from the respondent or his representative?

MR. KALL: Good afternoon, my name is Ron Kall. I'm the architect for the project. I believe I was here sixty days ago and, as Doug said, we do have financing. We are in a catch-22. The mortgage company when they saw we had a lien on the property for some of the costs that you had in writing up the report, that was paid by the owner, about \$650.00 and I have now – fortunately or unfortunately the responsibility. The mortgage company will release funds if I act as construction manager giving partial and final lien releases as the payments and work are completed to the satisfaction of myself, and the City more importantly. And, if you have any questions, I'd be more than happy to answer them.

CHAIR SCHNEIDER: Do you have any specific requests for additional extensions or –

MR. KALL: Well, Doug and I had asked – or I had asked Doug and he said he would help my going to the new building official and ask if we can immediately put in for a roof permit and start work because that is the most important item that has to be done. Plans will be submitted next week. I really can't say when they'll be out for –

CHAIR SCHNEIDER: What time frame do you think it's going to take for you to seek and gather all of your professionals and pricing and get the permits and plans submitted for permit review and get permits issued?

MR. KALL: Well, most of the work has been done and Doug will allow the mechanical, electrical, and plumbing to submit separate permits, so I think that will happen faster. I would think in thirty days, cross my fingers, we should have all permits in hand and ready to start work, and sooner actually – I would rather start the roof tomorrow, but I don't want to give a date and not be able to match it because now it's outside of my control.

CHAIR SCHNEIDER: Do any of the Board members have any questions for the architect? Or comments?

MR. KERNEY: Mr. Chairman, I'm prepared to make a motion. I'd say that we extend – the motion that we extend this 60 days for plan review and permitting.

CHAIR SCHNEIDER: There's a motion on the floor. Do we have a second?

MR. MORGAN: Second.

CHAIR SCHNEIDER: Any discussion?

ACA: Can I just make a comment? Can I ask that the motion be that the Board grants the request for a sixty day continuance?

MR. KERNEY: Say that again?

ACA: They're asking for a sixty day continuance and you've moved to grant it.

MR. KERNEY: Yes, isn't that what I said?

ACA: Yes:

MR. KERNEY: Whatever she said.

CHAIR SCHNEIDER: Whatever she said. On the motion, any more discussion? All those in favor of the motion, signify by saying aye.

BOARD MEMBERS: Aye (unanimously).

CHAIR SCHNEIDER: Opposed, same sign. The motion carries. Thank you very much.

MR. KALL: Thank you very much.

MR. KURTOCK: Thank you, Board.

MS. BAZER: The next case you'll hear is on page two, it's case CE03121109 at 1115 Northwest 3<sup>rd</sup> Avenue. Jean Morgan and Vice – Cindy Edwards Vice are the owners. Bob Pignataro is the inspector. There are no new permits on this property. The last permit was in 1976 for a sewer tap by the previous owner. Green card signed by Jean Morgan on 4/9/04, advertised in *Daily Business Review* on 3/26/04 and 4/2/04.

CHAIR SCHNEIDER: Is this the first time this case has been before us?

MR. PIGNATARO: No.

CHAIR SCHNEIDER: Just a continuance then, okay. Do you have anything to add Mister –

MR. PIGNATARO: Bob Pignataro has lost his voice.

CHAIR SCHNEIDER: We hope he finds it.

MR. PIGNATARO: This has been brought to you back on March 18<sup>th</sup>, 2004. They were told to do something and so that's what we've got to see, if they've brought that. We gave them an extension of thirty days. A copy of an architect's or engineer's letter, so that's what we have to see if they've got. There are no new permits.

CHAIR SCHNEIDER: Is the respondent here?

MR. PIGNATARO: Yes.

CHAIR SCHNEIDER: Would you come forward please? State your name. Louder than the inspector.

MR. VICE: That shouldn't be a problem. My name is Terrence Vice. I'm Cynthia's husband.

CHAIR SCHNEIDER: Hi, Terrence.

MR. VICE: And as requested by the Board, I have brought copies of the letter certifying that I do have an architect retained. He has inspected the property. It is his contention that the foundation and the exterior walls are in acceptable condition and that the roof structure and interior walls will have to be replaced. I have a –

CHAIR SCHNEIDER: Could you present that please? Just one copy is fine. What type of time frame is your architect looking at as far as producing plans and getting them submitted to the City for plan review for the permitting process?

