

**Special Magistrate WaterWorks 2011 Hearing  
City Commission Meeting Room  
Floyd V. Hull, Jr., Presiding  
January 23, 2012  
10:00 A.M. – 11:11 A.M.**

**Staff Present**

Brian McKelligett, Clerk of Special Magistrate, Supervisor  
Mary Allman, Secretary / WW Special Magistrate  
Lori Grossfeld, Clerk III  
Heather Steyn, WaterWorks 2011 Public Involvement Coordinator

**Respondents and Witnesses:**

CE11061007: Christopher Barry, owner  
CE11120165: Lucille Stapley, owner; Gerald Horton, representative  
CE11120023: Clare Russo, bank representative  
CE11071108: Rony Ullea, owner  
CE11071110: Moviette Reseau, owner; Patrick Reseau, owner  
CE11061922: Christopher Samuels, owner  
CE11071098: Johnny Jean Claude, owner  
CE11120156: Mims Natson, Jr., owner  
CE11022334: Scarlett Watts, owner  
CE11061927: Gloria Tellfair, owner  
CE11120173: Lorraine Cardona, owner  
CE11022376: Neville Dunn, owner  
CE11022360: Jai Motwani, owner's husband  
CE10121957: Donna Randolph, owner  
CE10121937: Tracy Jordan, owner  
CE10121935: Noel Lima, owner; Jairo Santos, friend  
CE11042856: Tamara Walters, bank representative  
CE11010111: Maxo Sinal, owner  
CE11010114: Mirco Vietti, owner  
CE11110288: David Gregory Campbell, owner's representative  
CE11120155: Steven Hall, owner  
CE11120154: Harry Eady, owner  
CE11071120: Anthony Belfiore, agent  
CE11061154: Renet Dieujuste, owner  
CE11061157: Arlester Shorter, owner  
CE11061143: Valrene Brissett, owner; Ethelbert Brissett, owner  
CE11060996: Christopher Barry, owner  
CE11060982: Christopher Barry, owner  
CE11060992: Christopher Barry, owner  
CE11060994: Christopher Barry, owner  
CE11061484: Willie Spencer, owner  
CE11061145: Vernie Francis, owner  
CE11061166: Headley Francis, owner

CE11061021: Sam Khoury, owner

NOTE: all individuals who presented information to the Special Magistrate during these proceedings affirmed they would speak only the truth.

The meeting was called to order at 10:00 a.m.

**Case: CE11120156**

601 SW 28 Drive  
Mims Natson, Jr.

Certified mail sent to the owner was signed on 12/16/11 by Mims Natson.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn said the property is not in compliance.

Mims Natson, Jr., owner, stated that work has begun and requested 30 days to complete it.

Mr. McKelligett noted that the permit for the work was issued in June 2011, and will expire if work is not done within the next 30 days. He recommended a 90-day extension, with a fine of \$100 per day thereafter. He advised Mr. Natson to renew the permit.

Judge Hull found in favor of the City and ordered compliance within 90 days or a fine of \$100 per day would begin to accrue.

**Case: CE10121935**

1008 SW 22 Avenue  
Dulcineia Kundzin and Noel Moreno Lima

This case was first heard on 3/28/11 to comply by 4/27/11. Violations and extensions are as noted on the agenda. The property has not been in compliance for 88 days and potential fines have accrued to \$8800. The City requested that the fine be imposed and continue to accrue.

Jairo Santos, translating for Noel Lima, owner, stated that the house is in the foreclosure process. Mr. Lima did not plan to try to keep the house.

Judge Hull imposed the fine of \$8800, which would continue to accrue until the property complied.

**Case: CE11010111**

1516 SW 5 Place

JRP Investment Group LLC

This case was first heard on 3/28/11 to comply by 6/26/11. Violations and extensions are as noted on the agenda. The property came into compliance on 12/23/11 after being out of compliance for 28 days. Potential fines have accrued to \$2800. The City requested that a fine of \$1960 be imposed.

