



Town of Highland Beach

Code Compliance

3616 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC-24-407

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

PENTHOUSE TOWERS ASSOCIATION, INC.

R/A LINDIE, BETH GESQ.

ESLER & LINDIE, P.A.
400 S.E. 6TH STREET
FT. LAUDERDALE, FL 33301

Re: 3101 S OCEAN BLVD HIGHLAND BEACH, FL 33487 ., Highland Beach FL 33487 (PCN:24-43-46-33-00-001-0151)

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.***

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

www.highlandbeach.us

Tel (561) 278-4540 • Fax (561) 278-2606

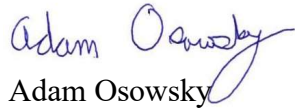
of "Administrative Amendments." A copy of these administrative amendments shall be kept on file in the town building department and shall be available for inspection by members of the public.

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 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: 70210950000086912998

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Sent To **CC-24-407 NOH**
PENTHOUSE TOWERS ASS, INC.
R/A LINDIE, BETH GESQ.
Street and Apt. No., or PO Box **ESLER & LINDIE, P.A.**
400 S.E. 6TH STREET
City, State, ZIP+4® **FT. LAUDERDALE, FL 33301**

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Detail by Entity Name

Florida Not For Profit Corporation
PENTHOUSE TOWERS ASSOCIATION, INC.

Filing Information

Document Number	719256
FEI/EIN Number	59-1317930
Date Filed	09/02/1970
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	06/29/2012
Event Effective Date	NONE

Principal Address

3101 S. OCEAN BLVD.
HIGHLAND BCH., FL 33487

Changed: 07/03/1997

Mailing Address

3101 S. OCEAN BLVD.
HIGHLAND BCH., FL 33487

Changed: 07/03/1997

Registered Agent Name & Address

LINDIE, BETH GESQ.
ESLER & LINDIE, P.A.
400 S.E. 6TH STREET
FT. LAUDERDALE, FL 33301

Name Changed: 06/01/2010

Address Changed: 06/01/2010

Officer/Director Detail

Name & Address

Title Treasurer

Fox, Michele
3101 S. OCEAN BLVD, #626
HIGHLAND BEACH, FL 33487

Title President

Garretson, Phil
3101 S OCEAN BLVD. #108
HIGHLAND BEACH, FL 33487

Title VP

Kowalak, Albert
3101 S. OCEAN BLVD, #214
HIGHLAND BEACH, FL 33487

Title Director

ANDRIOT, STEVE
3101 S. OCEAN BLVD, #904
HIGHLAND BEACH, FL 33487

Title D

DANENBERG, RON
3101 S OCEAN BLVD # 512
HIGHLAND BEACH, FL 33487

Title Secretary

Sweeney, Maureen
3101 S. OCEAN BLVD.#1018
HIGHLAND BCH., FL 33487

Title Director

Bongiorno, Joseph
3101 S. OCEAN BLVD. #1006
HIGHLAND BCH., FL 33487

Annual Reports

Report Year	Filed Date
2022	03/17/2022
2023	03/16/2023
2024	04/19/2024

Document Images

04/19/2024 -- ANNUAL REPORT	View image in PDF format
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04/29/1996 -- 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

October 16, 2024

PENTHOUSE TOWERS ASSOCIATION, INC.
ESLER & LINDIE, P.A.
FORT LAUDERDALE FL, 33301

RE: Code Compliance Case No. CC-24-407

Location: 3101 S OCEAN BLVD
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.

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: October 30, 2024 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

22 E090 DTHT 0225 0120 6856

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☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
\$ 73

Total Postage and Fees

\$ 9.18 CC-24-407+nov

Sent To PENTHOUSE TOWERS ASS. INC.

Street and Apt. No., or PO Box No. r/a LINDIE, BETH GESQ.

City, State, ZIP+4® ESLE & LINDIE, P.A.

400 S.E. 6TH STREET
FT. LAUDERDALE, FL 33301

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

See Reverse for Instructions



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Print your name and address on the reverse
so that we can return the card to you.
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on the front if space permits.
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CC-24-407+nov
PENTHOUSE TOWERS ASS. INC.
r/a LINDIE, BETH GESQ.
ESLE & LINDIE, P.A.
400 S.E. 6TH STREET
FT. LAUDERDALE, FL 33301



9590 9402 5086 9092 0226 27

Article Number (Transfer from service label)
3589 0710 5270 1410 0603 22

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

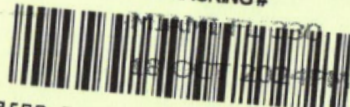
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Sherrine Gotsman 10/18/24
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