



**CODE ENFORCEMENT BOARD  
MINUTES: WEDNESDAY, NOVEMBER 1, 2023**

The City of Florence, Kentucky Code Enforcement Board met at 10:00 a.m. on Wednesday, November 1, 2023 in the Council Chamber of the Florence Government Center with Code Enforcement Board Chairman, Jim Johnson presiding.

**CALL TO ORDER & ROLL CALL:**

Chairman Johnson called the meeting to order and requested a roll call. Present were the following four (4) Board Members: Jim Johnson, Chairman; Lance Howard (Vice-Chairman); Rick Rowland; and Bill Sharp.

Also present: Thomas Nienaber, City Attorney; Brandi Roundtree, Assistant City Clerk; Jeremy Kleier, Community Services Superintendent; Jacob Carpenter, Code Enforcement Officer; Mike Macaluso, Code Enforcement Officer; Randy Corpus, Code Enforcement Officer; Jeremiah Rice, Code Enforcement Officer; Randy Childress, Fire Marshal; Ki Ransdall, Police Officer; Sergeant Borenstein, Animal Control; and Officer Zimmerman, Animal Control.

In the audience: Regina Work, contested case; Daniel Doss, contested case; Teresa Conder, contested case; Daniel Strickland; contested case; and Donna Linville, continued case.

**APPROVAL OF MINUTES:**

Chairman Johnson called for a motion to approve the minutes of the October 4, 2023 meeting of the Code Enforcement Board. Board Member Sharp motioned to accept the minutes as read with a second from Board Member Howard. **Motion carried by unanimous vote.**

**SWEARING IN:**

The Code Enforcement Officers were sworn in by Chairman Johnson.

**CONTESTED CASES (5):**

**Contested Case # 2023-521-OC  
7289 Burlington Pike  
Contested by: Daniel Doss**

**City of Florence vs. 7289 Burlington LLC  
Citation # 23-162 (1-3)**

Officer Macaluso presented the case as follows: Case was for an occupational license violation. Case was opened on 1/27/23, three citations were issued for a total of \$500.00. No city expense was incurred. Occupational License is now in compliance.

Daniel Doss appeared on behalf of 7289 Burlington LLC.

Board Member Howard made a motion to dismiss the citations. Board Member Sharp followed with a second. **Motion carried by unanimous vote.**

**Contested Case # 2023-155-OC  
7357 Burlington Pike  
Contested by: Teresa Conder, CPA**

**City of Florence vs. Advance Lock Service, Inc.  
Citation # 22-1543 (1-2)**

Officer Macaluso presented the case as follows: Case was for an occupational license violation. Case was opened on 8/17/22, two citations were issued for a total of \$200.00. No city expense was incurred. Occupational License is now in compliance.

Teresa Conder appeared on behalf of Advance Lock Service, Inc.

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Board Member Howard made a motion to dismiss the citations. Board Member Sharp followed with a second. **Motion carried by unanimous vote.**

**Contested Case # 2023-94-ZG**  
**76 Miriam Drive**  
**Contested by: Regina Work**

**City of Florence vs. Landings Properties Leasing LLC**  
**Citation # 23-500 (1-3)/ 23-1187-1**

Officer Jacob Carpenter presented the case as follows: Officer Carpenter stated there are two open cases for this property. Case # 23-500 was opened on 3/10/23, observed fence in disrepair, trash and debris throughout the property, and an unlicensed/disabled vehicle in the driveway, courtesy notice sent. Follow up inspection completed on 4/12/23, trash and debris were cleaned up and disabled/unlicensed vehicle had been removed; however, fence was still in disrepair, issued first citation. Two additional citations were issued on 5/23 and 7/10. Follow up inspection completed and all violations for this case are now in compliance.

Case # 23-1187 opened on 6/30/23 Inspection completed, observed high weeds and grass, issued courtesy notice. Follow up inspection completed on 7/10 no change, issued first citation. Follow up inspection completed and violation for this case is in compliance.

A total of four citations were issued in the amount of \$530, city expenses incurred in the amount of \$184, for a total amount of \$734 owed.

Board Member Sharp inquired as to what the city expense was for. Officer Carpenter stated the city expenses were lien fees.

Regina Work appeared on behalf of Landings Properties Leasing and stated the owner of the company moved to Georgia and hired a property manager. The property manager became ill and passed away. At that time Ms. Work became the property manager. She then became ill and was hospitalized. Ms. Work apologized for the amount of time it took to bring the property into compliance and requested a reduction or dismissal of the code enforcement fines.

Board Member Sharp motioned to dismiss the citation and uphold city expense in the amount of \$184. Board Member Howard followed with a second. **Motion carried by unanimous vote.**

**Contested Case # 2023-345-ZG/OL/PM**  
**6603 Dixie Highway**

**City of Florence vs. Bernardo De La Cruz**  
**Citation # 23-1586 (1-4)**

Officer Macaluso presented the case as follows: No one appeared on behalf of Bernardo De La Cruz. Officer Macaluso stated he has received many complaints regarding this property due to the property owner operating a car detailing and repair shop in the rear of the property. Office Macaluso has been informed by neighbors that the repair shop opens Friday evenings and runs all weekend until Monday morning. The only approved occupational license for the property is for a granite company. Additionally, Officer Macaluso has observed construction taking place at the rear of the property with no permits or approved plans. The back of the building has been removed and he has observed construction of a new structure with no approval through the county. Officer Macaluso requested the citations be upheld.

Fire Marshal Childress stated he has received complaints that Mr. De La Cruz is operating a party room and possible living units at the same facility. Nothing has been confirmed due to inability to complete an inspection of the interior of the building. Attempts to contact Mr. De La Cruz are ongoing.

Board Member Howard inquired as to the next steps. Officer Macaluso stated once enough citations are in place and other requirements are met, the city can initiate foreclosure proceedings against the property.

Board Member Howard made a motion to uphold the citations. Board Member Sharp followed with a second. **Motion carried by unanimous vote.**



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**Contested Case # 2023-410-ZG**  
**7048 Curtis Ave.**

**City of Florence vs. Daniel Strickland**  
**Citation # 23-1742-1**

Officer Jacob Carpenter presented the case as follows: Inspection completed on 9/25, Officer Carpenter observed a volleyball net with a barrier and a gate erected with PVC pipe in the side yard of the property, courtesy notice sent. Property owner, Daniel Strickland, contacted Officer Carpenter stating the PVC piping is not in violation and requested to contest the courtesy notice. Community Services Superintendent Jeremy Kleier informed Mr. Strickland that a citation would need to be issued in order for Mr. Strickland to appear in front of the Code Enforcement Board. Mr. Strickland requested a citation be issued. Officer Carpenter issued citation on 10/20. A follow up inspection was completed and the PVC piping being used for the volleyball net and barrier has been removed; however, the gate made from PVC pipe is still in place. Property is not in compliance.

Daniel Strickland appeared and stated his daughter started playing volleyball and he made the net and barrier so that she could play volleyball without disturbing the neighbors and keep the ball from going in the street. Mr. Strickland spoke to a previous code enforcement officer, Dale Jesensky, regarding zoning regulations regarding fencing and was informed that fencing needed to be constructed using a durable material. Mr. Strickland performed research and concluded that PVC pipe is a durable material that is affordable. Mr. Strickland also found pictures on the internet where fences were constructed out of PVC piping. Therefore, Mr. Strickland believes the violation does not exist and that PVC pipe is a durable material for fencing.

Chairman Johnson inquired if the PVC piping is in the backyard.

Mr. Strickland stated the PVC piping for the volleyball court and barrier is in the side yard. Mr. Strickland stated his neighbor complained about the volleyball net and barrier.

Chairman Johnson inquired if this was a violation because it was attached to the existing fence.

Officer Macaluso stated the PVC piping is created out of polyethylene which cannot be subjected to UV light. When subjected to UV light, the polyethylene becomes brittle and breaks, which is why it is not considered a durable material. The white fences Mr. Strickland saw on the internet were most likely made of vinyl. When vinyl is being manufactured, it is injected with a chemical to protect the material from UV light so that it does not become brittle and break, making it a durable material.

Mr. Strickland stated the volleyball net and barrier are temporary and are only being used when his daughter is playing volleyball. He wanted to confirm that due to the temporary nature of the structure, it is not in violation and wanted to ensure that he would not be cited every time he has it up for his daughter to use.

Officer Carpenter stated that if the structure is only erected when the daughter is playing volleyball, it is not a violation. However, there is a gate made from PVC piping that is in violation.

Mr. Strickland stated the gate was constructed to ensure his garbage cans did not blow into the street. The gate is on wheels that can be removed when not in use.

Mr. Johnson reiterated that the volleyball structure is in compliance if it is only erected when his daughter is playing. The problem is the gate.

Officer Macaluso stated the gate could be made of vinyl, wood, metal, any of the other durable materials fencing is made from; PVC piping is not a durable material.

Chairman Johnson inquired if PVC piping is specifically prohibited from being used as fencing in the Boone County Zoning Regulations.

Officer Macaluso stated the Boone County Zoning Regulations do not specifically prohibit PVC piping. The zoning regulations state fences must be constructed with durable material.

Mr. Strickland stated he believed PVC piping was a durable material.

Board Member Howard inquired if the property is in compliance at this time.

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Officer Carpenter stated with the gate still in place, the property is not in compliance.

Mr. Strickland stated Officer Carpenter informed him he could leave the gate in place until the board reached a decision at this meeting.

Officer Carpenter confirmed. Officer Carpenter quoted Article 36, Section 3655, paragraph C of the Boone County Zoning Regulations "All fences shall be constructed of durable materials and shall be installed to withstand the elements. Fences shall be maintained in good repair at all times. Barbed wire, stock wire, chicken wire, electric, and similar type fences are not permitted for residential uses in residential districts." Officer Carpenter stated the argument here is that it the PVC cannot withstand the elements due to becoming brittle in the sunlight.

Mr. Strickland stated he still believes PVC piping is durable, more durable than a wood fence.

Board Member Rowland stated PVC piping is not fencing material and it is not durable. Board Members must enforce and interpret the zoning regulations.

Board Member Sharp made a motion to continue the case to the December meeting to allow Mr. Strickland time to remove the gate or replace it with a gate made with proper material. Board Member Howard followed with a second.  
**Motion carried by unanimous vote.**

Mr. Strickland inquired where he would need to go to get the PVC fence approved. Chairman Johnson stated he would need to appeal the Board's decision through the Boone County District Court.

Mr. Strickland requested confirmation that the volleyball net and barrier can be erected when in use and when being worked on. Chairman Johnson confirmed.

Mr. Strickland inquired if the PVC could be painted to make it a more durable material.

Officer Macaluso stated that painting the material would not make the material more durable.

**PARKING CASES: (2) PAID (0)**

Case No.	City of Florence vs.	Citation Location	Citation No.
2023-41-KS	Jocelina Ortiz	NB 179.4	429
2023-42-AD	James Casto	76 Miriam Drive	3476

No one appeared to contest the stated parking violations. Board Member Sharp motioned to uphold all parking violations. Board Member Howard followed with a second. **Motion was carried by unanimous vote.**

**ANIMAL CONTROL CASES: (1) PAID (0)**

Case No.	City of Florence vs.	Citation Location	Citation No.
2023-1-AC	Tim Williams	126 Raintree Road	AC-2023-1

No one appeared to contest the stated animal control. Board Member Sharp motioned to uphold all parking violations. Board Member Howard followed with a second. **Motion was carried by unanimous vote.**

**OCCUPATIONAL LICENSE CASES: (69) Paid (6)**

Case No.	City of Florence vs.	Citation Location	Citation No.
2023-1048-OC	Allied Communications Corp DBA Boost Mobile	6700-6704 Dixie Hwy	22-1930-10
2023-1049-OC	Tom Than	6500 Dixie Hwy	22-1931-8
2023-1050-OC	Houston Shoppes - One LLC	6805 Houston Road	22-2072-9
2023-1051-OC	Araceli Entertainment LLC (Mugbees)	8405 US 42 Hwy	22-2319-8



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<b>2023-1052-OC</b>	<b>CEC Entertainment, LLC (Chuck E Cheese)</b>	<b>7635 Mall Road</b>	<b>22-2320-8 PD</b>
2023-1053-OC	RMH Franchise Corp (Applebees)	7383 Turfway Road	22-2324-7
<b>2023-1054-OC</b>	<b>DRB PT Florence LLC</b>	<b>4931 Houston Road</b>	<b>23-121-5 PD</b>
2023-1055-OC	Herma Holdings S C Inc.	100 Meijer Drive	23-134-5
2023-1056-OC	FCPT Hospitality Properties LLC	7844 Mall Road	23-282-7
2023-1057-OC	Richard A Fleg	7474 Industrial Road	23-288-7
2023-1058-OC	Sabino Properties LLC	6418 Dixie Hwy	23-314-7
2023-1059-OC	Slate Ridge Holdings LLC	8104 US 42 Hwy	23-343-7
2023-1060-OC	Family Dollar	7277 Turfway Road	23-512-5
2023-1061-OC	Southern Cross	71 Cavalier Blvd.	21-2341-9
2023-1062-OC	William F. Mitchell	71-75 Cavalier Blvd.	22-1149-4
2023-1063-OC	The TCG Vault	71-75 Cavalier Blvd.	22-1182-5
2023-1064-OC	Allied Universal	71-75 Cavalier Blvd.	22-1186-8
2023-1065-OC	Hankyu Cargo	71-75 Cavalier Blvd.	22-1194-5
2023-1066-OC	Ben Schwartz & Sons	71-75 Cavalier Blvd.	22-1214-5
<b>2023-1067-OC</b>	<b>United Steel Workers</b>	<b>71-75 Cavalier Blvd.</b>	<b>22-1239-6 PD</b>
2023-1068-OC	Erin's Nails & Boutique	71-75 Cavalier Blvd.	22-1243-9
2023-1069-OC	Sanitation Specialist	71-75 Cavalier Blvd.	22-1284-8
2023-1070-OC	Tritech Software Systems	11 Spiral Drive	22-1760-9
2023-1071-OC	Real Estate Development LLC	7631-7639 Dixie Hwy	22-1761-9
2023-1072-OC	JK Management LLC	1501 Cavalry Drive	23-183-5
2023-1073-OC	PS Partners III LTD Florence - Public Storage Mgt.	7551 Industrial Road	23-192-6
2023-1074-OC	Bear Paddle	4012 Seligman Drive	23-219-6
2023-1075-OC	SCF RC Funding IV LLC	77 Spiral Blvd	23-243-7
2023-1076-OC	Toubl Contracting Inc.	71-75 Cavalier Blvd.	22-1150-8
2023-1077-OC	Healthy Markets	71-75 Cavalier Blvd.	22-1160-8
2023-1078-OC	Integrity Concepts	71-75 Cavalier Blvd.	22-1164-9
2023-1079-OC	Daniel Schafer	71-75 Cavalier Blvd.	22-1169-8
2023-1080-OC	Advantage Roofing	71-75 Cavalier Blvd.	22-1183-10
2023-1081-OC	Adam Marit	71-75 Cavalier Blvd.	22-1205-10
2023-1082-OC	Taco Bell	7619 Mall Road	22-1520-7
2023-1083-OC	Taco Bell	6724 Dixie Hwy	22-1521-7
2023-1084-OC	Taco Bell	8526 US 42 Hwy	22-1522-7
2023-1085-OC	Turfway BaceLine LLC	7102-7120 Turfway Road	22-1710-11
2023-1086-OC	BKDL Investments LLC	6835 Houston Road	23-1056-2
<b>2023-1087-OC</b>	<b>Pinnacle at Shoppes of Turfway LLC</b>	<b>7107-7129 Turfway Road</b>	<b>23-143-4 PD</b>
2023-1088-OC	Tile Shop Holdings, Inc.	7606-7654 Mall Road	23-1601-1
2023-1089-OC	Seva Hospitality Division 1 Inc.	5905 Merchants Street	23-166-4
2023-1090-OC	TM Properties LLC	235 Main Street	23-228-4
2023-1091-OC	PSP Stores, LLC, DBA Pet Supplies Plus	7659-7747 Mall Road	23-239-5
2023-1092-OC	Scuba Shack of Northern Ky LLC	7333 Burlington Pike	23-280-6
2023-1093-OC	Mary Hamilton Legacy Trust	8755 US 42 Hwy	23-283-6
2023-1094-OC	KT&J Inc., DBA Flowerama	7290 Turfway Road	23-302-2
<b>2023-1095-OC</b>	<b>Dollar General</b>	<b>832 Heights Blvd</b>	<b>23-511-4 PD</b>
2023-1096-OC	C1 Florence LLC	7190-7200 Industrial Road	23-991-2
2023-1097-OC	Bennett & Bloom Eye Center	6905 Burlington Pike	22-1750-7
2023-1098-OC	RPTO KY LLC Rhinopro Truck Outfitters - Kentucky	7525 Industrial Road	22-1763-6
<b>2023-1099-OC</b>	<b>WORK4ACE, Inc.</b>	<b>7310 Turfway Road</b>	<b>22-1778-8 PD</b>
2023-1100-OC	Caliber Collision Centers	5980 Merchants Street	22-2059-4
2023-1101-OC	Taqueria Guatemonteca LLC	7107-7129 Turfway Road	22-2325-5

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2023-1102-OC	Deer Park Roofing Inc.	6418 Dixie Hwy	23-313-4
2023-1103-OC	Phantasm Vapors	8045-8133 Connector Drive	23-1640-1
2023-1104-OC	Leila Development Co. LLC	8551 US 42 Hwy	23-1475-2
2023-1105-OC	HCII-68 Cavalier Boulevard LLC	68 Cavalier Blvd.	22-229-12
2023-1106-OC	Overstock Furniture and Mattress	83-87 Spiral Blvd	23-1472-2
2023-1107-OC	Correa Family LLC	7205 Houston Road	21-614-20
2023-1108-OC	Brent & Jamie Yeager	76 Surrey Court	23-1117-1
2023-1109-OC	Brian Ward, dba Happy Dog Properties	236 Main Street	23-1544-1
2023-1110-OC	FD Group 2 LLC	7502 Dixie Hwy	23-1681-1
2023-1111-OC	GPT Properties Trust	7105-7125 Industrial Road	23-1683-1
2023-1112-OC	Northern Kentucky Behavioral Health	7000 Houston Road	22-1707-5
2023-1113-OC	Piada Italian Street Food	7659-7747 Mall Road	22-1518-4
2023-1114-OC	Advance U Cash Inc.	4951-4997 Houston Road	22-1548-5
2023-1115-OC	Nells Barbershop	8449-8459 US 42 Hwy	23-1667-1
2023-1116-OC	Locust Lane Apartments LLC	210-256 Locust Avenue	22-1711-10

Officer Macaluso requested Case # 2023-1024-OC, Citation # 23-1462-1 issued to Aspen Dental located at 7668 Mall Road be dismissed. Board Member Sharp made a motion to reopen the case. Board Member Howard followed with a second. **Motion carried by unanimous vote.** Board Member Sharp made a motion to dismiss the citation. Board Member Howard followed with a second. **Motion carried by unanimous vote.**

Officer Macaluso requested Case # 2022-462-OC, Citation # 22-1410-5 issued to H&R Block located at 8073 Connector Drive be dismissed. Board Member Sharp made a motion to reopen the case. Board Member Howard followed with a second. **Motion carried by unanimous vote.** Board Member Sharp made a motion to dismiss the citation. Board Member Howard followed with a second. **Motion carried by unanimous vote.**

Officer Macaluso requested Case # 2022-567-OC, Citation # 22-1822-1, Citation # 22-1822-2; Citation # 22-1822-3; Citation # 22-1822-4; and Citation # 22-1822-5 issued to Ali Lehn Counseling Services, Inc. located at 7000 Houston Road be dismissed. Board Member Sharp made a motion to reopen the case. Board Member Howard followed with a second. **Motion carried by unanimous vote.** Board Member Sharp made a motion to dismiss the citation. Board Member Howard followed with a second. **Motion carried by unanimous vote.**

Officer Macaluso requested Case # 2023-126-OC, Citation # 22-197-5 and Citation # 22-197-6 issued to Broadstone RL Portfolio LLC located at 7921 Dream Street be dismissed. Board Member Sharp made a motion to reopen the case. Board Member Howard followed with a second. **Motion carried by unanimous vote.** Board Member Sharp made a motion to dismiss the citation. Board Member Howard followed with a second. **Motion carried by unanimous vote.**

Officer Macaluso requested Case # 2023-1065-OC, Citation # 22-1194-5 issued to Hankyu Cargo located at 71-75 Cavalier Blvd. be dismissed. Board Member Sharp made a motion to dismiss the citation. Board Member Howard followed with a second. **Motion carried by unanimous vote.**

**FIRE PREVENTION CASES: (0)**

**CITATIONS ISSUED – NO RESPONSE – FINAL ORDER: (31) Paid (2)**

Case No.	City of Florence vs.	Citation Location	Citation No.
2023-383-NU	Whalen Properties LLC	7604 Dixie Highway	23-1731-1 PD
2023-384-ZG	Jeremy & Alison Starcher	48 Barnwood Court	23-1727-1
2023-385-ZG	R and D Holdings of NKY LLC	6602 Dixie Hwy	23-668-2
2023-386-ZG	Robert & Michelle Marshall	6613 Dixie Hwy	23-1494-1 PD
2023-387-PM/NU	ACD Group LLC	68 Utz Drive	23-1637-2
2023-388-PM/ZG/NU	Mark H. Shackelford	66 Utz Drive	23-1638-2



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2023-389-NU/PM	James Lawrence	132 Roger Lane	23-1382-2
2023-390-NU/PM	Yestika Arias Martinez	313 Honeysuckle Terrace	23-1484-2
2023-391-NU/PM	Steven Russell Long Jr.	28 Lynn Street	23-670-10
2023-392-NU	Mountain Agency LLC	949 Burlington Pike	23-1771-1
2023-393-PM/ZG/NU	Mark H. Shackelford	66 Utz Drive	23-1638-3
2023-394-NU/PM	James Lawrence	132 Roger Lane	23-1382-3
2023-395-NU/PM	Yestika Arias Martinez	313 Honeysuckle Terrace	23-1484-3
2023-396-ZG	Cole Lo Florence KY LLC	4800 Houston Road	23-580-6
2023-397-NU/PM	Steven Russell Long Jr.	28 Lynn Street	23-670-11
2023-398-PM	Village Capital and Investment LLC	22 Achates Avenue	23-1614-2
2023-399-ZG/OC/PM	Bernardo De La Cruz Lopez	6603 Dixie Hwy	23-1586-3
2023-400-PM	Morris Adkins	86 Goodridge Drive	23-809-3
2023-401-ZG	Morris Adkins	86 Goodridge Drive	23-520-6
2023-402-ZG	Richard Andrew Chamberlain, Jr.	9433 Gettysburg Lane	23-1276-1
2023-403-ZG	Home Depot USA	99 Spiral Blvd	21-2711-23
2023-404-NU/ZG/PM	Charles & Rachel Ritter	109 Lee Street	23-440-5
2023-405-PM	Bonnie Conyers	7421 Liberty Court	23-995-3
2023-406-NS	Brian Stone	54 Miriam Drive	23-1541-2
2023-407-ZG	William C. Weber Trust	7910 Freedom Way	22-1740-2
2023-408-NU	Oscar L. Frye IV	8481 Pheasant Drive	22-2196-7
2023-409-PM	Jason W. Riddle	13 Meadow Lane	23-1148-3
2023-410-ZG	Daniel J. Strickland	7048 Curtis Avenue	23-1742-1
2023-411-ZG	Morris Adkins	86 Goodridge Drive	23-520-7
2023-412-NU/PM	Talyah Button	2684 Ridgecrest Drive	23-1758-1
2023-413-ZG/OC/PM	Bernardo De La Cruz Lopez	6603 Dixie Hwy	23-1586-4

**CONTINUED CASES (2):**

**Continued Case # 2023-340-NU/PM/ZG**  
**331 Center Park Drive**  
**Represented by: Donna Linville**

**City of Florence vs. Donna & Wanda Linville**  
**Citation # 23-1402-1**

Officer Carpenter presented the case as follows: Inspection completed this morning with property owner and the fence condition and unsafe premises violations are in compliance. Work is being completed on the other violations. Property is not in compliance.

Donna Linville appeared and stated she was having trouble with a raccoon getting into her attic which caused the holes in the soffit. Once the raccoon infestation is remedied, she will contact a siding company to repair the soffits. Ms. Linville stated she was forced to stop working on the landscaping due to the cold weather. Ms. Linville requested additional time to bring the violations into compliance.

Board Member Howard motioned to continue the case to the December meeting. Board Member Sharp followed with a second. **Motion carried by unanimous vote.**

**Continued Case # 2023-206-NU/ZG**  
**37 Goodridge Drive**

**City of Florence vs. Burr Travis III**  
**Citation # 23-1079 (1-21)/23-1487 (1-20)**

Officer Macaluso presented the case as follows: Grass and landscaping was being maintained. However, there was trash throughout the property. Property is not in compliance.

Board Member Howard made a motion to continue the case to the December meeting. Board Member Sharp followed with a second. **Motion carried by unanimous vote.**

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**ATTORNEY'S REPORT:**

Attorney Nienaber stated the judgment has been entered for the property at 10 Kennedy Court. The settlement agreement has been signed and the property is in compliance.

Attorney Nienaber stated the property located at 26 Julia Ave. is not in compliance and a settlement agreement has not been reached. The foreclosure case is proceeding.


Attorney Nienaber requested an update on 126 & 130 Honeysuckle Drive. Officer Macaluso stated the 30-day repairs are in compliance; however, the six months repairs are not being completed. Case will be before the Board at the March meeting.

**ADJOURNMENT:**

Chairman Johnson reminded the Board the next meeting will be held on December 6, 2023.

There being no further business to come before the Board, Chairman Johnson called for a motion to adjourn. Board Member Howard so moved, with a second from Board Member Sharp. **Motion passed with unanimous approval of the Board**, the time being 10:49 a.m.

ATTEST:

  
Melissa Kramer, Secretary

APPROVED:

  
Jim Johnson, Chairman

