

# **Village of Wellington**

*12300 Forest Hill Blvd  
Wellington, FL 33414*



## **Action Summary - Final**

**Monday, April 3, 2017**

**6:30 PM**

**Village Hall - Council Chambers**

### **Construction Board of Adjustments & Appeals**

*Bruce Tumin, Chair  
Lee Kantor, Vice-Chair  
Terrence Bailey  
Miguel Alonso  
Tripp Long  
John Donaldson  
John Strandberg*

**I. CALL TO ORDER**

Mr. Lee Kantor, Vice Chair, called the meeting to order at 6:30 p.m.

Board Members Present: Lee Kantor, Howard (Tripp) Long, Terrence Bailey, John Strandberg, John Donaldson, Miguel Alonso.

Board Members Not in Attendance: Bruce Tumin, Chair

**II. PLEDGE OF ALLEGIANCE**

The Board led the Pledge of Allegiance.

**III APPROVAL OF MINUTES**

**A. [CB-100](#) MINUTES OF THE CONSTRUCTION BOARD OF ADJUSTMENT  
AND APPEALS MEETING OF SEPTEMBER 19, 2016**

Mr. Kantor presented the Minutes of the Board's September 19, 2016 meeting for approval.

The Minutes of September 19, 2016 were unanimously approved 6-0 by the Board. Board member Bruce Tumin was absent.

**IV. OLD BUSINESS**

NONE

**V. NEW BUSINESS**

**A. [CB-105](#) 017-01 COMPLAINT OF WILLFUL CODE VIOLATIONS: MR.  
PATRICK O'HARA, 14492 STIRRUP LANE VS ONE HOUR AIR  
CONDITIONING & HEATING MICHAEL RAMOS**

Ms. Laurie Cohen, Village Attorney, addressed the Board and outlined the process for the hearing. She explained that as the Local Construction Regulations Board (LCRB), the Construction Board of Adjustments and Appeals (CBAA), may deny, suspend revoke or limit the authority of a certified contractor to obtain a building permit.

Ms. Cohen administered the oath to those in attendance who indicated they would be testifying in this matter.

Mr. Kantor asked the Board to disclose their Ex-Parte communications.

Each Board Member disclosed that they had no Ex-Parte

communications regarding this matter.

Mr. Patrick O'Hara, of Complainant, Resident, 14492 Stirrup Lane, presented his case against Mr. Michael Ramos, One Hour Air Conditioning & Heating. He alleged that Mr. Ramos, or those that are employed by the company, committed a willful violation of the provisions of the Florida Building Code. He presented pictures showing the installation of the unpermitted duct work as well as the negligence of the company. Mr. O'Hara stated that he also had to hire another company to fix and repair the duct work that had been done.

Mr. Michael Ramos, Respondent and Qualifier for the company, One Hour Air Conditioning & Heating, presented the timeline of events as they occurred in his defense. He said he had acknowledged the mistakes that had been made in the installation of the duct work and offered to make repairs; however, Mr. O'Hara had refused his offer.

After both sides presented their case, the Board asked questions of both parties as well as staff. After deliberating, the Board made the following motion:

A motion was made by Terrance Bailey, seconded by Tripp Long, and passed 5-1 with Tripp Long dissenting, to deny the findings of willful violation. Mr. Bruce Tumin was absent.

## **VI. COMMENTS FROM STAFF**

Mr. Jacek Tomasik addressed the Board regarding future meetings. He indicated there are contractors who have an excessive number of expired permits who have ignored letters sent to them to close the permits. He will bring three such contracts before the Board at their June 19, 2017 meeting for disciplinary action.

## **VII. COMMENTS FROM THE BOARD**

Mr. Kantor stated that although the Board found no willful violation at this time, he advised Mr. Ramos that he has to do better in the future because if he ever came before the Board again, they may not rule in his favor.

## **VIII. ADJOURN**

There being no further business to come before the Board, Mr. Kantor adjourned the meeting at 8:45 p.m.