MR. VICE: I have not discussed that with him. He was not certain exactly what the City requested of him at this point, so he made a memo in the letter there that he was available to answer any questions or – I guess we're just waiting to find out what the City requests of us next. I've realized that obviously drawings of the building had to be done and brought up-to-date.

MR. RAMPE: Well, it's not really an issue what the City would request of you. You're going to have to submit plans according to – your architect is the one who's going to have to tell you what to do here and then submit the plans to the City for approval is the way it actually works. So, you're going to have to, you know, work with him in a timely manner depending on what extensions we may give you today. But do you understand that process? You know, it's not the City telling you what to do, you hire the professional who tells you what needs to be done and then he'll submit the plans to the City for review and approval.

CHAIR SCHNEIDER: Exactly. The City's already told you what they want. The City wants you to do one of two things, either make the property comply or tear it down or we will tear it down for you. So, we're not here to do that. We're here to work with you any way we can, but the Board is exactly right. Your architect now knows what needs to be done. He needs to prepare a set of documents. Those documents need to be submitted to the City of Fort Lauderdale Building Department for plan review and comment, and you all need to price out the work that needs to be done to make the property compliant, have the work done and inspected, thereby brought up to Code.

MR. VICE: Okay.

MR. MORGAN: I have a question for Bob. Sorry about your voice. Is the property boarded up and secure?

MR. PIGNATARO: No, not the last time I was there. It was not. It was open. I actually walked in there and took those pictures.

MR. MORGAN: It certainly looks like it's a public safety hazard in the condition it is now if it hasn't changed.

MR. VICE: Well, we have a doorway on there and patio doors. We have windows in place in all the openings.

MR. MORGAN: Is that true?

MR. VICE: Can I see those pictures please?

MR. KERNEY: It looks like it's pretty wide open.

MR. RAMPE: - done within a few days – within a month or sixty days at most.

MR. KERNEY: Mr. Chairman, I'm prepared to motion on this.

CHAIR SCHNEIDER: Please move forward.

MR. KERNEY: I'd like to motion that we grant a sixty day continuance with the stipulations that one, the property be boarded up and properly secured; two, that in sixty days, you will have submitted your plans, completed plans to the City for permit.

MR. MORGAN: Second.

CHAIR SCHNEIDER: Any discussion on the motion? Being no discussion on the motion, all those in favor, signify by saying aye.

BOARD MEMBERS: Aye (unanimously).

CHAIR SCHNEIDER: All those opposed, same sign. Motion carries.

MR. VICE: One quick question please. I guess I need to know exactly what constitutes the property being secured. The photographs I see here are dated – I can see one picture here, this is just after the porch had been torn down. We do have a door in place here. I see here this was before the door was put there. And as I said, there are windows in all the openings and there is a closed patio door. I don't know –

CHAIR SCHNEIDER: As long as the structure is in a condition that it can be secured to keep from unlawful entry into it, then that's considered secured. If you have open windows or unlocked windows and doors where people can come and go, vagrant type individuals, then that's not considered secured, so it has to be in a position where the doors can be locked and all of the windows and other openings, sliding glass doors, etc., on and on and on can be secured and locked so nobody can get into it.

MR. VICE: Alright, so the patio door, as long as it is properly locked –

CHAIR SCHNEIDER: Have you got power on in this house?

MR. VICE: Currently yes, there is power. We can turn that off if that's a problem.

MR. KERNEY: Also secured means not having debris laying around the property. Secured in respect to if you had high winds like we had yesterday – could pick up – I don't know if this debris that's in this picture still exists?

MR. VICE: That has been – that's been cleared away.

MR. KERNEY: Okay, well that's –

CHAIR SCHNEIDER: As the electrical – State certified electrical contractor on this Board, this house right now, somebody could get killed in it real easily. You need to shut the power off, have the meter pulled, and the lines cut at the pole from FP&L immediately because it is a hazard to life safety in the state it's in.

MR. KERNEY: Mr. Chair, should we amend our -

MR. RAMPE: I'm very concerned about that as well.

CHAIR SCHNEIDER: I would think that that would be in order.

MR. RAMPE: Can we back up here and amend our motion? So, based on what our Chairman has said, I would like to add to the motion that's been made that the power be disconnected at the pole from this house within the next week. Any discussion? Anybody -

MR. KERNEY: I'll accept that amendment to the motion.

CHAIR SCHNEIDER: Any discussion?

MR. MADFIS: Excuse me. Is a week a reasonable time in terms of shortness? Can he get it done in 48 hours or 72 hours?

