

**City of Fort Lauderdale
UNSAFE STRUCTURES BOARD
Thursday, October 20, 2005, at 3:00 p.m.
City Commission Meeting Room - City Hall**

<u>Board Member</u>	<u>Present/Absent</u>	<u>Cumulative</u>	
		<u>1/1/05 to 12/06</u>	
		<u>Present</u>	<u>Absent</u>
Charles Schneider, Chair	P	8	1
Patrick Kerney	P	6	3
Olivia Charlton	P	2	0
John Carroll	P	8	1
Hector Heguaburo	P	2	0
Charles Minor	P	8	1
Michael Madfis	P	9	0

Also in Attendance

Farida Mohammed, Community Inspections
Yvette Ketor, Board Secretary
Brenda Cooper, Recording Clerk

The regular meeting of the Unsafe Structures Board convened at 3:10 p.m. on Thursday, October 20, 2005, at the City Commission Meeting Room, City Hall, 100 North Andrews Avenue, Ft. Lauderdale, Florida and concluded at 3:35 p.m.

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Disposition: Case re-scheduled due to lack of service.

CHAIR SCHNEIDER: We all ready? Good afternoon ladies and gentleman and welcome to the City of Fort Lauderdale Unsafe Structures Board Meeting for October 20, 2005. Is everyone present that's going to give testimony been sworn? If not, would have them rise and do so please.

[Swearing in of witnesses by Ms. Cooper.]

CHAIR SCHNEIDER: Good afternoon. Before we get started, I have a little housekeeping here that we need to take care of. Is Pat coming?

MS. KETOR: He is supposed to come.

CHAIR SCHNEIDER: All right. Then we will forestall this and –

MS. KETOR: Do you want me to call him?

CHAIR SCHNEIDER: If you would please. In the meantime, we are going to go ahead and start. First case. Yeah, we've got to get some translators. If not, we will continue the case on their behalf.

MS. MOHAMMED: First case, page 1 of your agenda. Inspector Wayne Strawn. Case Number CE05060832. Property address – 115 N.W. 68th Street. The owner Pan American Corp. The site address is 6641 N.W. Second Avenue. I'm sorry, this case was closed. It was complied and closed.

CHAIR SCHNEIDER: On page 1?

MS. MOHAMMED: Yes. It is complied and closed.

CHAIR SCHNEIDER: Next case.

MS. MOHAMMED: Second case – next case. Page 2 of your agenda. Inspector Wayne Strawn. Case Number CE05070452. Property address 150 N.W. 68th Street. The owner is Pan American Corp. The site address is 50 N.W. 58th Street. Certified mail sent to Antonio Perez, signed, signature illegible, dated 9/18/05. Certified mail sent to Pan American Corp as owner of Pan American Mobile Home Park, signed – green card signed by Sally Obates [phonetic], dated 9/8/05. Certified mail sent to Frank W. Cox, Jr., as registered agent for Pan American Corp. Certified mail returned and signed by Sally Obates dated 9/8/05.

MR. STRAWN: Good afternoon Board.

CHAIR SCHNEIDER: Good afternoon Wayne.

MR. STRAWN: Wayne Strawn, City Building Inspector with regard to CE05070452. Site at 50 N.W. 68th Street. Just for the Board's information, starting October 1st, we are under the new Florida Building Code and all of these code sections are now in Chapter 117. All the sub-sections are the same and the script reads exactly the same. Chapter 1 for the most part is unchanged and new Building Code so it is all 117.1.1 as opposed to 111. Unfortunately, we couldn't get the computer changed in time to make this read correctly. Florida Building Code 117.1.1, the bedroom addition on the east side of the mobile home is a fire and windstorm hazard. The room is deficient in adequate means of egress. Let me scratch that. Since then, a door has been added to the addition and does not meet the requirements of the Fort Lauderdale Minimum Housing Code. In addition, the light and ventilation of the mobile home is compromised by the addition. An exit door and large windows no longer open directly to the outside. I withdraw Florida Building Code 117.2.1.1.3 because an exit door has been installed in the addition. And I am happy that although this does mitigate the danger to life safety, it does not provide compliance with the Building Code. Florida Building Code 117.2.1.3.2, compliance with the Florida Lauderdale Minimum Housing Code including, but not limited to, structural integrity and the minimum requirements for light, ventilation and electrical outlets, have not been provided. Florida Building Code 117.2.1.2.8, the electrical and mechanical system for the added bedroom do not comply with the requirements of the Florida Building Code. The construction methods utilized do not properly address the gravity loads or the uplift resistance required by the Florida Building Code. Florida Building Code 117.1.2, the bedroom addition has been constructed without obtaining a permit. The construction is "presumed" and "deemed" by the Florida Building Code to be unsafe. Florida Building Code 117.2.1.3.1, electrical circuits and air conditioning equipment installed in the addition on the east have been extended/installed without obtaining permits. These systems are, again, "presumed" and "deemed" to be unsafe by the Florida Building Code. So while my Notice addresses danger to the occupants, the Building Code also addresses danger to the neighborhood. We all know that during a hurricane, flying

debris is a large issue that a house, even though built to the Code and the way the envelope is very strong and uncompromised, may be compromised by flying debris and buildings that are built without permits and do not demonstrate the uplift requirements will become and or may become flying debris in a storm. The City is asking for a Motion to Demolish. This pertains only to the addition to the mobile home.

CHAIR SCHNEIDER: Do we have a Respondent here?

MR. COX: I own the property that the mobile home is –

CHAIR SCHNEIDER: Time out. Approach the podium and state your name sir.

MR. COX: My name is Frank Cox.

CHAIR SCHNEIDER: Speak into the microphone.

MR. COX: I own the mobile – I own the lot the home is setting on which is leased. But I'm basically a perpetual lease to Mr. Perez. The porch – there was a porch on the patio that was installed maybe 30 years ago as a sun room and lasted that way until about a year ago at which time Mr. Perez bought the mobile home and put probably plywood and stucco on the outside and one window on the north side of the room addition. I don't know what he's done on the inside except that he has taken that window out and put a door there. And that's my only comment. The mobile home has set there for 36 or 37 years without blowing anywhere or 36 any way. So hurricanes may be not as dangerous as the newspaper says they are. That's all I have to say.

CHAIR SCHNEIDER: Thank you. What's your pleasure Board?

MR. KERNEY: I'd like to make a motion for a demolition for the addition -- the structure that was built. Not for the mobile home but for the addition only.

MR. MADFIS: I second that.

CHAIR SCHNEIDER: Do we have a second?

MR. MADFIS: I'll second that.

CHAIR SCHNEIDER: Any discussion? I have a question Wayne, have you looked at the interior structure of the trailer itself.

MR. STRAWN: I haven't been in the trailer itself, no.

CHAIR SCHNEIDER: My concern is, is that during the process of this addition, some of the integrity of the trailer structure itself may have been diminished, damaged or otherwise distorted.

MR. STRAWN: I looked through the window sir and I didn't see any compromise of the coach itself. There are occasions when people actually take a section of the wall of the coach, to open up the floor plan but that hasn't happened in this particular instance.

CHAIR SCHNEIDER: Thank you. Any further questions? Discussion? On the motion, yeah. All in favor?

BOARD: Aye [unanimously].

CHAIR SCHNEIDER: All opposed, like sign. Motion carries. Next case.

MS. MOHAMMED: Next case. Page 4 of your agenda. And we will — we have a translator sir and we will have someone, have the couple swear in.

CHAIR SCHNEIDER: Are they here now?

MS. MOHAMMED: Yes, the translator is here.

CHAIR SCHNEIDER: Proceed.

Swearing in of witnesses.

MS. MOHAMMED: Page 4 of your agenda. Inspector Wayne Strawn. Case Number CE05071330. The case address is 150 N.W. 68th Street. The owner is Pan American Corp. The site address is 173 N.W. 66th Street. Certified mail sent to Felix Cardenas and Maria Cardenas, signed – the green card signed by Maria Cardenas, dated 9/8/05. Certified mail sent to Pan American Corporation as owner of Pan American Mobile Home Park. Certified mail returned signed by Sally Obates dated 9/8/05. Certified mail sent to Frank W. Cox as registered agent for Pan American Corp. Certified mail returned and signed by Sally Obates dated 9/8/05.

MR. STRAWN: Wayne Strawn, City Building Inspector with regard to a trailer at 173 N.W. 66th Street. Florida Building Code 117.1.1, the single-family dwelling is a fire and windstorm hazard. The dwelling is compromised regarding the egress requirements and does not meet the requirements of the minimum housing code for the City of Florida Lauderdale or the maintenance requirements of the Florida Building Code. The wooden shed is also a windstorm hazard and a fire hazard. Florida Building Code 117.2.1.1.3, the dwelling presents a hazard with regard to proper egress and fire protection. No egress is provided on the east exposure, the doors of the mobile home on the west do not now provide egress, but open to the addition on the west. The west addition has only one exit door on the south end. The State Fire Marshall Rules 4a-42 refer to N.F.P.A. 501A 4-4.2 and prohibit the egress from being diminished by add on rooms. The shed built of combustible material at the rear of the site is too close to the site separation line. This is prohibited by N.F.P.A. 501D 4-4.1 and now creates a fire bridge from mobile home to the adjacent shed and then to the next mobile home. Florida Building Code 117.2.1.3.1, the construction of additions on the west

and north of the mobile home without obtaining the required permits and inspections is “deemed” by the Florida Building Code to be unsafe. The installation of corrugated metal roofing material on top of the mobile home without obtaining a permit and inspections is “deemed” by the Code to be unsafe. The installation of air conditioning equipment and the extension of circuitry to power these without obtaining the required permits and inspections is “deemed” by the Code to be unsafe. The installation of a water heater and the circuitry extensions to power it along with other plumbing alterations without obtaining permits is also “deemed” by the Code to be unsafe. Florida Building Code 117.2.1.3.2, the dwelling and the shed at the rear of the site do not meet the maintenance requirements of the Florida Building Code or the requirements of the City of Fort Lauderdale Minimum Housing Code. Florida Building Code 117.1.2, the single-family dwelling is a conglomerate which was originally a mobile home. The original mobile home living area has been expanded to on the north and on the west with large additions. No permits were issued for the expansion of the dwelling in this fashion. Electrical, plumbing and air conditioning systems and equipment have been added and existing systems expanded/alterd without obtaining permits also. The work done is “resumed and deemed” by the Code to be unsafe. The wooden shed is also built without a permit. The City is asking for a Motion to Demolish.

ACA: Good afternoon, [redacted] from the City Attorney’s Office.

CHAIR SCHNEIDER: Yes, hi [redacted].

ACA: Hi. What happened was the couple who live in the mobile home have just been talking to a City Staff person who is fluent in Spanish. The problem is that the nature of the violations are technical and we really don’t think that it’s fair for them to be faced with a hearing right now just on the basis of a inspector reading through it really quickly. So what we would like to do is continue the case for a month and give the property owner a chance to find someone who can help them understand the intricacies of what’s required to bring the property into compliance and then we’ll – we’ll re-present the case next month.

CHAIR SCHNEIDER: What’s your pleasure Board?

MR. MADFIS: I don’t see where this building can be brought into compliance that easily and we’re coming up on continued hurricane weather. I am concerned.

MR. KERNEY: I am inclined to agree with the City Attorney. I don’t see how it’s fair. These are difficult enough to understand when you understand the language and I can’t imagine sitting in this couple’s position trying to figure out what it is we’re trying to say. So, if it pleases the Board, I’d like to make a motion for the 30 day continuance as asked for by the City Attorney.

MR. HEGUABURO: I second.

CHAIR SCHNEIDER: We have a motion and a second. Any discussion?

MR. STRAWN: One more information. The building has been vacant. They have moved out of the mobile home.

MR. MADFIS: All right, so no one is living there now?

MR. STRAWN: No one is living there now.

MR. MADFIS: All right, well that makes this a lot better.

MR. KERNEY: Mr. Chair, before you call the question, could I ask a – do these people own the mobile home? Are they the owners?

MR. STRAWN: That's correct. They have the title to the mobile home.

MR. KERNEY: But the notice was sent to Pan American Corporation?

MR. STRAWN: And also to the owners of the mobile home.

ACA: The Notice was sent to both but because it is a mobile home park, Pan American owns the mobile home park. The Cardenas own the mobile home itself.

MR. KERNER: Okay, so I understand.

ACA: So I believe the Clerk read in that service was made on both, the trailer owner and the trailer park owner, okay?

CHAIR SCHNEIDER: Very well, we have a motion and a second on the floor. Is there any more discussion? Any more discussion, once? Twice? Call to question. All those in favor of the motion signify by saying aye.

BOARD: Aye [unanimously].

CHAIR SCHNEIDER: Opposed, like sign. Motion carries. Continuance is granted for 30days. Next case.

MS. MOHAMMED: Next case. Page 5 of your agenda. Inspector Wayne Strawn. Case Number CE05081231. Property address is 3338 N.W. 69th Street. The owner is Linda Brookwell. Certified mail sent to Linda Brookwell. The mail returned unclaimed. Certified mail send to Ames Funding Corporation, certified mail returned signed by Carl Huletta [phonetic], dated 9/27/05. Certified mail sent to NRAI Services, Inc., as registered agent for Ames Funding Corp. Green card signed, signature illegible, dated 9/22/05. And Ms. Brookwell is here by service by personal appearance.

MR. STRAWN: Wayne Strawn, City Building Inspector. I have some photographs here with regarding to this case. Florida Building Code declares unmaintained swimming pools with stagnant water as a health hazard and unsafe and Florida Building Code 117.2.1.2.7, the

swimming pool on the property contains stagnant water and because property maintenance practices are not utilized, the condition is chronic in nature and presents a danger to human life and public welfare. The condition is unsanitary and presumed and deemed unsafe by the Florida Building Code. The supervisor of Code Enforcement, supervisor for the area, drew my attention to this problem and wondered if the Building Code didn't address it and that's why we brought it before you today because the problem is chronic in nature and doesn't seem to be – we haven't had any success, the Code Department with resolving the issue. So the City is asking for a Motion to Demolish.

CHAIR SCHNEIDER: Let's hear from the Respondent. Just state your name please.

MS. BROOKWELL: Linda Brockwell, I am the owner of the home. We had a severe fire a year ago and they cut my electricity. I've been putting chemicals into the pool. Without circulation, it doesn't do any good. I've been fighting the insurance company and as of yesterday, I finally got the insurance company to give me \$98,000.00. I have not lived in the home but I've been paying \$1,200.00 a month to live there.

CHAIR SCHNEIDER: Please relax. Nobody's here to chop you off at the knees.

MS. BROOKWELL: I know now that I have the – they're saying that I have \$98,000.00. I owe \$9,000.00 of that \$98,000 to my PA that I hired. I can now list my property with the insurance monies to go towards the price of the home. I've put a new roof on it. I've done the other windows. I keep putting chemical into the pool, sir, but without electricity, my whole house has got to be redone with all the electrical wiring. I don't know what to do.

CHAIR SCHNEIDER: Here's what you need to do. You need to drain the pool and knock a hole in it so it doesn't float out of the ground on you.

MS. BROOKWELL: Well I have some – I have three people, now that I've got the insurance, I should be selling it in the next month.

CHAIR SCHNEIDER: You've still got to get the water out of it.

MS. BROOKWELL: Okay. So I --

CHAIR SCHNEIDER: And you have to put a barrier around it. But I didn't tell you that. I'm telling you what you need to do but I didn't tell you that.

MS. BROOKWELL: Okay, so can I --

CHAIR SCHNEIDER: There are certain things that you can do that are common sense things that will prevent you from coming here. If you will drain the pool and when I tell you to knock a hole in the bottom of it, I mean knock a hole in the bottom of it because if you don't, it's going to float on you and then you've got another problem.

MS. BROOKWELL: Exactly, I know.

CHAIR SCHNEIDER: And then you're going to have to fence it off. So you can rent a portable pump, dump a bunch of chlorine in it before you do it.

MS. BROOKWELL: I have no electricity. What do I do with the pump?

CHAIR SCHNEIDER: Gasoline operated one.

MS. BROOKWELL: Okay.

CHAIR SCHNEIDER: Drain the pool out; knock a hole in the bottom of it. Put a barrier around it. Fix the property up, repair the pool. Get it back in Code worthy situation and sell the property but you can't leave it like this. What if – let me ask you question. Do you remember about six months ago down in Dade County, the little kid that fell in a pool like this and drowned and they didn't find him for about 2 days?

MS. BROOKWELL: No sir.

CHAIR SCHNEIDER: That's what you're risking.

MS. BROOKWELL: I have a six-foot fence but they broke the fence down.

CHAIR SCHNEIDER: I know that but you know that doesn't keep them out of there. What's your pleasure?

MS. BROOKWELL: Can I have a continuation?

CHAIR SCHNEIDER: What would you like us to do for you?

MS. BROOKWELL: Give me a continuation so I can get this thing done and sold.

CHAIR SCHNEIDER: How much time would you like?

MS. BROOKWELL: I don't know what the time slot is sir.

CHAIR SCHNEIDER: Wayne?

MR. STRAWN: 30 days.

MR. MURRAY: If I could. Maurice Murray, Community Inspection [inaudible] supervisor for City of Fort Lauderdale.

CHAIR SCHNEIDER: How are you?

MR. MURRAY: The reason that we are sort of diligent on this is all of the neighbors

surrounding this property complain on a continuous basis. The fence entering into her rear yard, they advised me continually that the gate is open. We are all concerned for the young children in the neighborhood, which there is a lot of children there. If the gate was somehow secured with padlocks by some means that make it difficult for the children to get in, that would be beneficial but the mosquitoes and I have all neighbors on all sides continually calling me. So I am looking for some rather aggressive action on this.

CHAIR SCHNEIDER: As Elly Mae Clampett would say, your cement pond is in dire need of repair.

MS. BROOKWELL: Yes sir. So now I know what to do.

CHAIR SCHNEIDER: Board, what's your pleasure?

MR. KERNEY: I've got a comment before somebody motions. The only way I would feel comfortable voting for a continuance is if the pool is drained. I don't understand why the pool can't be drained. It's an easy solution.

MS. BROOKWELL: Because when I was here before, Inspector Gill told me just to add chemicals and that's exactly what I did and I finished everything else that was supposed to be done to the house. The roof and the windows and I was told to put in chemicals which I've been doing.

CHAIR SCHNEIDER: Let us help you out. We're going to word the motion for you so it will tell you exactly what you've got to do for us to give you a continuance.

MR. KERNEY: That would be the only way I would be comfortable. If the pool is drained and the property was made secure by locking the gate and making sure the gate was –

CHAIR SCHNEIDER: Can I consider that as a form of a motion with those caveats on it?

MR. KERNEY: You may.

MR. MADFIS: I'll second that.

CHAIR SCHNEIDER: Do we have any discussion? So you're clear. First things first

MS. BROOKWELL: Yes sir.

CHAIR SCHNEIDER: Now that you've got 98 grand sitting in your pocket

MS. BROOKWELL: No, I don't. It goes to remodeling the home.

CHAIR SCHNEIDER: Take it and put it in the bank and –

MS. BROOKWELL: I don't have it yet. I just got the paperwork that it goes towards the house.

CHAIR SCHNEIDER: Go to one of your tool rental places. You know, on the way, stop by any Home Depot and get about 20 gallons of chlorine and dump that chlorine in the pool. Then go to this rental company and get a gasoline operated pump. Pump that pool out. Have somebody there to knock a hole in the bottom of it so it doesn't levitate and float on you.

MS. BROOKWELL: Can the pool be repaired after the hole is in the bottom of the pool?

CHAIR SCHNEIDER: Sure.

MS. BROOKWELL: How big of a hole sir? I'm a single female here, I don't know.

MR. KERNEY: 12 x 12.

CHAIR SCHNEIDER: 12 x 12 ought to do it. Just so the pressure equalizes, all right? So what will happen is the ground water will float it right out of the ground if you don't.

MS. BROOKWELL: Exactly.

CHAIR SCHNEIDER: Okay?

MS. BROOKWELL: Thank you.

CHAIR SCHNEIDER: Then get some locks and lock up that gate and make sure the property is secured and then we will grant you a 30 day continuance. And then if you need 30 days, in 30 days come back and see us.

MS. BROOKWELL: Okay, so I do this now and then I come back.

CHAIR SCHNEIDER: We'll give you a 30 day continuance.

MS. BROOKWELL: After the pool has been drained.

CHAIR SCHNEIDER: And we want to know that this stuff is done and when you come back, if you need 30 days more or 60 days more after this first step is taken, we will consider it at that time.

MS. BROOKWELL: Can I give an explanation why I didn't get any of the paperwork. I've replaced my mailbox four times in the last four months. Kids keep knocking it and when the mailbox is down, I don't get any mail.

CHAIR SCHNEIDER: Ma'am, I can't address that. All I can tell you is what I know from the construction industry, by law your last published address is where the mail goes and if it doesn't get there –

MR. BROOKWELL: There is vandalism.

CHAIR SCHNEIDER: I don't know what to tell you.

MS. BROOKWELL: Ames isn't my mortgagee –

CHAIR SCHNEIDER: Maybe perhaps what you need to do is get a post office box and have your mail for that address start going there. Having said that, to clarify, there's been a motion. The motion is, this a 30 day continuance provided the pool is drained and the property is secured and by the property being secured, that means all doors, egress to the property as well as fences and gates –

MS. BROOKWELL: They're all locked again now. You cannot get into the house.

CHAIR SCHNEIDER: Is that correct Wayne?

MR. STRAWN: I took those pictures today.

MS. BROOKWELL: Well, I mean all the doors – you cannot get into the house.

CHAIR SCHNEIDER: On the motion, any more discussion?

MS. CHARLTON: I have one question. How long has this been going on?

MS. BROOKWELL: Huh?

MS. CHARLTON: How long has this been going on?

MR. MURRAY: I don't have the file with me but at a rough guess, about six months.

MS. BROOKWELL: We had the fire about a year ago.

MS. CHARLTON: One of my concerns is that with you not living in the house, your neighbors, they live in their home.

MS. BROOKWELL: I know, they're my friends.

MS. CHARLTON: You're totally disrespecting them because I'm looking at these pictures and –

MS. BROOKWELL: The hurricane hit me the week before the fire did.

MS. CHARLTON: Let me finish. I'm looking at the pictures and there is no way a property whether it is occupied or unoccupied should be left in this condition. And I think it is unfair to your neighbors.

MS. BROOKWELL: I understand.

MS. CHARLTON: And if this has been going on six months, I really don't feel comfortable giving her a continuance on this because we're actually just telling her okay, you've got 30 more days to play around with this. And Wayne just took these pictures today. She's not taking us seriously.

MS. BROOKWELL: Ma'am, I'm a cardiac patient; I take 16 pills a day. I pay \$2,000.00 a month between my home and another apartment that I have to rent. I just got the \$98,000.00 okay so that I can finally start working on my house. No GC, nobody will handle that house or any of the repairs until I have the paper I've been waiting for, for a year. Fourteen months. I'm not a bad person.

MS. CHARLTON: Ma'am, I'm not saying you're a bad person. I'm thinking about your neighbors.

MS. BROOKWELL: But I can't do anything about – now that I've got this, I can go forward. Please help me here.

MR. KERNEY: If we move forward with this motion and we came back here 30 days later and that pool wasn't drained or the property wasn't secure, I will personally make a motion for demolition.

MS. CHARLTON: Okay.

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

BOARD: Aye [unanimously].

CHAIR SCHNEIDER: All opposed, like sign. Motion carries. You have a 30 day continuance. Please take advantage.

MS. BROOKWELL: I am going to be doing it this weekend.

CHAIR SCHNEIDER: Thank you ma'am. Next case.

MS. MOHAMMED: Next case. Page 3 of the agenda. The City is asking for this case to be re-scheduled sir because --

CHAIR SCHNEIDER: Page 3?

MS. MOHAMMED: Yes, because we did not get service on the property owner. We got on the mobile park homeowner but not on the mobile home itself.

CHAIR SCHNEIDER: Very well.

MS. MOHAMMED: We are asking for Case Number CE05070797 to be –rescheduled and that’s the end of our agenda for today.

CHAIR SCHNEIDER: Very well. Before we dismiss and go our separate ways, we have some housekeeping to take care of. Unfortunately, our co-chair has, due to personal health reasons, had to resign and at this time I need to open up the floor and entertain a motion for nominations for a co-chair for this Board. Do we have any? Pat Kerney.

MR. MADFIS: I nominate John Carroll for co-chair.

MR. KERNEY: I’ll second that.

CHAIR SCHNEIDER: Do we have any other nominations? Being none, thanks John. Yes sir.

MR. COX: You said you didn’t get service for Garcela [phonetic].

CHAIR SCHNEIDER: You need to discuss that with the secretary.

MR. COX: I’ve got plenty of notice.

CHAIR SCHNEIDER: I don’t get any notice other than to come to this meeting.

MR. KERNEY: Mr. Chairman, on the nomination, I think it’s a good move because you certainly don’t want two contractors as chair and co-chair. You know what happens when two contractors get together so.

CHAIR SCHNEIDER: Well, with that being said, Happy Hurricane everybody. John did you accept?

MR. CARROLL: I’ll accept it.

CHAIR SCHNEIDER: He has no choice. This is not a democratic society; this is the City of Fort Lauderdale.

MR. MADFIS: Motion to adjourn.

MS. CHARLTON: I’ll second that.

EVE BAZER, BOARD CLERK

CHARLES SCHNEIDER, BOARD CHAIR

CERTIFICATION

I hereby certify that I have recorded and transcribed the City of Fort Lauderdale Unsafe Structures Board meeting held October 20, 2005, 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 November, 2005.

ProtoTYPE, INC.

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 November, 2005.

NOTARY PUBLIC
State of Florida at Large

Notarial Seal: