



Town of Highland Beach

Code Compliance

3616 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC-25-41

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

TOWNHOUSES OF HIGHLAND BEACH

2575 S OCEAN BLVD CONDO

Highland Beach FL, 33487

Re: 2575 S OCEAN BLVD CONDO HIGHLAND BEACH, FL 33487 ., Highland Beach FL 33487
(PCN:24-43-46-28-47-002-0000)

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, April 8, 2025, at 1:00 P.M., in the Town Commission Chambers at 3614 South Ocean Boulevard,*** regarding **6-27. - Administrative amendments to Florida Building Code & 110.9(5) - TOWN OF HIGHLAND BEACH ADMINISTRATIVE CODE CHAPTER 1 FOR THE 7th Edition (2020) FLORIDA BUILDING CODE.** 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 posting on the door of the addressee's residence and by U.S. Postal Service Certified Mail, Return Receipt Domestic Mail, **SIGNED** this 3 day of March 2025.

Adam Oswley

Adam Osowsky
Code Compliance Officer

Certified Mail: 70210950000086879413

7021 0950 0000 8687 9413

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	4.85
Extra Services & Fees (check box, add fee as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 4.10
<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	1.73 9.68
Total Postage and Fees	

Postmark Here

MAR 03 2015

cc-25-41-NOH
 TOWNHOUSES OF HB COND ASSO, INC.
 President BRECHER MARC G
 2565 S OCEAN BLVD BLDG 202N
 HIGHLAND BEACH FL 33487 1847

Certified Mail service provides the following benefits:

- A receipt (this portion of the Certified Mail label).
 - A unique identifier for your mailpiece.
 - Electronic verification of delivery or attempted delivery.
 - A record of delivery (including the recipient's signature) that is retained by the Postal Service™ for a specified period.
- Important Reminders:**
- You may purchase Certified Mail service with First-Class Mail®, First-Class Package Service®, or Priority Mail® service.
 - Certified Mail service is not available for international mail.
 - Insurance coverage is not available for purchase with Certified Mail service. However, the purchase of Certified Mail service does not change the insurance coverage automatically included with certain Priority Mail items.
 - For an additional fee, and with a proper endorsement on the mailpiece, you may request the following services:
 - Return receipt service, which provides a record of delivery (including the recipient's signature). You can request a hardcopy return receipt or an electronic version. For a hardcopy return receipt, complete PS Form 3811, Domestic Return Receipt; attach PS Form 3811 to your mailpiece;
 - Restricted delivery service, which provides delivery to the addressee specified by name, or to the addressee's authorized agent.
 - Adult signature service, which requires the signee to be at least 21 years of age (not available at retail).
 - Adult signature restricted delivery service, which requires the signee to be at least 21 years of age and provides delivery to the addressee specified by name, or to the addressee's authorized agent (not available at retail).
 - To ensure that your Certified Mail receipt is accepted as legal proof of mailing, it should bear a USPS postmark. If you would like a postmark on this Certified Mail receipt, please present your Certified Mail item at a Post Office™ for postmarking. If you don't need a postmark on this Certified Mail receipt, detach the barcoded portion of this label, affix it to the mailpiece, apply appropriate postage, and deposit the mailpiece.

IMPORTANT: Save this receipt for your records.

Tracking Number:

70210950000086879413

Remove X

Copy

Add to Informed Delivery (https://informedelivery.usps.com/)

Latest Update

Your item was delivered to an individual at the address at 5:12 pm on March 5, 2025 in BOCA RATON, FL 33487.

Get More Out of USPS Tracking:

USPS Tracking Plus[®]

Delivered

Delivered, Left with Individual

BOCA RATON, FL 33487

March 5, 2025, 5:12 pm

See All Tracking History

What Do USPS Tracking Statuses Mean? (https://faq.usps.com/s/article/Where-is-my-package)

Text & Email Updates

USPS Tracking Plus[®]

Product Information

See Less ^

Track Another Package

Enter tracking or barcode numbers

Need More Help?

Contact USPS Tracking support for further assistance.

FAQs



Town of Highland Beach

Code Compliance

3616 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC-25-41

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

TOWNHOUSES OF HIGHLAND BEACH
2575 S OCEAN BLVD CONDO
Highland Beach FL, 33487

Re: 2575 S OCEAN BLVD CONDO HIGHLAND BEACH, FL 33487 ., Highland Beach FL 33487
(PCN:24-43-46-28-47-002-0000)

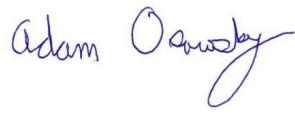
YOU ARE HEREBY NOTIFIED that pursuant to Article V, Chapter 2 (Administration) of the Town of Highland Beach's Code of Ordinances, the Code Enforcement Special Magistrate will conduct a hearing on ***Tuesday, March 18, 2025, at 1:00 P.M., in the Town Commission Chambers at 3614 South Ocean Boulevard***, regarding **6-27. - Administrative amendments to Florida Building Code, 110.9(5) - TOWN OF HIGHLAND BEACH ADMINISTRATIVE CODE CHAPTER 1 FOR THE 7th Edition (2020) FLORIDA BUILDING CODE**, (The Association has failed to comply with the requirements of Section 110.9 (Recertification of Buildings) of the Town's Administrative Amendments to the Florida Building Code CR permit is 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 21 day of February 2025.

A handwritten signature in blue ink that reads "Adam Osowsky". The signature is fluid and cursive, with the first name "Adam" and last name "Osowsky" clearly distinguishable.

Adam Osowsky
Code Compliance Officer

Certified Mail: 70210950000086914923/70210950000086914947

7021 0950 0000 8691 4947

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	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<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	

MAILED
 Postmark Here
FEB 21 2025

cc-25-41-noh
 TOWNHOUSES OF HB COND ASS, INC.
 President Marc BRECHER
 2565 S OCEAN BLVD BLDG 202N
 HIGHLAND BEACH, FL 33487

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

Certified Mail service provides the following benefits:

- A receipt (this portion of the Certified Mail label).
 - A unique identifier for your mailpiece.
 - Electronic verification of delivery or attempted delivery.
 - A record of delivery (including the recipient's signature) that is retained by the Postal Service™ for a specified period.
- Important Reminders:**
- You may purchase Certified Mail service with First-Class Mail®, First-Class Package Service®, or Priority Mail® service.
 - Certified Mail service is *not* available for international mail.
 - Insurance coverage is *not* available for purchase with Certified Mail service. However, the purchase of Certified Mail service does not change the insurance coverage automatically included with certain Priority Mail items.
 - For an additional fee, and with a proper endorsement on the mailpiece, you may request the following services:
 - Return receipt service, which provides a record of delivery (including the recipient's signature). You can request a hardcopy return receipt or an electronic version. For a hardcopy return receipt, complete PS Form 3811, *Domestic Return Receipt*; attach PS Form 3811 to your mailpiece; for an electronic return receipt, see a retail associate for assistance. To receive a duplicate return receipt for no additional fee, present this USPS®-postmarked Certified Mail receipt to the retail associate.
 - Restricted delivery service*, which provides delivery to the addressee specified by name, or to the addressee's authorized agent.
 - Adult signature service, which requires the signee to be at least 21 years of age (not available at retail).
 - Adult signature restricted delivery service, which requires the signee to be at least 21 years of age and provides delivery to the addressee specified by name, or to the addressee's authorized agent (not available at retail).
 - To ensure that your Certified Mail receipt is accepted as legal proof of mailing, it should bear a USPS postmark. If you would like a postmark on this Certified Mail receipt, please present your Certified Mail item at a Post Office™ for postmarking. If you don't need a postmark on this Certified Mail receipt, detach the barcoded portion of this label, affix it to the mailpiece, apply appropriate postage, and deposit the mailpiece.
- IMPORTANT: Save this receipt for your records.**

PS Form 3800, April 2015 (Reverse) PSN 7530-02-000-9047

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.

cc-25-41-noh
TOWNHOUSES OF HB COND ASS, INC.
President Marc BRECHER
2565 S OCEAN BLVD BLDG 202N
HIGHLAND BEACH, FL 33487

9590 9402 5086 9092 0358 63

2. Article Number (Transfer from service label)
7021 0950 0000 8691 4947
PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent
X *[Signature]* ☐ Addressee
B. Received by (Printed Name) *[Signature]*
C. Date of Delivery *2/24/25*

Is the delivery address different from item 1? ☐ Yes ☐ No
If different, delivery address below:

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 9402 5086 9092 0358 63

First-Class Mail
Postage & Fees F
USPS
Permit No. G-1

United States Postal Service
Town of Highland Beach, FL
Town Clerk's Office

RECEIVED
FEB 25 2025

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

TOWN OF HIGHLAND BEACH
CODE COMPLIANCE
3616 S OCEAN BLVD
HIGHLAND BEACH, FL 33487

Tracking Number:

70210950000086914947

Copy

Add to Informed Delivery (<https://informedelivery.usps.com/>)

Remove X

Latest Update

Your item was delivered to an individual at the address at 5:53 pm on February 24, 2025 in BOCA RATON, FL 33487.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered

Delivered, Left with Individual

BOCA RATON, FL 33487

February 24, 2025, 5:53 pm

See All Tracking History

What Do USPS Tracking Statuses Mean? (<https://faq.usps.com/s/article/Where-is-my-package>)

Text & Email Updates

USPS Tracking Plus®

Product Information

See Less ^

Track Another Package

Enter tracking or barcode numbers

Need More Help?

Contact USPS Tracking support for further assistance.

FAQs



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Detail by Entity Name

Florida Not For Profit Corporation

TOWNHOUSES OF HIGHLANDS BEACH CONDOMINIUM ASSOCIATION, INC.

Filing Information

Document Number	744598
FEI/EIN Number	59-2063719
Date Filed	10/14/1978
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	02/11/1988

Principal Address

2575 S. OCEAN BLVD.
HIGHLAND BEACH, FL 33487

Changed: 02/11/1988

Mailing Address

Townhouses of Highland Beach
2575 S Ocean Blvd
Highland Beach, FL 33487

Changed: 07/09/2019

Registered Agent Name & Address

ASSOCIATED CORPORATE SERVICES LLC
6111 BROKEN SOUND PARKWAY NW
SUITE 200
BOCA RATON, FL 33487

Name Changed: 07/16/2021

Address Changed: 07/16/2021

Officer/Director Detail

Name & Address

Title President

bRECHER, Marc
2575 S. OCEAN BLVD
Office
HIGHLAND BEACH, FL 33487

Title VP

Stano, Marc
2575 S. OCEAN BLVD.
Office
HIGHLAND BEACH, FL 33487

Title Director

Guarini, Robert
2575 S. OCEAN BLVD
Office
HIGHLAND BEACH, FL 33487

Title Director

Richards, Owen
2575 S. Ocean Drive
Office
Highland Beach, FL 33487

Title Director

Zuckerman, Karen Owen
2575 S. Ocean Drive
Office
Highland Beach, FL 33487

Annual Reports

Report Year	Filed Date
2022	07/22/2022
2023	04/07/2023
2024	04/10/2024

Document Images

04/10/2024 -- ANNUAL REPORT	View image in PDF format
04/07/2023 -- ANNUAL REPORT	View image in PDF format
07/22/2022 -- ANNUAL REPORT	View image in PDF format
07/16/2021 -- Reg. Agent Change	View image in PDF format
03/09/2021 -- ANNUAL REPORT	View image in PDF format
07/08/2020 -- AMENDED ANNUAL REPORT	View image in PDF format
03/21/2020 -- ANNUAL REPORT	View image in PDF format
07/09/2019 -- AMENDED ANNUAL REPORT	View image in PDF format
05/13/2019 -- Reg. Agent Change	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

January 14, 2025

TOWNHOUSES OF HIGHLAND BEACH
2575 S OCEAN BLVD CONDO
HIGHLAND BEACH, FL, 33487

RE: Code Compliance Case No. CC-25-41

Location: 2575 S OCEAN BLVD CONDO
HIGHLAND BEACH, FL 33487

Violation Description:

6-27. - Administrative amendments to Florida Building Code.

The town has amended and supplemented Chapter 1 of the Florida Building Code through the adoption of "Administrative Amendments." A copy of these administrative amendments shall be kept on file in the town building department and shall be available for inspection by members of the public.

**110.9(5) - TOWN OF HIGHLAND BEACH ADMINISTRATIVE CODE CHAPTER 1 FOR THE 7th Edition (2020)
FLORIDA BUILDING CODE**

"RECERTIFICATION OF BUILDINGS AND COMPONENTS: Failure to Submit a Recertification Inspection Report or Timely Make Repairs/ Modifications. In the event the owner fails to submit any required report by the specified deadline, fails to make changes and resubmit the Phase Two Report within the required timeframes upon a determination that the Phase Two Report does not satisfy the requirements of this section, or fails to complete (subject to all required permits) any major or critical repairs or modifications within the required timeframes, the Building Official may seek an order of enforcement through the Town's code enforcement process or any other legal or equitable remedy provided by law."

Compliant/Violation: The Association has failed to comply with the requirements of Section 110.9 (Recertification of Buildings) of the Town's Administrative Amendments to the Florida Building Code by failing to submit the required milestone

inspection report.

Correction: The owner of a building or structure subject to recertification shall submit, or cause to be submitted, to the Building Official, a Phase One/Two Report.

Correct by date: February 4, 2025 to prevent further
code compliance actions.



Town of Highland Beach

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

NOTICE OF VIOLATION

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,

A handwritten signature in blue ink that reads "Adam Osowsky".

Adam Osowsky

aosowsky@highlandbeach.us
(561) 278-4540

9589 0710 5270 1410 0658 46

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

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OFFICIAL USE

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

MAILED

Postmark
JAN 14 2025

cc-25-41-nov
TOWNHOUSES-HIGHLANDS BEACH CONDO ASS, INC.
r/a ASSOCIATED CORPORATE SERVICES LLC
6111 BROKEN SOUND PARKWAY NW
SUITE 200
BOCA RATON, FL 33487

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

9589 0710 5270 1410 0666 76

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

MAILED

Postmark
JAN 14 2025

cc-25-41-nov
TOWNHOUSES-HIGHLANDS BEACH CONDO ASS, INC.
President Marc BRECHER
2565 S OCEAN BLVD BLDG 202N
HIGHLAND BEACH FL 33487 1847

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

your name, 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.

cc-25-41-nov
TOWNHOUSES-HIGHLANDS BEACH CONDO ASS, INC.
r/a ASSOCIATED CORPORATE SERVICES LLC
6111 BROKEN SOUND PARKWAY NW
SUITE 200
BOCA RATON, FL 33487



9590 9402 5086 9092 0363 65

2. Article Number (Transfer from service label)
9589 0710 5270 1410 0658 46

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

Karissa Huigins
Karissa Huigins

☐ Agent
☐ Addressee

C. Date of Delivery
1/16/25

Address different from item 1? ☐ Yes
or 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

WEST PALM BEACH, FL 33411
16 JAN 2025 PM 1 L

9590 9402 5086 9092 0363 65

Town of Highland Beach, FL
Town Clerk's Office

United States
Postal Service

RECEIVED
JAN 21 2025

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

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