



Town of Highland Beach

Code Compliance

3616 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC-25-110

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

OCEAN DUNES CONDO
3015 S OCEAN BLVD CONDO
Highland Beach FL, 33487

**Re: 3015 S OCEAN BLVD CONDO HIGHLAND BEACH, FL 33487 ., Highland Beach FL 33487
(PCN:24-43-46-33-23-000-0000)**

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, May 13, 2025, at 1:00 P.M., in the Town Commission Chambers at 3614 South Ocean Boulevard,*** regarding 30-122 (B)- Permit 24-205-E has expired . 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 21 day of April 2025.

Adam Oswalby

Adam Osowsky
Code Compliance Officer

Certified Mail: 9589071052700085575704

40 2525 5800 0225 0710 6586

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☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage \$ 1.73

Total Postage and Fees \$ 9.68

Sent To
 Street and Apt. No. CC-25-110-NOH
OCEAN DUNES CONDO ASS, INC.
R/A GATSOS, ELAINE M. ESQ
 City, State, ZIP+4® 5541 N UNIVERSITY DRIVE, SUITE 102
CORAL SPRINGS, FL 33067

PS Form 3800, Jan 2015 PSN 7530-02-000-9053 Instructions

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS. FOLD AT NOTCHED LINE

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.
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1. Article Addressed to
 CC-25-110-NOH
 OCEAN DUNES CONDO ASS, INC.
 R/A GATSOS, ELAINE M. ESQ
 5541 N UNIVERSITY DRIVE, SUITE 102
 CORAL SPRINGS, FL 33067

2. Article Number (Transfer from service label)
9589 0710 5270 0085 5757 04

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
☒ Agent
☐ Addressee

B. Received by (Printed Name)
Joan Robins

C. Date of Delivery
04/23/25

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

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over \$500)

☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

USPS TRACKING#

9590 7402 5086 9092 0356 10

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 Town Clerk's Office
 Highland Beach, FL

APR 25 2025

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

**TOWN OF HIGHLAND BEACH
 CODE COMPLIANCE DIVISION
 3616 S OCEAN BLVD
 HIGHLAND BEACH, FLORIDA 33487**

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 Permit No. G-10

339316



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Detail by Entity Name

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

Filing Information

Document Number	751336
FEI/EIN Number	59-2150575
Date Filed	03/03/1980
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	05/27/2011

Principal Address

3015 S. OCEAN BLVD.
HIGHLAND BEACH, FL 33487

Changed: 08/20/1990

Mailing Address

3015 S. OCEAN BLVD.
HIGHLAND BEACH, FL 33487

Changed: 08/20/1990

Registered Agent Name & Address

GATSOS, ELAINE M, ESQ
5541 N UNIVERSITY DRIVE, SUITE 102
CORAL SPRINGS, FL 33067

Name Changed: 06/11/2024

Address Changed: 06/11/2024

Officer/Director Detail

Name & Address

Title President

COHEN, LAWRENCE
3015 SOUTH OCEAN BLVD.
HIGHLAND, FL 33487

Title Treasurer

TANTON, THOMAS
3015 South Ocean Blvd.
Highland Beach, FL 33487

Title Secretary

Denner, Susan
3015 S. OCEAN BLVD.
HIGHLAND BEACH, FL 33487

Annual Reports

Report Year	Filed Date
2022	04/05/2022
2023	03/02/2023
2024	02/09/2024

Document Images

06/11/2024 -- Reg. Agent Change	View image in PDF format
02/09/2024 -- ANNUAL REPORT	View image in PDF format
03/02/2023 -- ANNUAL REPORT	View image in PDF format
04/05/2022 -- ANNUAL REPORT	View image in PDF format
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04/03/2018 -- ANNUAL REPORT	View image in PDF format
03/29/2017 -- ANNUAL REPORT	View image in PDF format
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04/06/2015 -- ANNUAL REPORT	View image in PDF format
01/27/2014 -- ANNUAL REPORT	View image in PDF format
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02/24/2012 -- ANNUAL REPORT	View image in PDF format
05/27/2011 -- REINSTATEMENT	View image in PDF format
03/24/2009 -- ANNUAL REPORT	View image in PDF format
03/31/2008 -- ANNUAL REPORT	View image in PDF format
03/07/2007 -- ANNUAL REPORT	View image in PDF format
08/22/2006 -- ANNUAL REPORT	View image in PDF format
03/25/2005 -- ANNUAL REPORT	View image in PDF format
03/19/2004 -- ANNUAL REPORT	View image in PDF format
02/27/2003 -- ANNUAL REPORT	View image in PDF format
05/16/2002 -- ANNUAL REPORT	View image in PDF format
04/26/2001 -- ANNUAL REPORT	View image in PDF format
05/24/2000 -- ANNUAL REPORT	View image in PDF format
03/08/1999 -- 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

February 27, 2025

DUNES CONDO OCEAN
3015 S OCEAN BLVD CONDO
HIGHLAND BEACH, FL, 33487

RE: Code Compliance Case No. CC-25-110

Location: 3015 S OCEAN BLVD CONDO
HIGHLAND BEACH, FL 33487

Violation:

Permit 24-205-E has expired.

Correction Contact Permitting 561 278 4540 to complete this project by March 16, 2025.

30-122 (B) - Expiration of building permit.

Every building permit issued shall expire six (6) months after issuance, unless the work authorized by such permit is commenced within that time period. A building permit shall expire if the work authorized by such permit is suspended or abandoned for a period of six (6) months after the time the work is commenced. Not more than two (2) extensions of time, each for a period not exceeding ninety (90) days, may be allowed by the building official.

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 Compliance Special Magistrate, 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

7021 0950 0000 8691 4954

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Extra Services & Fees (check box, add fees as appropriate)

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage \$ 13 / 9.68

Total Postage and Fees **CC-25-110+NOV**

OCEAN DUNES CONDO ASSO, INC.
 President COHEN
 3015 S OCEAN BLVD APT 502
 HIGHLAND BEACH FL 33487 1855

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

9589 0710 5270 1134 3545 47

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OCEAN DUNES CONDO ASSO, INC.
 R/A GATSOS, ELAINE M, ESQ
 5541 N UNIVERSITY DRIVE, SUITE 102
 CORAL SPRINGS, FL 33067

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

SENDER: COMPLETE THIS SECTION

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- 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.

COMPLETE THIS SECTION ON DELIVERY

A. Signature [Signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name) _____

C. Date of Delivery 3/1/25

1. Address different from item 1? ☐ Yes ☐ No
 delivery address below: _____

CC-25-110+NOV
OCEAN DUNES CONDO ASSO, INC.
 President COHEN
 3015 S OCEAN BLVD APT 502
 HIGHLAND BEACH FL 33487 1855

2. Article Number (Transfer from service label)
 7021 0950 0000 8691 4954

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over \$500)

☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

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

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A. Signature [Signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name) _____

C. Date of Delivery _____

Address different from item 1? ☐ Yes ☐ No
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CC-25-110+NOV
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☐ Insured Mail Restricted Delivery (over \$500)

☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

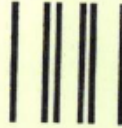
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Town of Highland Beach, FL
Clerk's Office

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TOWN OF HIGHLAND BEACH
CODE COMPLIANCE
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