



Town of Highland Beach

Code Compliance

3616 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE-SPECIAL MAGISTRATE

CASE NO. CC-24-369

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

EVANTON BAYE TOWNHOMES CONDOMINIUM ASSOCIATION, INC.

R/A Lewandowski, Kandaleah

4746 SOUTH OCEAN BLVD

HIGHLAND BCH, FL 33487

Re: 4746 S OCEAN BLVD CONDO., Highland Beach FL 33487 (PCN: 24-43-47-09-07-000-0000)

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, December 10, 2024, at 1:00 P.M., in the Town Commission Chambers at 3614 South Ocean Boulevard***, regarding **30-122 (B) - Expiration of building permit.**

(More specifically Permit E23-0229 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 posting on the door of the addressee's residence and by U.S. Postal Service Certified Mail, Return Receipt Domestic Mail, **SIGNED** this _____ 13 day of November 2024.

Adam Osowsky

Code Compliance Officer
Certified Mail: 9589071052701410061848

www.highlandbeach.us
Tel (561) 278-4540 • Fax (561) 278-2606

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<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.73

Total Postage and Fees \$9.68

CC-24-369 NOH

Sent To EVANTON BAYE TOWNHOMES CONDO ASS, INC.

Street and Apt. No., R/A Levandowski, Kandaleah

City, State, ZIP+4® 4746 SOUTH OCEAN BLVD

HIGHLAND BCH, FL 33487





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

Detail by Entity Name

Florida Not For Profit Corporation
EVANTON BAYE TOWNHOMES CONDOMINIUM ASSOCIATION, INC.

Filing Information

Document Number 755997
FEI/EIN Number 59-2063077
Date Filed 01/22/1981
State FL
Status ACTIVE

Principal Address

4746 SOUTH OCEAN BLVD
HIGHLAND BCH, FL 33487

Changed: 03/11/1988

Mailing Address

4746 SOUTH OCEAN BLVD
HIGHLAND BCH, FL 33487

Changed: 03/11/1988

Registered Agent Name & Address

Lewandowski, Kandaleah
4746 SOUTH OCEAN BLVD
HIGHLAND BCH, FL 33487

Name Changed: 01/14/2023

Address Changed: 01/14/2023

Officer/Director Detail

Name & Address

Title Director, Secretary

MESSIER, JENNIFER
4746 S. OCEAN BLVD
#4
Highland Beach, FL 33487

Title President, Director

DEMARCO, DONNA
4746 S. OCEAN BLVD.
#7
HIGHLAND BEACH, FL 33487

Title VP, Director

Winnerman, Leslie
4746 S. OCEAN BLVD
#5
HIGHLAND BEACH, FL 33487

Annual Reports

Report Year	Filed Date
2022	01/14/2022
2023	01/14/2023
2024	02/06/2024

Document Images

02/06/2024 -- ANNUAL REPORT	View image in PDF format
01/14/2023 -- ANNUAL REPORT	View image in PDF format
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01/13/2014 -- ANNUAL REPORT	View image in PDF format
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02/04/2012 -- ANNUAL REPORT	View image in PDF format
01/03/2011 -- ANNUAL REPORT	View image in PDF format
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02/04/2009 -- ANNUAL REPORT	View image in PDF format
02/01/2008 -- ANNUAL REPORT	View image in PDF format
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07/07/1995 -- ANNUAL REPORT	View image in PDF format



NOTICE OF VIOLATION

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

September 19, 2024

EVANTON BAYE TOWNHOMES CONDOMINIUM ASSOCIATION, INC., DONNA DEMARCO
4746 S OCEAN BLVD APT 7
Highland Beach FL, 33487

RE: Code Compliance Case No. CC-24-369

Location: 4746 S OCEAN BLVD CONDO
HIGHLAND BEACH, FL 33487

Violation Description:

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.

More specifically Permit E23-0229 expired.

Correction Contact permitting 561 278 4540 to re instate/ obtain required permit by October 19, 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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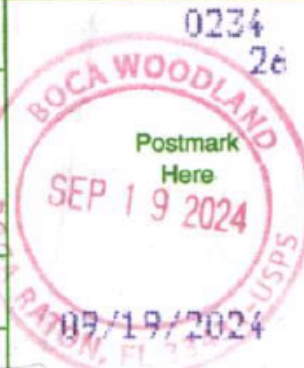
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<input type="checkbox"/> Adult Signature Required	\$ 0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage \$0.73

Total Postage and Fees \$9.68



CC-24-369 NOV

Service
 Str. EVANTON BAYE TOWNHOMES CONDO ASSO, INC.,
 President DONNA DEMARCO
 City, State, Zip 4746 S OCEAN BLVD APT 7
 Highland Beach FL, 33487

PS Form 3800, Reverse for Instructions

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.

1. Article Address
 CC-24-369 NOV
 EVANTON BAYE TOWNHOMES CONDO ASSO, INC.
 President DONNA DEMARCO
 4746 S OCEAN BLVD APT 7
 Highland Beach FL, 33487



9590 9402 5086 9092 0237 30

2. Article Number (Transfer from service label)

9589 0710 5270 1410 0621 28

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent
 Addressee
- B. Received by (Printed Name) C. Date of Delivery
 Donna Demarco 9/19/2024
- D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
- | | |
|--|---|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Return Receipt for Merchandise |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |

Adam Osowsky

From: Adam Osowsky
Sent: Wednesday, September 25, 2024 9:00 AM
To: Ron Reame
Cc: Joe Hennessey; Jeff Remas
Subject: RE: Project CC-24-369 - Notice of Violation

Good morning,

I have reviewed your permit with the Senior Building Inspector.

The notes from August 13 state "...the contractor was disrespectful to inspector. There are no documents for bore drilling available...."

The Building Official has already made the decision on what is required for an inspection, as you have stated in your previous e-mail.

We must follow what the Building Official has decided to get this project inspected/completed.

Respectfully,



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: Ron Reame <rreame@outlook.com>
Sent: Tuesday, September 24, 2024 5:14 PM
To: Adam Osowsky <aosowsky@highlandbeach.us>
Subject: FW: Project CC-24-369 - Notice of Violation

Adam,

I'd like to speak with you regarding this permit violation.

The installation consisted of only fiber cable and nothing else. We're being asked to dig up every 100 feet the installation which would potentially damage the fiber. I'd like to request that the permit be closed as is, since there is nothing electrical etc. that is an issue, simple fiber cable installed.
Please call me at 248-705-6970.

Thanks much for your assistance.

P.S. – I tried calling however your phone lines are having an issue.

Ron Reame