



**Tampa Bay Association of Code Enforcement
In-Person Meeting Agenda
June 18th, 2024 (11:30 a.m. -1:00 p.m.)
Manatee County Public Safety Center,
2101 47th Terrace East, Bradenton, FL 34203**

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

Matt Dunklin	State of Florida	Brandon Ringer	Manatee County
Lisa Byington	City of Clearwater	Misael Cedillo	Manatee County
Brian Simon	City of Clearwater	Heather Sonntag	Manatee County
John Stephens	City of Clearwater	Brad Szink	Manatee County
Doug Jones	City of Bradenton	Demetrick Roberts	Manatee County
John Spicuglia	Pasco County	Dalton Gillis	Manatee County
Arthur Bork	Pasco County	Jeffrey Tilton	Manatee County
Volker Reiss	City of Bradenton	Carmen Marcano	City of Tampa
Sergio Grillo	City of Pinellas Park	Scott Lantz	Manatee County
Joseph Spann	City of Pinellas Park	Florentino Rodriguez	City of Tampa
Laurie Smith	City of Temple Terrace	Joe Spann	City of Tampa
Shawn Robinson	City of Temple Terrace	David Saldivar	Manatee County
Tom Borroni	City of Temple Terrace	Kelvin Albritton	Manatee County
Michael Maginness	City of Tampa	Jared Swetnich	Manatee County
Nicole Sequeira	City of Tampa	Daneil Kasman	City of Clearwater
Blair Green	City of Tampa	John Carrion	City of Tampa
John Swartz	Manatee County	Barbara Riley	City of Tampa
Paul Goodwin	Manatee County	Larry Hoffman	Hillsborough County
Christine Zien McCombs	Hillsborough County		

1. CALL TO ORDER: 11:32 AM

TBACE Vice-President, Christine Zien-McCombs, pledge of allegiance. TBACE Secretary, John Carrion introduced the guest speaker, Matt Dunklin of DBPR Tampa regional office.

2. APROVAL OF MINUTES:

A motion to approve the 04.16.2024 TBACE minutes by Daniel Kasman, City of Clearwater, and a second by Larry Hoffman, Hillsborough County.

3. TRESURERS REPORT: \$4,766.77

A motion to approve the Treasurer's report by Daniel Kasman, City of Clearwater, and a second by Larry Hoffman, Hillsborough County.

4. OLD BUSINESS: A motion by Michael Maginness, City of Bradenton, and Christine Zien-McCombs Hillsborough County to amend the bylaws to include Hernando County was approved.

5. NEW BUSINESS: None

6. EDUCATIONAL PROGRAM:

Introduction: Matt Dunklin described the overview of the topics in the agenda.

Topics:

1. Overview of Dept.

Matt Dunklin stated that DBPR is the largest licensing agency and that they have different regulations that they regulate such as, investigating unsanctioned fights, sanitary, unlicensed cosmetology, unlicensed veterinary, etc. DBPR is the enforcement arm of the agency. They ensure minimum standards of the agency. Matt Dunklin stated that they receive complaints on licensed and unlicensed contractors, they are either consumer driven, or inter-agency referrals. DBPR sends their findings to the state prosecutor that are criminal in nature. Unlicensed work is criminal. Matt Dunklin described different types of regulated industries and explained what Division 1 vs. division 2 is in the construction industry.

2. Who needs to be licensed?

Roofing contractors when doing so for compensation. Also, Plumbing contractors when dealing with potable plumbing lines or anytime you're tapping into potable plumbing lines. Also, Swimming pool contractors, HVAC contractors and Solar contractors. Matt Dunklin stated that an energy provider will never pay you money, instead they will write you a check. Matt Dunklin stated that there are lots of scammers out there. TECO cannot turn on solar system. Net metering is a credit. Generally, homes do not have enough square footage to give back enough energy. Solar panels are not good after 20 years. Solar is hotbed for "Con men." Matt Dunklin stated that they do not regulate tree contractors. In the electrical industry there is certified vs. registered contractor. Certified means anywhere in Florida and registered means they are regional. Anytime you touch exposed wires you must be licensed if for compensation. FS 489 / part 1, 2, and 3

3. Penalty for unlicensed contracting

FS 489.127, is most used. Electrical industry is 489.531 and Matt Dunklin described different scenarios. Matt stated that each one statute has criminal penalty. First offense for electrical and construction is a misdemeanor and usually, they are the same perpetrators. Second offense if adjudicated is a felony. They must pay back the consumer, write letter to state and if its the second time, depending on the circumstances, some can go to prison (grand theft). In a State of emergency, anyone engaging in unlicensed contracting, it is a felony penalty. State of emergency is a gradual drawdown of Federal, State and local government. Matt Dunklin stated that advertising is enforceable and it is a fine of \$2,500 for anything under \$10,000 of work. DBPR will issue a notice for "cease and desist," and to stop acting or a full prosecution from general counsel will occur. Licensed personnel have "recourse," \$30,000 for division 1 and \$15,000 for division 2. Homeowners' recovery fund does not include unlicensed contracting. The Jim Walters rule is no license category then division 1 contractors. Concrete doesn't require a license.

4. Aiding and assisting unlicensed contracting

Matt stated that the excuse of “I work under someone” does not work. Contractors can be a W2 employee of licensed company. Matt said that “Under the table” work under a licensed contractor is a no go. Also, advertising someone’s license number is a no go (aiding and assisting). Buying a permit is about \$1,000. First offense is a \$500 dollars penalty, or potentially a criminal prosecution.

5. *Individual vs. business organization*

There are no limits for licenses but acquiring certain amounts can trigger “flags” which can lead to questioning by the board. Matt said that only one license per one business. Matt identified different ways to qualify contractors (illegally). If there is a loss of a qualifying agent, they can get a “temporary nonrenewable certificate.” FS 489.132 gives recourse when dealing with perpetrators. FRO or “financial responsible officer,” is the individual responsible for construction. FS 489.132 is all the administrative provisions.

6. *Reporting unlicensed activity*

You can E-mail through the main site visit or call 1-866-532-1440. DBPR also has a mobile app. Matt stated that Code Enforcement Officers are the “boots on ground.”

Question: Snipe signs advertising work, can we follow-up with you?

Answer: Yes, Lots of those complaints, especially in Polk County

Questions: Are you adding or subtracting for what needs a license?

Answer: There’s laws in the legislature to get rid of registered contractors.

Presentation START: 11:50

Presentation END: 12:50

7. ANNOUNCEMENTS:

Secretary: None

Treasurer: None

Vice president: Christine Zien-McCombs announced to the audience that the up-coming board elections are near and that a committee will be needed to elect the new TBACE 60 days prior to election. Christine Zien-McCombs also stated to email the TBACE board if anyone is interested.

President: Not in attendance

8. ADJOURNMENT: The meeting was adjourned 1255

Respectfully submitted by:

John Carrion

Secretary,

Tampa Bay Association of Code Enforcement

July 19th, 2024