Maxo Sinal, owner, said the permit for the work stated that as long as he did not abandon the work for 90 days, he would remain in compliance. He added that the house is in the foreclosure process. He requested that the fine be waived.

Mr. McKelligett recommended that the fine be reduced to \$570 to cover administrative costs.

Judge Hull imposed the fine of \$570.

**Case: CE11071098**

570 SW 30 Avenue

Johnny and Annette Jean Claude

This case was first heard on 10/24/11 to comply by 1/22/12. Violations are as noted on the agenda. The property is not in compliance and fines would begin to accrue on 1/23/12. The City recommended a 90-day extension.

Johnny Jean Claude, owner, said he is working to bring the property into compliance.

Judge Hull granted the 90-day extension, during which time no fines would accrue.

**Case: CE11022376**

705 SW 15 Avenue

Naomi Dunn and Neville Dunn

This case was first heard on 4/25/11 to comply by 7/24/11. Violations and extensions are as noted on the agenda. The property has not been in compliance for 91 days and potential fines have accrued to \$9100. The City requested that the fine be imposed and continue to accrue.

Neville Dunn, owner, said the work was delayed due to problems with a tenant on the property. He requested a 90-day extension.

Judge Hull granted the 90-day extension, during which time no fines would accrue.

**Case: CE11071120**

2700 W Broward Boulevard

SE Petro One LLC

This case was first heard on 10/24/11 to comply by 11/23/11. Violations are as noted on the agenda. The property came into compliance on 12/1/11 after being out of compliance for 7 days. Potential fines have accrued to \$700. The City requested that no fine be imposed.

Judge Hull imposed no fine.

**Case: CE11061922**

450 SW 29 Terrace

Christopher and Pamela Samuels

This case was first heard on 9/26/11 to comply by 12/25/11. Violations are as noted on the agenda. The property has not been in compliance for 28 days and potential fines have accrued to \$2800. The City requested a 90-day extension.

Christopher Samuels, owner, stated he was experiencing financial hardship.

Judge Hull granted the 90-day extension, during which time no fines would accrue.

**Case: CE11061927**

631 SW 29 Terrace

Gloria Lavern Jones

This case was first heard on 9/26/11 to comply by 12/25/11. Violations are as noted on the agenda. The property has not been in compliance for 28 days and potential fines have accrued to \$2800. The City requested a 90-day extension.

Judge Hull granted the 90-day extension, during which time no fines would accrue.

**Case: CE11061166**

3043 SW 2 Street

H. and Esneith Francis

This case was first heard on 8/22/11 to comply by 11/20/11. Violations are as noted on the agenda. The property has not been in compliance for 63 days and

potential fines have accrued to \$6300. The City requested that the fine be imposed and continue to accrue.

Headley Francis, owner, said he has been ill and could not complete the work. He is currently experiencing financial hardship.

Inspector Steyn recommended an extension. She also advised Mr. Francis that she could provide information on how to apply for a grant to complete the work.

Judge Hull granted the 90-day extension, during which time no fines would accrue.

**Case: CE10121957**

814 SW 26 Court

Donna Randolph

This case was first heard on 2/28/11 to comply by 3/30/11. Violations and extensions are as noted on the agenda. The property came into compliance on 10/27/11 after being out of compliance for 25 days. Potential fines have accrued to \$2500. The City requested that a fine of \$1260 be imposed.

Donna Randolph, owner, said she is experiencing financial hardship and could not pay the fine.

Mr. McKelligett recommended that the fine be reduced to \$520 to cover administrative costs.

Judge Hull imposed the fine of \$520.

Mr. McKelligett stated that the following five cases would be heard together.

**Case: CE11060982**

3004 SE 4 Avenue

Second Avenue Building LLC

This case was first heard on 8/22/11 to comply by 11/20/11. Violations are as noted on the agenda. The property has not been in compliance for 63 days and potential fines have accrued to \$6300. The City requested that the fine be imposed and continue to accrue.

**Case: CE11060992**

3008 SE 4 Avenue

Second Avenue Building LLC

This case was first heard on 8/22/11 to comply by 11/20/11. Violations are as noted on the agenda. The property has not been in compliance for 63 days and potential fines have accrued to \$6300. The City requested that the fine be imposed and continue to accrue.

**Case: CE11060994**

3012 SE 4 Avenue

4B's Holding Company LLC

This case was first heard on 8/22/11 to comply by 11/20/11. Violations are as noted on the agenda. The property has not been in compliance for 63 days and potential fines have accrued to \$6300. The City requested that the fine be imposed and continue to accrue.

**Case: CE11060996**

3001 SE 6 Avenue

Taylor Investment Ventures LLC

This case was first heard on 8/22/11 to comply by 11/20/11. Violations are as noted on the agenda. The property has not been in compliance for 63 days and potential fines have accrued to \$6300. The City requested that the fine be imposed and continue to accrue.

**Case: CE11061007**

404 SE 30 Street

Taylor Investment Ventures LLC

This case was first heard on 8/22/11 to comply by 11/20/11. Violations are as noted on the agenda. The property has not been in compliance for 63 days and potential fines have accrued to \$6300. The City requested that the fine be imposed and continue to accrue.

The property owner stated that he had not been aware the properties had passed their compliance deadlines. He said his intent was to build a hotel once the properties are demolished. He would know within the next 90 days whether or not the deal could be completed.

The City requested a 90-day extension for all five cases. Mr. McKelligett clarified that this extension would not mean the fines are waived, and advised the owner that he must keep in touch with the Inspector.

Judge Hull granted the 90-day extension for all five properties, during which time no fines would accrue.

**Case: CE11061484**

2856 SW 4 Street  
Willie J. Spencer

This case was first heard on 9/26/11 to comply by 12/25/11. Violations are as noted on the agenda. The property has not been in compliance for 28 days and potential fines have accrued to \$2800. The City requested a 30-day extension.

Judge Hull granted the 30-day extension, during which time no fines would accrue.

**Case: CE11120165**

139 SW 22 Terrace  
Lucille V. McGillivray

Certified mail sent to the owner was signed on 12/17/11 by Lucillie Stapley.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Lucille Stapley, owner, said she had applied for a grant to complete the work but did not know the status of her application. She stated she was experiencing financial hardship.

Inspector Steyn recommended a 90-day extension, with a fine of \$100 per day thereafter.

Gerald Horton, representing the Riverland Civic Association, stated that there were discrepancies associated with the grant paperwork as issued to the owner. Mr. McKelligett advised that at the end of 60 days, the owner should contact the Inspector to let her know whether or not the property would come into compliance during the extension period. If not, the owner may request to be placed back on the agenda and additional time may be granted to complete the work.

Inspector Steyn noted that the grant application process can be very complicated and there are limited funds to be distributed. She said she would request that the owner's application be reviewed.

Judge Hull found in favor of the City and ordered compliance within 90 days or a fine of \$100 per day would begin to accrue.

**Case: CE11071110**

400 SW 30 Terrace  
Moviette and Patrick Reseau

This case was first heard on 10/24/11 to comply by 1/22/12. Violations are as noted on the agenda. The property is not in compliance and fines will begin to accrue on 1/23/12. The City requested a 90-day extension.

Judge Hull granted the 90-day extension, during which time no fines would accrue.

**Case: CE11120154**

1930 NW 12 Avenue

Harry Eady

Service was via posting on the property on 1/6/12 and at City Hall on 1/16/12.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn said the property is not in compliance.

Harry Eady, owner, requested an extension.

Mr. McKelligett requested a 90-day extension, with a fine of \$100 per day thereafter.

Judge Hull found in favor of the City and ordered compliance within 90 days or a fine of \$100 per day would begin to accrue.

**Case: CE11110288**

1708 SW 12 Court

US Bank NA Trustee % Alridge Connors LLP

Certified mail sent to the owner was signed on 12/16/11 [signature illegible].

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn said the property is not in compliance.

David Campbell, representing the owner, said the property is in the foreclosure process. He requested an extension to bring the property into compliance.

Inspector Steyn recommended a 90-day extension, with a fine of \$100 per day thereafter.

Judge Hull found in favor of the City and ordered compliance within 90 days or a fine of \$100 per day would begin to accrue.

**Case: CE11120155**

1725 SW 14 Street  
Steven R. Hall

Certified mail sent to the owner was signed on 12/16/11 by Steven R. Hall.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn said the property is in the foreclosure process. She recommended a 90-day extension, with a fine of \$100 per day thereafter.

Judge Hull found in favor of the City and ordered compliance within 90 days or a fine of \$100 per day would begin to accrue.

**Case: CE11061154**

2750 SW 2 Street  
Renet Dieujuste

This case was first heard on 8/22/11 to comply by 11/20/11. Violations are as noted on the agenda. The property has not been in compliance for 63 days and potential fines have accrued to \$6300. The City requested that the fine be imposed and continue to accrue.

Renet Dieujuste, owner, said the property is in foreclosure and he would close on a short sale in February. He requested that the fine be waived.

Mr. McKelligett recommended a 60-day extension.

Judge Hull granted the 60-day extension, during which time no fines would accrue.

**Case: CE11061021**

3233 S Andrews Avenue  
Khoury Real Estate LLC

This case was first heard on 8/22/11 to comply by 11/20/11. Violations are as noted on the agenda. The property has not been in compliance for 63 days and potential fines have accrued to \$6300. The City requested a 90-day extension.

Sam Khoury, owner, said he should be able to complete the work within 90 days.

Judge Hull granted the 90-day extension, during which time no fines would accrue.

**Case: CE11022360**

719 SW 14 Terrace  
Jessica Motwani

This case was first heard on 4/25/11 to comply by 5/25/11. Violations and extensions are as noted on the agenda. The property came into compliance on 10/26/11 after being out of compliance for 60 days. Potential fines have accrued to \$6000. The City requested that a fine of \$1260 be imposed.

Jai Motwani, owner's husband, said he and his wife were out of state during the earlier hearings and did not know they were not in compliance. He said they had received no notice regarding the property and did not feel the fine was justified.

Mr. McKelligett advised that although the owners were away during the hearing, the first evaluation of the property was done in June 2010 and the owners were made aware of the need to connect at that time. He recommended that a fine of \$620 be imposed to cover administrative costs.

Judge Hull imposed the \$620 fine.

**Case: CE11120173**

661 SW 30 Terrace  
Lorraine M. Cardona

Certified mail sent to the owner was signed on 12/23/11 [signature illegible].

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn said the property is not in compliance.

Lorraine Cardona, owner, requested a 90-day extension.

Judge Hull found in favor of the City and ordered compliance within 90 days or a fine of \$100 per day would begin to accrue.

**Case: CE11061157**

2770 SW 2 Street  
Arlester James Shorter II

This case was first heard on 8/22/11 to comply by 9/21/11. Violations and extensions are as noted on the agenda. The property has not been in compliance

for 32 days and potential fines have accrued to \$3200. The City requested a 90-day extension.

Arlester Shorter II, owner, said he was experiencing financial hardship and the property is in the short sale process. He felt the sale would be completed within the 90-day period.

Mr. McKelligett advised that the new owner of the property would need to contact the Inspector once the sale is complete.

Judge Hull granted the 90-day extension, during which time no fines would accrue.

**Case: CE11061143**

2792 SW 1 Street

E.N. Brissett and Valrene Brissett

This case was first heard on 8/22/11 to comply by 11/20/11. Violations are as noted on the agenda. The property came into compliance on 12/7/11 after being out of compliance for 16 days. Potential fines have accrued to \$1600. The City requested that no fine be imposed.

Judge Hull imposed no fine.

**Case: CE11010114**

1532 SW 5 Place

Florida Condo LLC

This case was first heard on 3/28/11 to comply by 6/26/11. Violations and extensions are as noted on the agenda. The property came into compliance on 11/4/11 after being out of compliance for 56 days. Potential fines have accrued to \$5600. The City requested that no fine be imposed.

Judge Hull imposed no fine.

**Case: CE10121937**

830 SW 30 Avenue

Sharleda Jordan

This case was first heard on 2/28/11 to comply by 5/29/11. Violations and extensions are as noted on the agenda. The property has not been in compliance for 116 days and potential fines have accrued to \$11,600. The City requested an additional 60-day extension.

Tracy Jordan, owner, said the property has been turned over to the mortgage company and a public auction has been scheduled.

Judge Hull granted the 60-day extension, during which time no fines would accrue.

**Case: CE11022334**

617 SW 13 Avenue

Scarlett D. Watts

This case was first heard on 4/25/11 to comply by 7/24/11. Violations and extensions are as noted on the agenda. The property has been out of compliance for 91 days and potential fines have accrued to \$9100. The City requested that the fine be imposed and continue to accrue.

Scarlett Watts, owner, said the property is in the foreclosure process. She requested a 90-day extension.

Judge Hull granted the 90-day extension, during which time no fines would accrue.

**Case: CE11042856**

1413 NW 15 Avenue

Wells Fargo Bank NA

This case was first heard on 7/25/11 to comply by 8/24/11. Violations and extensions are as noted on the agenda. The property came into compliance on 11/9/11 after being out of compliance for 32 days. Potential fines have accrued to \$3200. The City requested that a fine of \$1260 be imposed.

Tamara Walters, representing the owner, said Wells Fargo is not the title owner of the property. She requested that the fine be transferred to the title owner.

Mr. McKelligett stated that at the time the final order was sought, Wells Fargo was the listed owner according to the Broward County Property Appraiser's Office. He advised that the case would continue against the original owner, but recommended that the fine be lowered to \$620 to cover administrative costs.

Ms. Walters asked if she could request an extension to pay the fine. Mr. McKelligett pointed out that the case is in compliance, so an extension would not apply.

Judge Hull imposed the \$620 fine.

**Case: CE10062549**

315 SW 22 Street  
Marlene Cox

The City requested to vacate the final order of 2/28/11.

Judge Hull vacated the order.

A representative of Fannie Mae, which now owns the property, stated that they were unable to take any action on the property because a tenant was residing in it at the time. An eviction was completed on January 20, 2012. She requested an extension to complete the work on the property.

It was clarified that a new case had been opened and was listed on page 1 of the agenda.

**Case: CE11120023**

315 SW 22 Street  
Federal National Mortgage Association

Certified mail sent to the owner was signed on 12/19/11 by Fred Bradley.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Mr. McKelligett recommended a 90-day extension, with a fine of \$100 per day thereafter.

Judge Hull found in favor of the City and ordered compliance within 90 days or a fine of \$100 per day would begin to accrue.

**Case: CE11061145**

2880 SW 1 Street  
Yvette Fay Davis and Vernie Francis

This case was first heard on 8/22/11 to comply by 11/20/11. Violations are as noted on the agenda. The property has been out of compliance for 63 days and potential fines have accrued to \$6300. The City requested that the fine be imposed and continue to accrue.

Vernie Francis, owner, said the property is in foreclosure and he has recently filed for Chapter 13.

Mr. McKelligett recommended a 90-day extension.

Judge Hull granted the 90-day extension, during which time no fines would accrue.

**Case: CE11110251**

2675 SW 6 Court  
Bayview Loan Servicing LLC

Certified mail sent to the owner was signed on 12/16/11 [signature illegible].

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn requested a 30-day extension, with a fine of \$100 per day thereafter.

Judge Hull found in favor of the City and ordered compliance within 30 days or a fine of \$100 per day would begin to accrue.

**Case: CE11120158**

3211 SW 9 Avenue  
Frank and Elizabeth Becker

Certified mail sent to the owner was signed on 12/19/11 by Elizabeth Becker.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn requested a 90-day extension, with a fine of \$100 per day thereafter.

Judge Hull found in favor of the City and ordered compliance within 90 days or a fine of \$100 per day would begin to accrue.

