



Tampa Bay Association of Code Enforcement
In-Person Meeting Agenda
June 17th, 2025 (11:30 a.m. -1:00 p.m.)
11210 N 53rd St, Temple Terrace, FL 33617

The regular meeting of the Tampa Bay Association of Code Enforcement (TBACE) hosted by the City of Temple Terrace. The following active members were present and signed in:

Doug Allen	City of Temple Terrace	Krystal Ramos	City of Tampa
Laurie Smith	City of Temple Terrace	Danielle Larry	City of Tampa
Diane Devol	Pinellas County	John Carrion	City of Tampa
Jessica Ealy	Pinellas County	Denise Hernandez	Pasco County
Cheryl Ferland	Pinellas County	Christine Zien-McCombs	Hillsborough County
Joelia Still	Pinellas County	Marin Garrido	Manatee County
Jordan Sinick	Pinellas County	Karen Mata	Manatee County
Michael Maginness	City of Bradenton	Christine Britt	City of Pinellas Park
Volker Reiss	City of Bradenton	Janet Weidner	City of Pinellas Park
Douglas Jones	City of Bradenton	Sue Coviello	City of Pinellas Park
Stefan Burghardt	City of Clearwater	Danielle Batt	City of Temple Terrace
Brian Simon	City of Clearwater	Robert Norris	City of Bradenton
John Stephens	City of Clearwater	Tine Heacock	City of Temple Terrace
Steven Rivera	City of St. Pete Beach	Kyonne Goodman	City of Tampa
Luis Cruz	City of St. Pete Beach	Nick Cox	City of Tampa
Ayako Ruckdeschel	City of St. Pete Beach	Jordan Yingling	City of Gulfport
Heather Wyble	City of Gulfport		

1. CALL TO ORDER: 11:51

2. APPROVAL OF MINUTES: A motion to approve the 04/08/2025 minutes. Motion was seconded and approved.

3. TRESURERS REPORT: \$5,517.69

4. OLD BUSINESS: None

5. NEW BUSINESS:

6. EDUCATIONAL PROGRAM:

Introduction: President Christine Zien-McCombs introduced Guest Speaker Ernest Mueller. Ernest took stage and began his presentation.

Topics:

1. Florida Statute:

Liens become attached to all other properties, including other jurisdictions. Lien recorded, continue to accrue. "First in time, first in right." Tampa has abatement liens. Spoke about 1968, Florida home rule. Spoke about the foreclosure process. Lis Pendens. Talked about the Code Enforcement liens and where in the process (between lis pendens and judgment issued). Those that have foreclosure registry, banks are supposed to register with code enforcement.

2. Foreclosure and Code Enforcement Meetings:

Discussed various aspects and challenges related to foreclosure processes, code enforcement, and the management of properties that are in violation or in foreclosure. Key topics included the time frame for foreclosure proceedings, the responsibilities of banks versus previous owners, and the impact of foreclosure on property maintenance. The discussion also covered the limitations on enforcing liens on properties, especially those with homestead exemptions, and explored legal avenues such as criminal court on the survival of code violations. Tax-deed sales were also examined, the meeting addressed specific scenarios, including the backing out of foreclosures and the handling of liens on personal property as part of code enforcement efforts.

3. Property liens and Code Enforcement:

Focus on property liens, their implications, and code enforcement issues. Attendees discussed the risks associated with selling properties with existing liens, emphasizing the importance of proper title searches and title insurance. There's a provision under chapter 162 that necessitates the notification of buyers about code enforcement liens, with failure to do so potentially leading to presumptions of fraud. The importance of negotiating contracts and discussing these issues with local government attorneys was highlighted. The session concluded with reminders to attend future meetings and ensure proper meeting sign-ins.

Question: can you lien assets on property.

Answer: Yes.

Presentation START: 1200

Presentation END: 12:50

7. ANNOUNCEMENTS:

Secretary: None

Treasurer: None

Vice president: None

President: Doug Allen was presented the TBACE board legacy award. Conversation about the FACE conference.

8. ADJOURNMENT: 1255

Respectfully submitted by:

John Carrion
Secretary,
Tampa Bay Association of Code Enforcement
July 14th 2025