CHAIR SCHNEIDER: With a call to FP&L you can get it done in a matter of an hour and tell them it needs to be an emergency disconnect.

MR. MADFIS: I would say give him a shorter period of time if the Board would concur to that.

MR. RAMPE: Well, today's Thursday. Well, okay, what would you suggest?

MR. MADFIS: I don't know. That's why I defer to the electrical -

CHAIR SCHNEIDER: I would say what would be reasonable would be by the close of business day Monday.

MR. VICE: Okay, thank you.

CHAIR SCHNEIDER: Listen to me how you're going to have to do this. You're going to have to call Florida Power & Light customer service and tell them you need an emergency disconnect on this property immediately. That means the meter pulled and cut loose at the pole and if you need help with that I'm sure the City can help you. We can find an inspector with a voice.

MR. KERNEY: Could we have Mr. Pignataro read the violations back into the record again so we're clear on that?

CHAIR SCHNEIDER: One moment, we've got a motion and a second on the floor. Is there any more discussion? On the motion, all those in favor, signify by saying aye.

BOARD MEMBERS: Aye (unanimously).



CHAIR SCHNEIDER: All those opposed, same sign. Motion carries. Now, what would you like to do?

MR. KERNEY: I wanted to see if he could read the violations back into the record for us.

MR. RAMPE: Maybe he could sign them.

CHAIR SCHNEIDER: Thank you all very much.

MS. BAZER: The next case is on page three. It's case CE03051368 at 1225 Northwest 16<sup>th</sup> Street. The owners are Shirley M. Fletcher-Allen, Vernon C. Hills, Delbert Hills, James Hills. There have been no new permits. The last permit was in 1978 for an enclosed carport by the same owner. Green cards were signed by Shirley Fletcher. No date on the card. Also sent to Christi Rodriguez as registered agent for J. Kislak Mortgage Group, signature illegible, and that was signed 2/25/04 and it was advertised in the *Daily Business Review* on 3/26 and 4/2/04. Doug Kurtock is the inspector.

MR. KURTOCK: Good afternoon, Board. Doug Kurtock, Building Inspector for the City of Fort Lauderdale for case number CE03051368 and I'm happy to report that the plans submitted by the owner have been finally approved this week by the City and are ready for permitting. The contractor selection process is down to two companies right now and the owner plans on having that rectified shortly. The property is secure, the power has been disconnected – with the exception of the roof having open areas in it that are falling into the structure. The City has no objection to the Board granting a continuance, however, I would like to have a caveat on it with regards to the removal of the debris that is currently in their yard. The shed that was a storage shed in the back of this facility incorporated with the unsafe structure has now deteriorated to a point where it's collapsed and I would like to have any of that debris removed as part of this continuance. Thank you, Board.

CHAIR SCHNEIDER: We have the respondent here? How are you today?

MS. FLETCHER: I'm fine.

CHAIR SCHNEIDER: Please state your name.

MS. FLETCHER: I'm Shirley Fletcher, the owner.

CHAIR SCHNEIDER: Shirley, what's it going to take you to get that property cleaned up?

MS. FLETCHER: The shed he was speaking of, that is on the survey and that will be removed. If it has to be removed by me, I can do it. I was hoping, you know, the contractor would do it all.

CHAIR SCHNEIDER: What do you see it taking as far as time with respect, now that you've got your contractor selection down to a short list, to finalize your agreement with your contractor and get underway with the construction process?

MS. FLETCHER: Well, one of the contractors has spoken with Doug, Mr. Kurtock, and they came out this morning to look at the property, but as far as calculation figures, trusses, and all that with this particular two, I need to make an agreement with them on that.

CHAIR SCHNEIDER: And again, my question was, is what do you think that's going to take you in time? Thirty days? Sixty days?

MS. FLETCHER: I'm going to ask for sixty because that's not all I would like to get done within the sixty days.

CHAIR SCHNEIDER: Do we have any questions or comments by the Board?

MR. MADFIS: Can I ask you, do you have an idea what the cost of the scope of work is going to be between these two contractors at this time?

MS. FLETCHER: That's what they're working on.

MR. MADFIS: So you have no budget at this time?

MS. FLETCHER: No. Also, there have been changes that have been corrected into – with the permit being in the City, so they also have to go along with that seeing that there is no copy to give me an accurate figure also.

MR. MADFIS: It could take another couple of weeks for them to complete their bidding then based on the changes that the Building Department required to get the permit?

MS. FLETCHER: No, because they have to do a lot of calculations, you know, finding out about the trusses and the electrical, the plumbing, what they'll charge, and also –

MR. MADFIS: So, it has not been completely bid out then, it sounds like.

MS. FLETCHER: Excuse me?

MR. MADFIS: It sounds like the bidding process by the general contractor has not been completed yet.

MS. FLETCHER: Right, and seeing the final permit. I've gone through several others – contractors which, like Doug said, I'm down to two and – (inaudible) to the point what I'm looking for and a lot of people had given up the job. They didn't want it so -

MR. RAMPE: Mr. Chairman, I'd like to make a motion if we don't have any further discussion.

MR. JONES: I've got a question for Doug Kurtock. Doug, in reference to the debris and the shed, it needs to be removed now? Is it nails and glass or is it hazardous? What's going on?

MR. KURTOCK: Yeah, the condition of the shed at this time has created a hazard now for

the neighborhood and my concern is – is that because of the children in the area, that debris needs to be removed within the next 72 hours to a week at the latest. I mean, it's pretty bad. I was there prior to this meeting today and walked the property myself and that concerned me. There's also a pile of debris that's in the one corner of the property that also should be removed.

MR. RAMPE: Doug, would you be able to put this on your agenda for another inspection, let's say, if we gave Shirley a week to clean this up?

MR. KURTOCK: Oh, that wouldn't be a problem at all.

MR. RAMPE: Any further questions, discussions?

MR. JONES: If you need help with that, you can look in the yellow pages under garbage and removal, debris removal, construction debris, and people come out there with a bobcat or whatever it takes and pick it up for you. It's probably not that expensive, a couple hundred bucks to get them out there, to create a safe area.

CHAIR SCHNEIDER: The problem with this whole theory is, is if you don't do something with it and somebody gets hurt, it'll probably end up costing you more money in the long run than it would otherwise if you just clean it up. So, to protect yourself and more importantly, for the City to make sure that you protect yourself, we want you to get it cleaned up as soon as possible.

MR. RAMPE: Mr. Chairman, I'd like to make a motion then if we don't have any further discussion.

CHAIR SCHNEIDER: Please go ahead.

MR. RAMPE: I would move that we give a continuance of sixty days on this case with the stipulation that Ms. Vernon have the debris that has been discussed here today removed within one week from today and with Doug being able to verify that.

MR. KERNEY: I second it.

CHAIR SCHNEIDER: Okay. Do we have any further discussion?

MR. TOZZER: Just one question on that. At the end of that sixty day period, what are we also expecting to be completed at that time?

MR. RAMPE: Yes, good idea. Let's stipulate that too. The plans should be – the plans are – they've been approved and in the hands of your builders, rights? They have to come up with a bid, so you have to come up with a contractor within the next sixty days. Alright, then I'd like to add to that continuance that we stipulate that a contractor be retained within, and a contract signed, within the next sixty days and that work has hopefully commenced by that time, but at least have the contractor retained and the agreement signed in sixty days. Think

you can do that okay?

MS. FLETCHER: No problem.

MR. RAMPE: Okay.

MR. TOZZER: Can we request that the contractor come in sixty days and kind of address some of our questions or is that not under our scope?

CHAIR SCHNEIDER: Well, if the permit has been issued within sixty days and construction is underway, that's evidence enough for us.

MR. RAMPE: Well, it releases us from – it releases the case from the Board.

CHAIR SCHNEIDER: That's right. Is that not right once they get a permit.

MR. RAMPE: Once their permit's approved and work has begun the case is released from the Board.

CHAIR SCHNEIDER: We're looking at the lawyer.

MR. KERNEY: We're all four looking.

MS. FLETCHER: That's what the City told me. I went down there and they said, just now you can go ahead and come up with the contractor.

MR. RAMPE: Okay, so Shirley, you understand you have to have a signed agreement with your contractor, all the final plans approved, and ideally the work started, but you at least have the permits to move forward and this debris cleaned up within one week and we don't need to be wasting any more of your time again. You won't have to be coming down here, okay?

MS. FLETCHER: Right.

MR. RAMPE: Okay.

CHAIR SCHNEIDER: On the motion, any more discussion? Being none on the motion, all those in favor signify by saying aye.

BOARD MEMBERS: Aye (unanimously).

CHAIR SCHNEIDER: Opposed, same sign. The motion carries. Thank you very much.

MS. FLETCHER: I'd just like to clarify when you told me the sixty days, is that sixty working days or sixty calendar days?

MR. RAMPE: Calendar days.

MS. FLETCHER: With Sunday?

MR. RAMPE: Calendar days, sixty days from today.

MS. FLETCHER: Okay, thank you. I appreciate your help.

MR. RAMPE: Good luck.

MS. BAZER: Okay, the last case you'll be hearing is on the first page of your agenda which is case CE03081696 at 2122 Northwest 7<sup>th</sup> Court. The owners are Gus and Chris Hosbach. Bob Pignataro is the inspector. Permits were pulled on 4/12/04 for Code repairs and renovations on the four-plex. The green card was sent to – certified mail was sent to Gus Hosbach. His – the signature was illegible. It was dated 2/25/04. It was advertised in the *Daily Business Review* on 3/26/04 and 4/2/04.

CHAIR SCHNEIDER: Is this the first time this case has been before the Board? Okay.

MR. PIGNATARO: Bob Pignataro for this case. No, this has been before the Board before.

MR. KERNEY: Lucky you.

CHAIR SCHNEIDER: I was going to try and help you out, buddy.

MR. PIGNATARO: Okay. I reinspected it on 4/9 and took those pictures that you're going to see passed around. The roof has gotten worse – worsen. They have pulled the permits, so I imagine that it's going to be – she can read braille, okay -- so, I guess we're going to have to give him a continuance of about thirty days.

CHAIR SCHNEIDER: Do we have the respondent here?

MR. TOZZER: We heard this in February and supposedly then it was in plan already. I remember that –

MR. PIGNATARO: Yes, it is.

MR. KERNEY: Did he say they applied for a permit? Is that what –

MR. PIGNATARO: Excuse me.

MR. KERNEY: Did you say they applied for a permit?

MR. PIGNATARO: Yes. They renewed this permit. I think it switched hands between last time and now.

MR. TOZZER: The ownership did?

MR. PIGNATARO: Yeah.

MR. TOZZER: Oh.

CHAIR SCHNEIDER: What's your recommendation?

MR. PIGNATARO: I guess give them another thirty days to see if they're going to move.

MR. RAMPE: So, the plans are in plan review now, yes?

MR. PIGNATARO: They issued the permit.

MR. RAMPE: Oh, they issued the permit?

CHAIR SCHNEIDER: Evidently they've had a change of contractor. Alright, the recommendation from the City is an additional thirty day continuance.

MR. PIGNATARO: I'm sorry. She's right. Since the permit's been issued, it is now not an unsafe case. That's what the lawyer said.

MR. RAMPE: So, we don't need to make a decision at all.

ACA: Right, no decision (inaudible)

CHAIR SCHNEIDER: Thank you, Bob. You want your pictures back?

MS. BAZER: There are no further cases to be heard before the Board today.

CHAIR SCHNEIDER: We have the board-ups. Board, we have some board-ups to consider. I'd like to read them into the record. The first one is complaint number CE04011057 in the amount of \$1,790.00. The second one is CE04011061 in the amount of \$267.00. The third is CE03121534 in the amount of \$267.00. I'm going to get tired of reading that number. And the next is CE03121534 in the amount of \$267.00. Next is CE04010902 in the amount of \$267.00. The next is CE03121209 in the amount of \$267.00. And the last, but not least is CE04010848 in the amount of \$267.00. What's your pleasure?

MR. RAMPE: I move that we approve.

CHAIR SCHNEIDER: Do we have a second?

MR. JONES: Second.

CHAIR SCHNEIDER: Discussion? All those in favor signify by saying aye.

BOARD MEMBERS: Aye (unanimously).

CHAIR SCHNEIDER: Opposed, same sign. Motion carries. Meeting's adjourned. Thank you very much.

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[Thereupon the meeting concluded at 3:35 p.m.]

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CERTIFICATION

I hereby certify that I have recorded and transcribed the City of Fort Lauderdale Unsafe Structures Board meeting held on April 15, 2004, at 3:00 p.m., City Hall, 100 North Andrews Avenue, City Commission Meeting Room, Fort Lauderdale, Florida.

Dated at Ft. Lauderdale, Broward County, Florida, this \_\_\_\_ day of April, 2004.

ProtoTYPE, INC.

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LISA G. EDMONDSON  
Recording Clerk

SWORN TO and SUBSCRIBED before me by LISA G. EDMONDSON who is personally known to me and who signed the foregoing for the purposes therein expressed.

DATED this \_\_\_\_ day of April, 2004.

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NOTARY PUBLIC  
State of Florida at Large

Notarial Seal: