



Town of Highland Beach

Code Compliance

3616 South Ocean Boulevard • Highland Beach, Florida 33487

*UPDATED*NOTICE OF HEARING / APPEARANCE

CASE NO. CC-25-49

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

TOWNHOUSES OF HIGHLANDS BEACH CONDOMINIUM ASSOCIATION, INC.
2575 S Ocean Blvd
Highland Beach FL, 33487

Re: 2565 S OCEAN BLVD CONDO HIGHLAND BEACH, FL 33487 ., Highland Beach FL 33487
(PCN:24-43-46-28-47-000-0000)

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, April 8, 2025, at 1:00 P.M., in the Town Commission Chambers at 3614 South Ocean Boulevard.*** 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.

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."

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

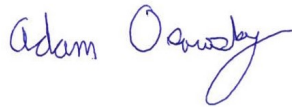
The town has amended and supplemented Chapter 1 of the Florida Building Code through the adoption of "Administrative Amendments." A copy of these administrative amendments shall be kept on file in the town building department and shall be available for inspection by members of the public.

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 4 day of MARCH 2025.



Adam Osowsky
Code Compliance Officer

Certified Mail: 9589071052701410066348

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.

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

3/6/25

address different from item 1? ☐ Yes
 or delivery address below: ☐ No

CC-25-49-NOH
 TOWNHOUSES OF HB COND ASS, INC
 Director ZUCKERMAN
 2575 S OCEAN BLVD APT 103S
 BOCA RATON FL 33487 1849



9590 9402 5086 9092 0359 31

2. Article Number (Transfer from service label)

9589 0710 5270 1410 0663 48

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery

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

Insured Mail

Insured Mail Restricted Delivery (over \$500)

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

Domestic Return Receipt

USPS TRACKING #



WEST PALM BEACH FL 334

6 MAR 2025 PM 3 L

9590 9402 5086 9092 0359 31

United States
Postal ServiceTown of Highland Beach, FL
Post Office

MAR 07 2025

RECEIVED

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

First-Class Mail
 Postage & Fees Paid
 USPS
 Permit No. G-10

9589 0710 5270 1410 0663 48

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

\$

Total Postage and Fee CC-25-49-NOH

\$ TOWNHOUSES OF HB COND ASS, INC.

Director ZUCKERMAN

2575 S OCEAN BLVD APT 103S

BOCA RATON FL 33487 1849

PS Form 3800, January 2023 PSN 7530-02-000-9047



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.



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

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 16, 2025

TOWNHOUSES OF HIGHLANDS BEACH CONDOMINIUM ASSOCIATION, INC.
2575 S Ocean Blvd
HIGHLAND BEACH FL, 33487

RE: Code Compliance Case No. CC-25-49

Location: 2565 S OCEAN BLVD CONDO
HIGHLAND BEACH, FL 33487

Violation Description:

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."

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.

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. *CR permit is required.*

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 5, 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 1134 3543 32

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)

☒ Return Receipt (hardcopy) \$ 4.10

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage \$ 73 9.68

Total Postage and Fees \$

CC-25-49=nov

TO: TOWNHOUSES HIGHLANDS BEACH CON ASS, INC.
R/A ASSOCIATED CORPORATE SERVICES LLC
6111 BROKEN SOUND PARKWAY NW
SUITE 200
BOCA RATON, FL 33487

Postmark Here

POSTAL SWEETS USPS CPD
JAN 16 2025
BOCA RATON FL 33431

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

9589 0710 5270 1134 3543 56

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)

☒ Return Receipt (hardcopy) \$ 4.10

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage \$ 73 9.68

Total Postage and Fees \$

CC-25-49=nov

TO: TOWNHOUSES HIGHLANDS BEACH CON ASS, INC.
President MARC G BRECHER
2565 S OCEAN BLVD BLDG 202N
HIGHLAND BEACH FL 33487 1847

Postmark Here

POSTAL SWEETS USPS CPD
JAN 16 2025
BOCA RATON FL 33431

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

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<p>■ Complete items 1, 2, and 3.</p> <p>■ Print your name and address on the reverse so that we can return the card to you.</p> <p>■ Attach this card to the back of the mailpiece, or on the front if space permits.</p>		<p>A. Signature <u>[Signature]</u> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) _____ C. Date of Delivery <u>1/21/24</u></p>	
<p>1. Article Description</p> <p>CC-25-49=nov</p> <p>TOWNHOUSES HIGHLANDS BEACH CON ASS, INC. President MARC G BRECHER 2565 S OCEAN BLVD BLDG 202N HIGHLAND BEACH FL 33487 1847</p>		<p>Address different from item 1? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>delivery address below: _____</p>	
<p>2. Article Number (Transfer from service label)</p> <p>9590 9402 5086 9092 0368 46</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"/> Return Merchandise</p> <p><input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation</p> <p><input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery</p> <p><input type="checkbox"/> Insured Mail <input type="checkbox"/> Signature Confirmation Restricted Delivery (over \$500)</p>	
<p>PS Form 3811, July 2015 PSN 7530-02-000-9053</p>		<p>Domestic Return Receipt</p>	

USPS TRACKING#		WEST PALM BCH FL 334 21 JAN 2025 PM 4 L	First-Class Mail Postage & Fees Paid USPS Permit No. G-10
9590 9402 5086 9092 0368 46			
Town of Highland Beach, FL Town Clerk's Office	United States Postal Service	<p>RECEIVED</p> <p>JAN 23 2025</p> <p>• Sender: Please print your name, address, and ZIP+4® in this box •</p> <p>TOWN OF HIGHLAND BEACH CODE COMPLAINE 3616 S OCEAN BLVD HIGHLAND BEACH, FL 33487</p>	
	<p>339016</p>		

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<p>■ Complete items 1, 2, and 3.</p> <p>■ Print your name and address on the reverse so that we can return the card to you.</p> <p>■ Attach this card to the back of the mailpiece, or on the front if space permits.</p>		<p>A. Signature X <i>[Signature]</i></p> <p>B. Received by (Printed Name) <i>Nellie Allen</i></p>	
<p>CC-25-49=NOV TOWNHOUSES HIGHLANDS BEACH CON ASS, INC R/A ASSOCIATED CORPORATE SERVICES LLC 6111 BROKEN SOUND PARKWAY NW SUITE 200 BOCA RATON, FL 33487</p>		<p>Address different from item 1? <input type="checkbox"/> Yes delivery address below: <input type="checkbox"/> No</p>	
<p>9590 9402 5086 9092 0368 39</p> <p>2. Article Number (Transfer from service label) 9589 0710 5270 1134 3543 32</p>		<p>3. Service Type <input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restr <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restr <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Registered Mail Res <input type="checkbox"/> Registered Mail Res (over \$500)</p> <p><input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™</p>	
PS Form 3811, July 2015 PSN 7530-02-000-9053		on Receipt	

USPS TRACKING#		WEST PALM BCH FL 334 21 JAN 2025 PM 3 L	First-Class Mail Postage & Fees Paid USPS Permit No. G-10
9590 9402 5086 9092 0368 39			
Town of Highland Beach, FL Town Clerk's Office	United States Postal Service	<p>RECEIVED</p> <p>JAN 23 2025</p> <p>• Sender: Please print your name, address, and ZIP+4® in this box •</p> <p>TOWN OF HIGHLAND BEACH CODE COMPLAINE 3616 S OCEAN BLVD HIGHLAND BEACH, FL 33487</p>	
	<p>339016</p>		