

**CITY OF WINTER PARK  
CODE ENFORCEMENT BOARD**

Regular Meeting  
Commission Chambers

November 20, 2014  
3:00 p.m.

**MINUTES**

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Chairperson, Keith Manzi, called the regular meeting of the Code Enforcement Board to Order at 3:00 p.m. on the 20<sup>th</sup> day of November 2014, in the Commission Chambers, Winter Park, Florida.

I. **Roll Call:**

Those present were Keith Manzi, Brian Kracht, John Hunt, Chris Tabor and James Boswell.  
Those absent Jennifer Frank, Daniel McIntosh and Burley Adkins

Statement of purpose was read into the minutes by Keith Manzi.

II. **Approval of Minutes:**

There were no minutes to approve

III. **Swearing in of Witnesses:**

All witnesses were sworn in.

IV. **Compliances:**

**Stipulations:**

V. **Other Business:**

VII. **New Business:**

1. **CEB 14-1845, 200 St. Andrews Blvd #903. Winter Park, FL 32789 –**  
Section Chief Hawkins presented a brief review and photographs as evidence.

Barbara White, Board Association Manager gave Testimony.

Neil McCollum, Condominium Associations Attorney, gave Testimony

**Motion made by John Hunt, amended by Keith Manzi and second by Brian Kracht, finding the respondents, Helen Alexanian, of Code Enforcement Board Case # 14-1845, property at 200 St. Andrews Blvd, Unit 903, is in violation of Chapter 22, 22-176, 22-177, Sections 305.1, 308.1, 308.2, and 309.1, of the Building and Property and Maintenance Code as adopted and amended by the City of Winter Park. The respondent is in violation of unsanitary conditions, infestation, accumulation of rubbish, and or garbage within a residential condo unit. From the information presented today, record of four fires since 2010. We the Board agree there may be a potential imminent danger to the health, safety and welfare of the owner and or neighboring occupants in the building. The respondent is order to clean and clear all unsanitary conditions, rubbish, and clutter from each room of the unit within 14 days. Failure of the respondent to comply with this order, the city code compliance staff is ordered to first consult with Legal staff to obtain an injunction if necessary, and then hire a contractor to clean and clear the condo unit, the cost of the cleaning can be imposed upon the respondent. The Respondent is further ordered to contact the City Code Compliance Officer to verify compliance with this Order.**

1. **Next Meeting Date:** January 8, 2015

**Adjournment of Meeting:** There being no further business, the meeting adjourned at 3:15 p.m.

Respectfully submitted,

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Code Compliance Recording Secretary

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Keith Manzi, Chairperson