



Town of Highland Beach

Code Compliance

3616 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC-24-429

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

OCEAN PINES CONDOMINIUM ASS INC

3009 S. OCEAN BLVD

HIGHLAND BCH, FL 33487

Re: 3009 S. OCEAN BLVD., Highland Beach FL 33487 (PCN: 24-43-46-33-14-000-0000)

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 Special Magistrate will conduct a hearing on ***Tuesday, January 14, 2025, at 1:00 P.M., in the Town Commission Chambers at 3614 South Ocean Boulevard***, regarding **30-122 (A)**, **(Building Permits Required.)**. During the hearing, the Special Magistrate will 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 Special Magistrate at the aforesaid place, date, and time. **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 Special Magistrate 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 U.S. Postal Service Certified Mail, Return Receipt Domestic Mail, **SIGNED** this 11 day of December 2024.

Adam Osowsky
Code Compliance Officer
Certified Mail: 9589071052701410063767

9589 0710 5270 1410 0637 67

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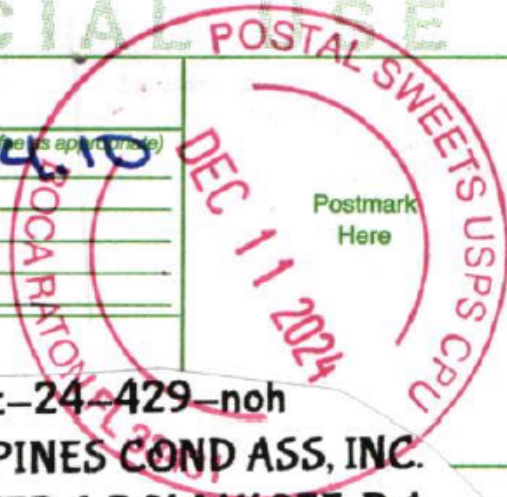
Certified Mail Fee	\$	4.55
Extra Services & Fees (check box, add fees as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$	4.10
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\$ 7.3

Total Postage and Fees
\$ 2.48

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City, State, Z

cc-24-429-noh
OCEAN PINES COND ASS, INC.
r/a BECKER & POLIAKOFF, P.A.
625 N. FLAGLER DRIVE - 7TH FLOOR
WEST PALM BEACH, FL 33401



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OCEAN PINES COND ASS, INC.
r/a BECKER & POLIAKOFF, P.A.
625 N. FLAGLER DRIVE - 7TH FLOOR
WEST PALM BEACH, FL 33401



9590 9402 5086 9092 0231 29

2 Article

9589

PS Form 3

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Rafael Robles

☐ Agent

☐ Addressee

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delivery address different from item 1? ☐ Yes
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Town Clerks Office

DEC 18 2024

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• Sender: Please print your name, address, and ZIP+4® in this box*

TOWN OF HIGHLAND BEACH
ATTN: CODE COMPLIANCE
3614 S OCEAN BLVD
HIGHLAND BEACH, FLORIDA 33487

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Detail by Entity Name

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

Filing Information

Document Number	729605
FEI/EIN Number	59-1708091
Date Filed	05/07/1974
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	02/08/1995
Event Effective Date	NONE

Principal Address

3009 S. OCEAN BLVD
HIGHLAND BCH, FL 33487

Changed: 04/29/1983

Mailing Address

3009 S. OCEAN BLVD
HIGHLAND BCH, FL 33487

Changed: 04/29/1983

Registered Agent Name & Address

BECKER & POLIAKOFF, P.A.
625 N. FLAGLER DRIVE - 7TH FLOOR
WEST PALM BEACH, FL 33401

Name Changed: 02/01/2022

Address Changed: 02/01/2022

Officer/Director Detail

Name & Address

Title President

De Stefano, Robert
3009 S. OCEAN BLVD
706
HIGHLAND BCH, FL 33487

Title Secretary

Rinaldi, Anthony
3009 S. OCEAN BLVD
303
HIGHLAND BCH, FL 33487

Title Treasurer

Baron, Kathleen
3009 S. OCEAN BLVD
503
HIGHLAND BCH, FL 33487

Title VP

MAHON, DAWN
3009 S. OCEAN BLVD
606
HIGHLAND BCH, FL 33487

Title Director

Azzara, John
3009 S Ocean Blvd.
PH05
Highland Beach, FL 33487-4757

Annual Reports

Report Year	Filed Date
2022	01/26/2022
2023	01/26/2023
2024	01/22/2024

Document Images

01/22/2024 -- ANNUAL REPORT	View image in PDF format
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06/15/1995 -- ANNUAL REPORT	View image in PDF format



Town of Highland Beach

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

NOTICE OF VIOLATION

October 21, 2024

OCEAN PINES CONDOMINIUM ASSOCIATION, INC.
BECKER & POLIAKOFF, P.A.
WEST PALM BEACH FL, 33401

RE: Code Compliance Case No. CC-24-429

Location: 3009 S OCEAN BLVD CONDO
HIGHLAND BEACH, FL 33487

Violation Description:

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.

More specifically (Complaint) The domestic water pumps are being replaced at this location. No permit for the work. No application for plumbing. No application for electrical. As of 10/21/2024.

Correction Must obtain ALL required permits by November 21, 2024.

If the violation is corrected and then recurs or if the violation is not corrected by the above date, you are being summoned to appear before the town Code Enforcement Board, which may 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 or to schedule a reinspection, please contact the Code Compliance Officer for a reinspection at 561-637-2035.

Regards,

Adam Osowsky

aosowsky@highlandbeach.us
(561) 278-4540

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☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage \$ 73

Total Postage and Fees \$ 9.68

CC-24-429-NOV

OCEAN PINES COND ASS, INC.

Sent To Baron, Kathleen

Street and Apt. No., or PO Box No. 3009 S. OCEAN BLVD

City, State, ZIP+4® 503
 HIGHLAND BEACH, FL 33487

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

POSTAL SWEETS USPS CPU
 OCT 21 2024

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☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage \$ 73

Total Postage and Fees \$ 9.68

CC-24-429-NOV

OCEAN PINES COND ASS, INC.

Sent To r/a BECKER & POLIAKOFF, P.A.

Street and Apt. No., or PO Box No. 625 N. FLAGLER DRIVE - 7TH FLOOR

City, State, ZIP+4® WEST PALM BEACH, FL 33401

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

POSTAL SWEETS USPS CPU
 OCT 21 2024

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<p>1. Article Addressed to:</p> <p>CC-24-429-NOV</p> <p>OCEAN PINES COND ASS, INC.</p> <p>r/a BECKER & POLIAKOFF, P.A.</p> <p>625 N. FLAGLER DRIVE - 7TH FLOOR</p> <p>WEST PALM BEACH, FL 33401</p>		<p>B. Received by (Printed Name) <u>R. BECKER</u></p> <p>C. Date of Delivery <u>10/24/24</u></p>	
<p>2. Article Number (Transfer from service label)</p> <p>9589 0710 5270 1410 0605 13</p>		<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If YES, enter delivery address below:</p> <p><u>OCT 28 2024</u></p> <p><u>Town of Highland Beach, FL</u></p> <p><u>Town Clerk's Office</u></p>	
<p>Barcode: 9590 9402 7309 2028 7496 69</p>		<p>3. Service Type</p> <p><input type="checkbox"/> Adult Signature <input type="checkbox"/> Priority Mail Express®</p> <p><input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail™</p> <p><input type="checkbox"/> Certified Mail® <input type="checkbox"/> Registered Mail Restricted Delivery</p> <p><input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™</p> <p><input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery</p> <p><input type="checkbox"/> Collect on Delivery Restricted Delivery</p>	
<p>PS Form 3811, July 2020 PSN 7530-02-000-9053</p>		<p>Domestic Return Receipt</p>	

Water Shut Off

RECEIVED

From: FirstService Residential (communications@mc.fsresidential.com)

OCT 18 2024

To: johnpmeyers@yahoo.com

HIGHLAND BEACH
BUILDING DEPARTMENT

Date: Tuesday, October 15, 2024 at 02:11 PM EDT

Ocean Pines Residents,

On Thursday October 17th a new water pump booster system will be installed. The water will be shut of at 8 AM the morning of the 17th until approximately 1 PM.. Sorry for any inconvenience.

Alan

Unsubscribe

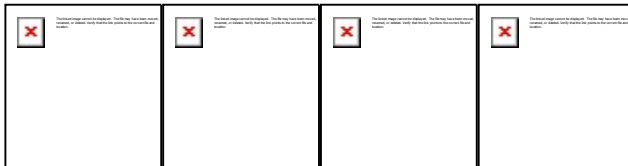
You are currently subscribed as johnpmeyers@yahoo.com. Please click here to [Unsubscribe](#) if you no longer wish to receive email notifications, or click here to [manage your communication preferences](#).

Adam Osowsky

From: Joe Hennessey
Sent: Monday, October 21, 2024 9:18 AM
To: Adam Osowsky
Cc: Carol Holland
Subject: RE: 3009 S Ocean

No application for plumbing
No application for electrical
As of 10/21/2024

Respectfully,
Joseph Hennessey
Senior Building Inspector
Mechanical Inspector/ Plans Examiner
Plumbing Inspector/Plans Examiner
Residential Combination Inspector
BN7885
PX4547
Town of Highland Beach
3616 S. Ocean Boulevard
Highland Beach FL 33487
(561) 278-4540 Office
(561) 278-2606
www.highlandbeach.us



Laus Deo

From: Adam Osowsky <aosowsky@highlandbeach.us>
Sent: Monday, October 21, 2024 9:13 AM
To: Jeff Remas <bco@highlandbeach.us>; Joe Hennessey <jhennessey@highlandbeach.us>; Carol Holland <cholland@highlandbeach.us>
Subject: RE: 3009 S Ocean

Was a permit applied for?
I need to verify before this turns into another problem.



Adam Osowsky
Code Compliance Officer

Town of Highland Beach
3616 S. Ocean Boulevard
Highland Beach, FL 33487
(561) 278-4540 Office
(561) 278-2606 Fax
www.highlandbeach.us



PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from the Town of Highland Beach officials and employees regarding public business are public records available to the public and media upon request. Your e-mail communications may be subject to public disclosure. Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing. The views expressed in this message may not necessarily reflect those of the Town of Highland Beach.

From: Jeff Remas <bco@highlandbeach.us>

Sent: Friday, October 18, 2024 9:33 AM

To: Joe Hennessey <jhennessey@highlandbeach.us>; Adam Osowsky <aosowsky@highlandbeach.us>

Subject: RE: 3009 S Ocean

There was a typo in my last email. It should have said “ They did the work yesterday.”



Respectfully,
Jeff Remas, CBO
Building Code Official

Town of Highland Beach
3616 S. Ocean Boulevard
Highland Beach, FL 33487
(561) 278-4540 Office
(561) 278-2606 Fax
www.highlandbeach.us

From: Jeff Remas <bco@highlandbeach.us>
Sent: Friday, October 18, 2024 9:31 AM
To: Joe Hennessey <jhennessey@highlandbeach.us>; Adam Osowsky <aosowsky@highlandbeach.us>
Subject: Re: 3009 S Ocean

They didn't work yesterday. They should be applying for the Permit today, if they don't apply for the Permit today, which is the 24 hours of emergency work allowance, start a code case first thing Monday morning.

Respectfully,

Jeff Remas, CBO

Building Code Official

Town of Highland Beach

3616 S. Ocean Boulevard

Highland Beach, FL 33487

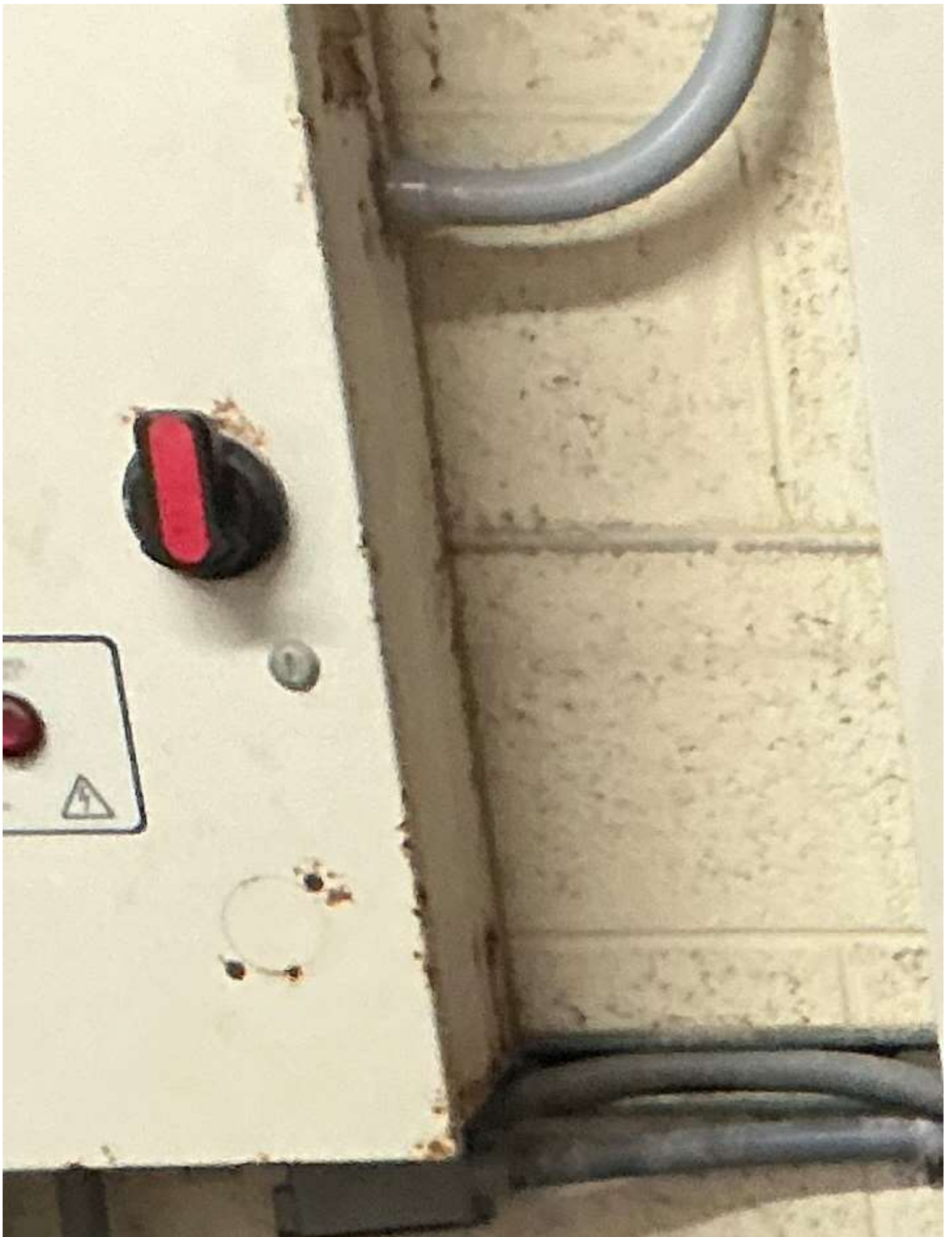
(561) 278-4540 Office

(561) 278-2606 Fax

www.highlandbeach.us

From: Joe Hennessey <jhennessey@highlandbeach.us>
Sent: Friday, October 18, 2024 7:57:52 AM
To: Adam Osowsky <aosowsky@highlandbeach.us>
Cc: Jeff Remas <bco@highlandbeach.us>
Subject: 3009 S Ocean





Work without permit

Respectfully,

Joseph Hennessey

Senior Building Inspector

Mechanical Inspector/ Plans Examiner

Plumbing Inspector/Plans Examiner

Residential Combination Inspector

BN7885

PX4547

Town of Highland Beach

3616 S. Ocean Boulevard

Highland Beach FL 33487

(561) 278-4540 Office

(561) 278-2606

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Laus Deo





