



Town of Highland Beach

3614 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC2021-08-008

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

45 OCEAN CONDOMINIUM ASSOCIATION, INC.
4511 S Ocean Blvd.
Highland Beach FL, 33487

Re: 4505 S Ocean Blvd. Cond, Highland Beach FL 33487

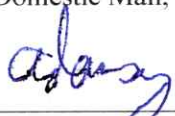
YOU ARE HEREBY NOTIFIED that pursuant to Article V, Chapter 2 (Administration) of the Town of Highland Beach's Code of Ordinances, the Code Enforcement Board will be conducting a Code Enforcement Board meeting on *Wednesday, November 9, 2022, at 1:00 P.M.*, regarding a Tesla charger installed without a permit, (30-122 (A) Building Permits Required). During the meeting, a hearing will take place to determine whether you have violated one or more provisions and/or sections of the Town of Highland Beach's Code, as set forth in the attached "Violation Notice," sworn to by the Code Enforcement Officer of the Town of Highland Beach.

THEREFORE, YOU ARE HEREBY COMMANDED to be and appear before the Code Enforcement Board at the aforesaid place, date, and time. The attached Notice of Public Meeting Protocol document is an informational guide to provide you with assistance in attending, participating, or viewing the meeting. **IF YOU FAIL TO APPEAR, A JUDGMENT MAY BE RENDERED AGAINST YOU.**

ADDITIONALLY, YOU ARE ENTITLED to be represented by counsel, to present testimony and evidence, and to testify on your own behalf. Subpoenas for records, surveys, plats, and other materials and for witnesses may be requested and will be issued by the Code Enforcement Board upon proper request.

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a copy of the foregoing notice has been furnished to the above-named addressee by posting on the door of the addressee's residence and by U.S. Postal Service Certified Mail, Return Receipt Domestic Mail, **SIGNED** this 26th day of October 2022.



Adam Osowsky
Code Compliance Officer

Certified Mail: 7021 1970 0002 3024 4938

www.highlandbeach.us

Tel (561) 278-4548 • Fax (561) 265-3582



Town of Highland Beach

Notice of Public Meeting Protocol

The Town of Highland Beach is committed to serving the needs of the public while also working to ensure the safety and health of the town's staff, the community, and visitors alike.

The following information is guidance for preregistration for Zoom or telephone participation, and for viewing and providing public comments at the meeting:

ZOOM PARTICIPATION:

Online or Telephone Access – Access to the meeting will begin on the date and time of the meeting.

- To Join Meeting: All interested persons **must preregister** to participate by contacting Town Clerk Lanelda Gaskins at publiccomments@highlandbeach.us or by calling (561) 278-4548 no later than one (1) business day prior to the meeting date (**e.g. by 4:30 P.M. on a Monday if the meeting is scheduled for that Tuesday; and by 4:30 P.M.**).
- Meeting access information and instructions will be provided to those persons two hours prior to the meeting.
- The video camera display feature will only be enabled for Public Hearing Quasi-Judicial matters and during public comments only. The video camera display feature will be disabled for public use.

For additional information on using Zoom, please visit Zoom Support by click on the following link: <https://support.zoom.us/hc/en-us>.

Viewing Only - To view the meeting, preregistration is not required. The public can view the meeting on the following:

- Highland Beach TV Channel 99 online streaming on the Town's website and via Highland Beach YouTube at <https://www.youtube.com/channel/UCTAGr8WCa44Y3Q2Bb6UN2mw>.

PROVIDING PUBLIC COMMENT:

Persons desiring to provide public comments must do so by one of the methods listed below. Public comments will be limited to five minutes (three minutes for special Commission meeting items only) per person during the designated section of the agenda. If an interested person desires to provide written public comment, all comments must be directed to Lanelda Gaskins, Town Clerk as follows:

TO SEND COMMENTS IN ADVANCE VIA EMAIL:

- To submit public comments, click on the link <https://mmportal6.teamunicode.com//> to go to the Agendas and Meeting webpage. At the top of the page click on "Public Comments" to submit your comments, or
- Submit your comments to publiccomments@highlandbeach.us.
- The Town will receive such public comments no later than two (2) hours prior to the meeting. If timely received, Town staff will read the public comment at the meeting.

- Live Zoom Video Participation - If attending via Zoom online, please follow Zoom instructions above. Once the meeting gets to the applicable public comment period, the host of the meeting will allow public participants (audio only) into the meeting from the waiting room, to provide live public comment.
- Live Zoom Telephone Participation - If attending via Zoom by telephone, please follow the instructions above. Once the meeting gets to the appropriate public comment period, the host of the meeting will allow public participants into the meeting from the waiting room, to provide live public comment.

Should you have any questions, please feel free to contact the Town Clerk's Office at (561) 278-4548.

7021 1970 0002 3024 4938

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee	\$	4.00
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$	3.25
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage	\$	6.00 (7.85)



45 Ocean Condominium Assoc, Inc
4511 South Ocean Blvd.
Highland Beach, FL 33487
CEB: CC2021-08-008

For Instructions



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Not For Profit Corporation
45 OCEAN CONDOMINIUM ASSOCIATION, INC.

Filing Information

Document Number	730748
FEI/EIN Number	59-1594753
Date Filed	09/23/1974
State	FL
Status	ACTIVE
Last Event	AMENDMENT AND NAME CHANGE
Event Date Filed	05/17/2013
Event Effective Date	NONE

Principal Address

4511 S OCEAN BLVD.
HIGHLAND BEACH, FL 33487

Changed: 03/18/2004

Mailing Address

4511 S OCEAN BLVD.
OFFICE
HIGHLAND BEACH, FL 33487

Changed: 03/27/2009

Registered Agent Name & Address

Sperry, Steven
4511 South Ocean Boulevard
Office
Highland Beach, FL 33487

Name Changed: 04/18/2022

Address Changed: 04/18/2022

Officer/Director Detail

Name & Address

Title Director

Zacharakos, Constantine
4511 S. Ocean Blvd
Apt 506
Highland Beach, FL 33487

Title Director

Halpern, Jack
4511 South Ocean Blvd
Apt 507
Highland Beach, FL 33487

Title VP, Director

Feinblatt , David
4511 S. Ocean Blvd.
902
Highland Beach, FL 33487

Title Director

Deutsch, Amy
4511 S. Ocean Blvd
703
Highland Beach, FL 33487

Title President

Kotula, John J.
4511 South Ocean Blvd
Apt 107
Highland Beach, FL 33487

Title Secretary

Alper, Lawrence
4505 S. Ocean Blvd
1007
Highland Beach, FL 33487

Title Director

Taret, Victor
4505 South Ocean Blvd
Apt 707
Highland Beach, FL 33487

Title Director

Conti, Susan

4505 S. Ocean Blvd
401
Highland Beach, FL 33487

Title TDirector, Treasurer

Sperry, Steven
4505 S. Ocean Blvd
405
Highland Beach, FL 33487

Annual Reports

Report Year	Filed Date
2021	03/16/2021
2021	06/23/2021
2022	04/18/2022

Document Images

04/18/2022 -- ANNUAL REPORT	View image in PDF format
07/06/2021 -- AMENDED ANNUAL REPORT	View image in PDF format
06/23/2021 -- AMENDED ANNUAL REPORT	View image in PDF format
03/16/2021 -- ANNUAL REPORT	View image in PDF format
04/15/2020 -- ANNUAL REPORT	View image in PDF format
03/26/2019 -- ANNUAL REPORT	View image in PDF format
03/14/2018 -- ANNUAL REPORT	View image in PDF format
04/05/2017 -- ANNUAL REPORT	View image in PDF format
03/08/2016 -- ANNUAL REPORT	View image in PDF format
04/01/2015 -- ANNUAL REPORT	View image in PDF format
11/12/2014 -- AMENDED ANNUAL REPORT	View image in PDF format
03/20/2014 -- ANNUAL REPORT	View image in PDF format
03/20/2013 -- ANNUAL REPORT	View image in PDF format
03/19/2012 -- ANNUAL REPORT	View image in PDF format
03/14/2011 -- ANNUAL REPORT	View image in PDF format
03/29/2010 -- ANNUAL REPORT	View image in PDF format
03/27/2009 -- ANNUAL REPORT	View image in PDF format
01/04/2008 -- ANNUAL REPORT	View image in PDF format
03/01/2007 -- ANNUAL REPORT	View image in PDF format
07/03/2006 -- ANNUAL REPORT	View image in PDF format
05/18/2005 -- ANNUAL REPORT	View image in PDF format
03/18/2004 -- ANNUAL REPORT	View image in PDF format
03/06/2003 -- ANNUAL REPORT	View image in PDF format
02/11/2002 -- ANNUAL REPORT	View image in PDF format
02/03/2001 -- ANNUAL REPORT	View image in PDF format
02/26/2000 -- ANNUAL REPORT	View image in PDF format
03/02/1999 -- ANNUAL REPORT	View image in PDF format
01/27/1998 -- ANNUAL REPORT	View image in PDF format
01/21/1997 -- ANNUAL REPORT	View image in PDF format

03/18/1996 -- ANNUAL REPORT	View image in PDF format
04/17/1995 -- ANNUAL REPORT	View image in PDF format



Town of Highland Beach

3614 South Ocean Boulevard • Highland Beach, Florida 33487

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VS.

45 OCEAN CONDOMINIUM ASSOCIATION, INC.
4511 S Ocean Blvd.
Highland Beach FL, 33487

Re: 4505 S Ocean Blvd. Cond, Highland Beach FL 33487

**POSTED
ON PROPERTY**

10/26/2022

DATE

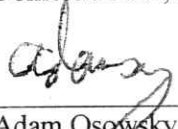
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Adam Osowsky
Code Compliance Officer

Certified Mail: 7021 1970 0002 3024 4938

www.highlandbeach.us

Tel (561) 278-4548 • Fax (561) 265-3582



Town of Highland Beach

3616 South Ocean Blvd.
Highland Beach, FL 33487
Phone: 561-278-4540
Fax: 561-278-2606

August 04, 2022

45 OCEAN CONDO ASSOC INC
4511 S. OCEAN BLVD
HIGHLAND BEACH, FL 33487

RE: Code Compliance Case No. CC2021-08-008

45 OCEAN CONDO ASSOC INC,

Location : 4505 S. OCEAN BLVD COND
HIGHLAND BEACH FL, 33487

Complaint Description:

Tesla charger installed without permit. PLEASE OBTAIN PERMIT FROM BUILDING DEPARTMENT. UPDATE: 08/03/2022 Compliance was not obtained by the deadline as per the first violation letter. The owner has 10 days to remove the electrical equipment installed without a permit. Failure to comply with result in a Code Board Hearing and penalty fees of \$250 per day retroactive and cost of prosecution.

30-122 (A) Building Permits Required

All construction within the Town of Highland Beach, unless otherwise exempted, shall require a building permit issued pursuant to the provisions of this code. All building permits shall be issued by the building official or designee.

Failure to comply by the above date will result, without any further notice, in you being summoned to appear before the town Code Enforcement board, which can result in a fine against the violator & property in the amount of \$250.00 per day for each day the violation exists. Your anticipated cooperation is greatly appreciated and simple compliance will resolve this matter easier than the formal process.

Should you have any questions, please contact the Code Compliance Officer for a reinspection at 561-351-6169 or the Town of Highland Beach Building Dept. at 561-278-4540.

Regards,

Adam Osowsky
Code Compliance Officer
5613516169



Town of Highland Beach

3616 South Ocean Blvd.
Highland Beach, FL 33487
Phone: 561-278-4540
Fax: 561-278-2606

February 17, 2022

45 OCEAN CONDO ASSOC INC
4511 S. OCEAN BLVD
HIGHLAND BEACH, FL 33487

RE: Code Compliance Case No. CC2021-08-008

45 OCEAN CONDO ASSOC INC,

Location : 4505 S. OCEAN BLVD COND
HIGHLAND BEACH FL, 33487

Complaint Description:

Installation of a Tesla car charger in the upper parking deck without a permit. Parking space 74 used by unit 307.
PLEASE OBTAIN PERMIT FROM BUILDING DEPARTMENT BY 3/4/22.

30-122 (A) Building Permits Required

All construction within the Town of Highland Beach, unless otherwise exempted, shall require a building permit issued pursuant to the provisions of this code. All building permits shall be issued by the building official or designee.

Failure to comply may result in additional code enforcement actions being taken, which can result in a fine against the violator & property in the amount of \$250.00 per day for each day the violation exists. Your anticipated cooperation is greatly appreciated and simple compliance will resolve this matter easier than the formal process.

Should you have any questions, please contact Code Compliance Officer Jason Manko for a reinspection at 561-351-6169 or the Town of Highland Beach Building Dept. at 561-278-4540.

Regards,

Jason Manko
Code Compliance Officer
561-351-6169

Evidence Sheet	
Case Number:	CC2021-08-008
Property Address:	4505 S. OCEAN BLVD COND
Inspector:	Adam Osowsky



Evidence Sheet	
Case Number:	CC2021-08-008
Property Address:	4505 S. OCEAN BLVD COND
Inspector:	Adam Osowsky



Evidence Sheet	
Case Number:	CC2021-08-008
Property Address:	4505 S. OCEAN BLVD COND
Inspector:	Adam Osowsky



Evidence Sheet	
Case Number:	CC2021-08-008
Property Address:	4505 S. OCEAN BLVD COND
Inspector:	Adam Osowsky

8/15/22, 8:44 AM
Highland Beach

5040 TE49 0000 0890 9102

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
\$ 4.00

Extra Services & Fees (check box, add fee as appropriate)
☒ Return Receipt (hardcopy) \$ 3.25
☐ Return Receipt (electronic) \$ _____
☐ Certified Mail Restricted Delivery \$ _____
☐ Adult Signature Required \$ _____
☐ Adult Signature Restricted Delivery \$ _____

Postage
\$ 60

Total Postage and Fees
\$ 7.85

Postmark Here

 CPO #0237

Sent to
45 Ocean condo NOV 21 38 008
 Street and Apt. No., or PO Box No.
4511 S Ocean Blvd
 City, State, ZIP+4®
HB, FL 33487

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 1970 0002 3024 4846

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
\$ 4.00 3.25
Extra Services & Fees (check box, if fee is appropriate)
☒ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
\$ 6.00
Total Postage and Fees
\$ 7.85

Sent To

Street and Apt. No., or P.O. Box

City, State, ZIP+4®

45 Ocean Condominium Assoc, Inc.
4511 S Ocean Blvd.
Highland Beach FL, 33487
CEB: CC2021-08-008



PS Form 3800, April 2015

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
45 Ocean Condominium Assoc, Inc
4511 South Ocean Blvd.
Highland Beach, FL 33487
CEB: CC2021-08-008



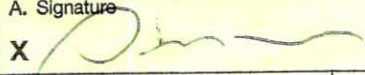
9590 9402 5751 0003 2503 65

2. Article Number (Transfer from service label)

7021 1970 0002 3024 4938

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature  ☐ Agent
X ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

OCT 28 2022

Town of Highland Beach, FL
Town Clerk's Office

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Mail
☐ Mail Restricted Delivery (00)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt