



## TOWN OF HIGHLAND BEACH CODE ENFORCEMENT BOARD REGULAR MEETING MINUTES

Town Hall / Commission Chambers  
3614 South Ocean Boulevard  
Highland Beach, Florida 33487

Date: June 14, 2022  
Time: 1:00 PM

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### 1. CALL TO ORDER

Chairperson Schlam called the meeting to order at 1:00 P.M.

### 2. ROLL CALL

Board Member David Axelrod  
Board Member James Murray  
Board Member Robert Lasorsa  
Vice Chairperson Jane Perlow  
Chairperson Myles Schlam at 1:15 P.M.  
Town Attorney Aleksandr Boksner  
Administrative Support Ganelle Thompson

### ADDITIONAL STAFF

Code Enforcement Officer Jason Manko

### ABSENT

Board Member Bryan Perilman  
Board Member Michael Cherbini

### 3. PLEDGE OF ALLEGIANCE

The Board led the Pledge of Allegiance to the United States of America.

### 4. APPROVAL OF THE AGENDA

**MOTION:** Lasorsa/Axelrod - Moved to approve the agenda as presented which passed unanimously on a 4 to 0 vote.

**5. SWEARING IN OF THE PUBLIC**

Ms. Thompson swore in those providing testimony.

**6. PUBLIC COMMENT**

There were no public comments.

**7. APPROVAL OF MINUTES**

A. April 12, 2022 - Minutes

**MOTION:** Axelrod/Murray - Moved to approve the minutes as presented which passed unanimously on 4 to 0 vote.

**8. UNFINISHED BUSINESS**

None.

**9. NEW BUSINESS**

**A. Case No. CC2022-04-001**

Monterey House Condominium

3114 S. Ocean Blvd

PCN: 24-43-46-33-00-001-0172

Legal: 33-46-43, S 200 FT OF N 2200 FT LYG BET S OCEAN BLVD & ICW  
(LESS MONTEREY HOUSE CONDO)

Code Section:30-122 (A) Building Permits Required

Violation: Observed A/C condensate line installed outside of unit 101 without a permit

Chairperson Schlam read the title of Item 9.A. and asked the Board members if they have any Ex Parte communications to disclose in the matter? Hearing none, he opened the public hearing and called for Code Enforcement Officer Manko to give testimony and recommendations regarding the violation.

Code Enforcement Officer Jason Manko provided a brief timeline of the facts of the case. He entered submittals of evidence into the records that included proof of service, supporting documents, photos taken of the property that fairly and accurately represented the violation observed during the onsite inspections, and paper postings at the property address and at Town Hall.

Code Enforcement Officer Manko mentioned that as of to-date, no permit has been applied for and the violation remains. Therefore, the Town recommends that the Respondent(s) be found in violation of the Town Code as alleged in the

Notice of Violation and that he/she/they be fined \$ 250.00 per day for each day the violation remains after the date set for compliance (May 02, 2022) and until the property is brought into compliance. The Town is also asking to assess the prosecution costs in the amount of \$250.00 payable by the date set for compliance.

Chairperson Schlam asked the Board members if they had any questions for staff in the matter? The Board members and Code Compliance Officer Manko discussed the violation on the property.

Paula Marra of Rosenbaum PLLC provided information in regard to the violation as well as the steps taken to correct the violations on the property.

Lisa Hines-Compres was sworn in by Ms. Thompson. She then provided information about her unit in relation to the case.

Chairperson Schlam joined the meeting at 1:15 P.M.

**MOTION:** Lasorsa/Murray - Moved that the Respondents be found in violation of the Town Code as alleged in the Notice of Violation and that they be ordered to comply within 30 days or be fined \$ 250.00 per day for each day the violation remains after the date set for compliance and assess prosecution costs in the amount of \$250.00 payable by the date set for compliance. Upon roll call: Members Lasorsa (Yes), Murray (Yes), Axelrod (Yes), Vice Chairperson Perlow (Yes), and Chairperson Schlam (Abstain). The motion passed.

**B. Case No. CC2022-04-005**

Donald and Mary Krieff  
4746 S. Ocean Blvd. #10  
PCN: 24-43-47-09-07-000-0100  
Legal: EVANTON BAYE TOWNHOMES COND UNIT 10

Code Section:30-122 (A) Building Permits Required

Violation: Observed complete remodel without a permit

Chairperson Schlam read the title of Item 9.B. and asked the Board members if they have any Ex Parte communications to disclose in the matter? Hearing none, he opened the public hearing and called for Code Enforcement Officer Manko to give testimony and recommendations regarding the violation.

Code Enforcement Officer Jason Manko provided a brief timeline of the facts of the case. He entered submittals of evidence into the records that included proof of service, supporting documents, photos taken of the property that fairly and

accurately represented the violation observed during the onsite inspections, and paper postings at the property address and at Town Hall.

Code Enforcement Officer Manko mentioned that as of to-date, no permit has been applied for and the violation remains. Therefore, the Town recommends that the Respondent(s) be found in violation of the Town Code as alleged in the Notice of Violation and that he/she/they be fined \$ 250.00 per day for each day the violation remains after the date set for compliance (April 25, 2022) until the property is brought into compliance. The Town is also asking to assess the prosecution costs in the amount of \$250.00 payable by the date set for compliance.

Chairperson Schlam asked the Board members if they had any questions for staff in the matter? The Board members and Code Compliance Officer Manko discussed the violation on the property.

Mr. Donald Krieff provided a handout and mentioned steps he had taken thus far to correct the violations on his property.

**MOTION:** Axelrod/Perlow - Moved that the Respondents be found in violation of the Town Code as alleged in the Notice of Violation and that he be ordered to comply within 30 days or there will be a fine that will be commencing at \$250.00 per day which will remain per day fine until such time that it is full compliance; and there is an assessment of prosecution costs in the amount of \$. 250.00 payable by the date set for compliance. In reference to the outstanding amount based upon the date set for original compliance that it should be essentially mitigated down to \$1000 flat fee but in the event, it is not in compliance within the 31<sup>st</sup> day, it compounds. Upon roll call: Member Axelrod (Yes), Vice Chairperson Perlow (Yes), Members Murray (Yes), Lasorsa (No), and Chairperson Schlam (Yes). The motion passed on a 4 to 1 vote.

**C. Case No. CC2022-04-007**

Firtel Burton C. Trust  
3210 S. Ocean Blvd 403  
PCN: 24-43-46-33-39-000-4030  
Legal: VILLA COSTA COND UNIT 403

Code Section:30-122 (A) Building Permits Required

Violation: Observed electrical and structural work without permit

Chairperson Schlam read the title of Item 9.C. and asked the Board members if they have any Ex Parte communications to disclose in the matter? Hearing none,

he opened the public hearing and called for Code Enforcement Officer Manko to give testimony and recommendations regarding the violation.

Code Enforcement Officer Jason Manko provided a brief timeline of the facts of the case. He entered submittals of evidence into the records that included proof of service, supporting documents, photos taken of the property that fairly and accurately represented the violation observed during the onsite inspections, and paper postings at the property address and at Town Hall.

Code Enforcement Officer Manko mentioned that as of to-date, no permit has been applied for and the violation remains. Therefore, the Town recommends that the Respondent(s) be found in violation of the Town Code as alleged in the Notice of Violation and that he/she/they be fined \$ 250.00 per day for each day the violation remains after the date set for compliance (April 29, 2022) and until the property is brought into compliance. The Town is also asking to assess the prosecution costs in the amount of \$250.00 payable by the date set for compliance.

Chairperson Schlam asked the Board members if they had any questions for staff in the matter? The Board members and Code Compliance Officer Manko discussed the violation on the property.

Mr. Burton Firtel provided information about the case and the lack of permits in relation to his property.

**MOTION:** Lasorsa/Axelrod - Moved that the Respondent be found in violation of the Town Code as alleged in the Notice of Violation and that he be ordered to comply within 30 days or be fined \$250.00 per day for each day the violation remains after the date set for compliance and assess prosecution costs in the amount of \$250.00 payable by the date set for compliance. Upon roll call: Members Lasorsa (Yes), Axelrod (Yes), Murray (Yes), Vice Chairperson Perlow (Yes), and Chairperson Schlam (Yes). The motion passed on a 5 to 1 vote.

## **10. BOARD MEMBERS REPORT**

None.

## **11. ANNOUNCEMENTS**

Chairperson Schlam read the announcements as follows:

June 21, 2022 - 12:00 P.M. Town Commission Special Meeting

June 21, 2022 - 1:30 P.M. Town Commission Meeting

July 12, 2022 - 1:00 P.M. Code Enforcement Regular Board Meeting

**12. ADJOURNMENT**

The meeting was adjourned at 2:09 P.M.

**APPROVED** July 12, 2022, Code Enforcement Regular Meeting.

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Myles B. Schlam, Chairperson

**ATTEST:**

Transcribed by: Ganelle Thompson

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Ganelle Thompson  
Administrative Support Specialist

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Date

Disclaimer: Effective May 19, 2020, per Resolution No. 20-008, all meeting minutes are transcribed as a brief summary reflecting the event of this meeting. Verbatim audio/video recordings are permanent records and are available on the Town's Media Archives & Minutes webpage: <https://highlandbeach-fl.municodemeetings.com/>