**Case: CE11120159**

1261 NW 46 Court  
Christopher J. Potts and Sandra L. Potts

Service was via posting on the property on 1/6/12 and at City Hall on 1/16/12.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn requested a 90-day extension, with a fine of \$100 per day thereafter.

Judge Hull found in favor of the City and ordered compliance within 90 days or a fine of \$100 per day would begin to accrue.

**Case: CE11120162**

4421 NW 11 Terrace  
James A Picard Trust

Certified mail sent to the owner was signed on 12/16/11 [signature illegible].

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn requested a 90-day extension, with a fine of \$100 per day thereafter.

Judge Hull found in favor of the City and ordered compliance within 90 days or a fine of \$100 per day would begin to accrue.

**Case: CE11120163**

920 NW 46 Street  
John A. Barrett and David Hardin

Certified mail sent to the owner was signed on 12/16/11 [signature illegible].

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn requested a 90-day extension, with a fine of \$100 per day thereafter.

Judge Hull found in favor of the City and ordered compliance within 90 days or a fine of \$100 per day would begin to accrue.

**Case: CE11120170**

3250 SW 12 Avenue  
Susan S. Cauwenberghs Est.

Certified mail sent to the owner was signed on 12/16/11 [signature illegible].

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn requested a 90-day extension, with a fine of \$100 per day thereafter.

Judge Hull found in favor of the City and ordered compliance within 90 days or a fine of \$100 per day would begin to accrue.

Judge Hull asked who would be served in this case. Mr. McKelligett stated it was the estate's personal representative.

**Case: CE11120172**

1630 NW 11 Avenue  
Joyce Anderson

Service was via posting on the property on 1/6/12 and at City Hall on 1/16/12.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn requested a 30-day extension, with a fine of \$100 per day thereafter.

Judge Hull found in favor of the City and ordered compliance within 30 days or a fine of \$100 per day would begin to accrue.

**Case: CE11120398**

4501 NW 12 Avenue  
Aurora Loan Services LLC % Elizabeth R. Wellborn PA

Certified mail sent to the owner was signed on 12/16/11 [signature illegible].

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn requested a 30-day extension, with a fine of \$100 per day thereafter.

Judge Hull found in favor of the City and ordered compliance within 30 days or a fine of \$100 per day would begin to accrue.

**Case: CE09021008**

715 SW 2 Court  
CVM 1 REO LLC % CVM Partners 1

The City requested to vacate the original final order of 8/24/09.

Judge Hull vacated the order.

**Case: CE10062687**

2721 SW 13 Avenue  
Madeline M. Meeker Est. Cynthia R. Baker et al.

This case was first heard on 1/24/11 to comply by 4/24/11. Violations and extensions are as noted on the agenda. The property has not been in compliance for 91 days and potential fines have accrued to \$9100. The City requested that the fine be imposed and continue to accrue.

Judge Hull imposed the \$9100 fine, which would continue to accrue until the property complied.

**Case: CE10101236**

1029 SW 22 Street  
Bank of New York Mellon Trustee % Kahane & Associates PA

The City requested to vacate the original final order of 1/24/11 and the order imposing fines of 3/28/11.

Judge Hull vacated the order.

**Case: CE10121941**

831 SW 28 Street  
Matthew Delillo and Andres Vivas

This case was first heard on 2/28/11 to comply by 5/29/11. Violations and extensions are as noted on the agenda. The property came into compliance on 11/22/11 after being out of compliance for 56 days. Potential fines have accrued to \$5600. The City requested that a fine of \$1260 be imposed.

Judge Hull imposed the \$1260 fine.

**Case: CE11010139**

534 SW 11 Avenue  
Majorie Rinear Coulter and Benjamin Porch Coulter

This case was first heard on 3/28/11 to comply by 6/26/11. Violations and extensions are as noted on the agenda. The property has not been in compliance for 119 days and potential fines have accrued to \$11,900. The City requested that the fine be imposed and continue to accrue.

Judge Hull imposed the \$11,900 fine, which would continue to accrue until the property complied.

**Case: CE11031157**

3041 SW 22 Court  
Mary Elizabeth Tashereau

This case was first heard on 4/25/11 to comply by 7/24/11. Violations and extensions are as noted on the agenda. The property has not been in compliance for 91 days and potential fines have accrued to \$9100. The City requested that the fine be imposed and continue to accrue.

Judge Hull imposed the \$9100 fine, which would continue to accrue until the property complied.

**Case: CE11060013**

2831 SW 18 Terrace  
Yale Mortgage Corporation % Weitz Schwartz PA

This case was first heard on 10/24/11 to comply by 11/23/11. Violations are as noted on the agenda. The property has not been in compliance for 60 days and potential fines have accrued to \$6000. The City requested a 60-day extension.

Judge Hull granted the 60-day extension, during which time no fines would accrue.

**Case: CE11061141**

2742 SW 1 Street  
Beanhead Investments LLC

This case was first heard on 8/22/11 to comply by 11/20/11. Violations are as noted on the agenda. The property came into compliance on 12/15/11 after being out of compliance for 24 days. Potential fines have accrued to \$2400. The City requested that no fine be imposed.

Judge Hull imposed no fine.

**Case: CE11061147**

2751 SW 2 Court  
Vincent Oatman

This case was first heard on 8/22/11 to comply by 11/20/11. Violations and extensions are as noted on the agenda. The property has not been in compliance for 63 days and potential fines have accrued to \$6300. The City requested that the fine be imposed and continue to accrue.

Judge Hull imposed the \$6300 fine, which would continue to accrue until the property complied.

**Case: CE11061160**

2820 SW 2 Street  
Sharon Nelson

This case was first heard on 8/22/11 to comply by 11/20/11. Violations are as noted on the agenda. The property has not been in compliance for 63 days and potential fines have accrued to \$6300. The City requested that the fine be imposed and continue to accrue.

Judge Hull imposed the \$6300 fine, which would continue to accrue until the property complied.

**Case: CE11061163**

2850 SW 2 Street  
Elizabeth A. Paige

This case was first heard on 8/22/11 to comply by 11/20/11. Violations are as noted on the agenda. The property has not been in compliance for 63 days and potential fines have accrued to \$6300. The City requested a 90-day extension.

Judge Hull granted the 90-day extension, during which time no fines would accrue.

**Case: CE11061175**

2844 SW 8 Court  
Julia A. Dawkins

This case was first heard on 8/22/11 to comply by 11/20/11. Violations are as noted on the agenda. The property has not been in compliance for 63 days and potential fines have accrued to \$6300. The City requested that the fine be imposed and continue to accrue.

Judge Hull imposed the \$6300 fine, which would continue to accrue until the property complied.

**Case: CE11061177**

2791 SW 3 Street  
William Adolphus Galloway Est.

This case was first heard on 8/22/11 to comply by 11/20/11. Violations are as noted on the agenda. The property has not been in compliance for 63 days and potential fines have accrued to \$6300. The City requested that the fine be imposed and continue to accrue.

Judge Hull imposed the \$6300 fine, which would continue to accrue until the property complied.

**Case: CE11061487**

2804 SW 5 Court  
Agnes Baptiste and Tercius Pierre Louis

This case was first heard on 9/26/11 to comply by 12/25/11. Violations are as noted on the agenda. The property has not been in compliance for 38 days and potential fines have accrued to \$2800. The City requested that the fine be imposed and continue to accrue.

Judge Hull imposed the \$2800 fine, which would continue to accrue until the property complied.

**Case: CE11071095**

561 SW 30 Avenue  
Benjamin J. Williams III

This case was first heard on 10/24/11 to comply by 11/23/11. Violations are as noted on the agenda. The property has not been in compliance for 60 days and potential fines have accrued to \$6000. The City requested a 60-day extension.

Judge Hull granted the 60-day extension, during which time no fines would accrue.

**Case: CE11071101**

640 SW 30 Avenue  
640 SW 30 Avenue Trust / Jacqueline Hyatt

This case was first heard on 10/24/11 to comply by 11/23/11. Violations are as noted on the agenda. The property has not been in compliance for 60 days and potential fines have accrued to \$6000. The City requested that the fine be imposed and continue to accrue.

Judge Hull imposed the \$6000 fine, which would continue to accrue until the property complied.

**Case: CE11061515**

531 SW 27 Terrace  
Gwendolyn Copeland and Milton Copeland

This case was first heard on 9/26/11 to comply by 11/25/11. Violations are as noted on the agenda. The property has not been in compliance for 58 days and potential fines have accrued to \$5800. The City requested a 60-day extension.

Judge Hull granted the 60-day extension, during which time no fines would accrue.

**Case: CE11071109**

360 SW 30 Terrace  
Michel Senexan

This case was first heard on 10/24/11 to comply by 11/23/11. Violations are as noted on the agenda. The property has not been in compliance for 60 days and potential fines have accrued to \$6000. The City requested a 90-day extension.

Judge Hull granted the 90-day extension, during which time no fines would accrue.

**Case: CE11071115**

660 SW 30 Terrace  
Suntrust Mortgage Inc.

This case was first heard on 10/24/11 to comply by 11/23/11. Violations are as noted on the agenda. The property has not been in compliance for 60 days and potential fines have accrued to \$6000. The City requested that the fine be imposed and continue to accrue.

Judge Hull imposed the \$6000 fine, which would continue to accrue until the property complied.

**Case: CE11071121**

2800 W Broward Boulevard  
Twelve SAC Self-Storage Corp.

This case was first heard on 10/24/11 to comply by 11/23/11. Violations are as noted on the agenda. The property has not been in compliance for 60 days and potential fines have accrued to \$6000. The City requested that the fine be imposed and continue to accrue.

Judge Hull imposed the \$6000 fine, which would continue to accrue until the property complied.

**Case: CE10121958**

1031 SW 29 Street  
Paul A. Guerrero and Rebecca S. Guerrero

This case was first heard on 2/28/11 to comply by 5/29/11. Violations and extensions are as noted on the agenda. The property has not been in compliance

for 56 days and potential fines have accrued to \$5600. The City requested a 90-day extension.

Judge Hull granted the 90-day extension, during which time no fines would accrue.

**Case: CE10121934**

220 SW 22 Avenue

Sonja M. Backman

This case was first heard on 2/28/11 to comply by 5/29/11. Violations and extensions are as noted on the agenda. The property has not been in compliance for 56 days and potential fines have accrued to \$5600. The City requested a 90-day extension.

Judge Hull granted the 90-day extension, during which time no fines would accrue.

**Case: CE11071108**

331 SW 30 Terrace

Luis E. Mendez and Rony A. Osorio

This case was first heard on 10/24/11 to comply by 1/22/12. Violations are as noted on the agenda. The property is not in compliance and fines would begin to accrue on 1/23/12. The City requested a 90-day extension.

Judge Hull granted the 90-day extension, during which time no fines would accrue.

**Case: CE11071088**

400 SW 30 Avenue

Betty Hallmon and Tim Joseph Hallmon

This case was first heard on 10/24/11 to comply by 1/22/12. Violations are as noted on the agenda. The property is not in compliance and fines would begin to accrue on 1/23/12. The City requested a 90-day extension.

Judge Hull granted the 90-day extension, during which time no fines would accrue.

**Cases Complied**

Mr. McKelligett announced that the cases listed below had complied. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

**CE11092327**

**CE11061880**

**CE11092326**

**CE11120161**

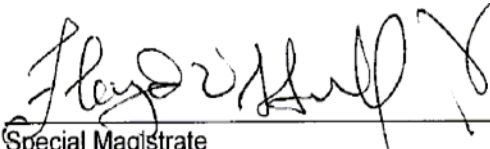
**Cases Withdrawn**

Mr. McKelligett announced that the case listed below had been withdrawn. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:


**CE11061159**

**CE11061882**

There being no further business, the hearing was adjourned at **11:11 a.m.**

  
Special Magistrate

ATTEST:

  
Clerk, Special Magistrate