CODE ENFORCEMENT BOARD

REGULAR MEETING AGENDA

TUESDAY, JUNE 24, 2025 - 5:30 PM

CITY HALL - COMMISSION CHAMBERS

1126 EAST STATE ROAD 434, WINTER SPRINGS, FLORIDA

CALL TO ORDER

Roll Call
Invocation
Pledge Of Allegiance
Approval Of The Agenda
Swearing in of Code Enforcement Officers and Other Individuals giving testimony

INFORMATIONAL

100. **Case #2024CE001113**
Address: 432 S Hawthorn Cir
Respondent(s): Brittany A Greenstone
Violation: IPMC Section 302.7 – *Accessory Structures*
Additional Case Information.pdf

101. Code Compliance Monthly Report - May 2025
Code Compliance Monthly Report - May 2025.pdf

CONSENT AGENDA

200. Approval of the Minutes from the Tuesday, May 27, 2025 Code Enforcement Board Regular Meeting
2025 05 27 Code Enforcement Board Regular Meeting Minutes.pdf

PUBLIC HEARINGS : CONTINUED CASES

300. Not Used

PUBLIC HEARINGS : REPEAT CASES

400. Not Used

PUBLIC HEARINGS : NEW CASES

500. **Case #2024CE001313**
Address: Parcel #27-20-30-507-0A00-0000
Respondent(s): Highlands Homeowners Association, Inc.
Violation: IPMC Section 302.3 – *Sidewalks and Driveways*
Presentation.pdf
Additional Case Information.pdf

PUBLIC HEARINGS : NON-COMPLIANCE CASES

500. Not Used

REGULAR AGENDA

600. Not Used

ADJOURNMENT

PUBLIC NOTICE

This is a Public Meeting, and the public is invited to attend and this Agenda is subject to change. Please be advised that one (1) or more Members of any of the City's Advisory Boards and Committees may be in attendance at this Meeting, and may participate in discussions.

Persons with disabilities needing assistance to participate in any of these proceedings should contact the City of Winter Springs at (407) 327-1800 "at least 48 hours prior to meeting, a written request by a physically handicapped person to attend the meeting, directed to the chairperson or director of such board, commission, agency, or authority" - per Section 286.26 *Florida Statutes*.

“If a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based” - per Section 286.0105 *Florida Statutes*.

INFORMATIONAL ITEM 100

CODE ENFORCEMENT BOARD AGENDA | JUNE 24, 2025 REGULAR MEETING

TITLE

Case #2024CE001113
Address: 432 S Hawthorn Cir
Respondent(s): Brittany A Greenstone
Violation: IPMC Section 302.7 – *Accessory Structures*

SUMMARY

FUNDING SOURCE

RECOMMENDATION

Compliance Case - Affidavit of Compliance

WINTER SPRINGS POLICE DEPARTMENT
CODE COMPLIANCE DIVISION

300 North Moss Road - Winter Springs, FL 32708
Business (407) 327-7975 - Fax (407) 327-6652

CITY OF WINTER SPRINGS, FLORIDA
A political subdivision of the
State of Florida

Petitioner,

vs.

GREENSTONE, BRITTANY A
Respondent(s) /

CASE NO. 2024CE001113

AFFIDAVIT OF COMPLIANCE

Before me, the undersigned authority, personally appeared Christopher Elbon, Code Compliance Inspector for the City of Winter Springs, who, being duly sworn, deposes and says:

1. That on January 28, 2025, a public hearing was held before the City of Winter Springs Code Enforcement Board in which the above Respondent(s) was found to have not complied with the previous Order issued by the Code Enforcement Board on September 25, 2024, for the violation of Section 302.7 - *Accessory Structures*, of the 2024 International Property Maintenance Code, as adopted by the City of Winter Springs Code of Ordinances;

2. That the Code Enforcement Board issued an Order imposing a daily fine in the amount of $100.00 per day for the violation of Section 302.7 - *Accessory Structures*, of the 2024 International Property Maintenance Code, as adopted by the City of Winter Springs Code of Ordinances, beginning on October 10, 2024, and continuing to accrue daily until the violation is brought into compliance;

3. That on June 4, 2025, a re-inspection was performed at the Respondents' property located at 432 S Hawthorn Circle, Winter Springs, FL 32708; and

4. That the re-inspection revealed that the above stated property was found to be in compliance with the Order.

FURTHER AFFIANT SAYETH NOT.

DATED this 4th day of June, 2025.

Signature of Code Compliance Inspector

State of Florida
County of Seminole

Sworn to (or affirmed) and subscribed before me this 4 day of June, 2025, by Chris Elbon
Christopher Elbon

JULISSA STEWART
Notary Public - State of Florida
Commission # HH 583926
My Comm. Expires Aug 18, 2028
Bonded through National Notary Assn.

Signature of Notary Public

Julissa Stewart
Name of Notary typed, printed or stamped

Personally Known / OR Produced Identification ____

Type of Identification Produced _____

CITY OF WINTER SPRINGS, FLORIDA

1126 EAST STATE ROAD 434
WINTER SPRINGS, FLORIDA 32708-2799
TELEPHONE: (407) 327-1800
FACSIMILE: (407) 327-4753
WEBSITE: www.winterspringsfl.org

CODE ENFORCEMENT BOARD

THE CITY OF WINTER SPRINGS,
A Florida municipal corporation,

Petitioner,

v.

BRITTANY A GREENSTONE

Respondent,
_____/

Case # 2024CE001113

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER (FIRST VIOLATION)

THIS CAUSE having come on for consideration, after being duly noticed, before the Code Enforcement Board of the City of Winter Springs, Florida, on September 24, 2024 to determine whether any violations of the City of Winter Springs Code of Ordinances ("City Code") exist or existed on the Property. The Board, having heard the arguments of the parties and the evidence and testimony presented, and having reviewed the record and being otherwise fully advised, issues the following Findings of Fact and Conclusions of Law which are incorporated into this Order as set forth herein.

Findings of Fact

Based upon the evidence and testimony presented at this hearing, the Code Enforcement Board finds:

1. That the property at issue in this matter is located at 432 South Hawthorn Circle, Winter Springs, Florida 32708 ("Property") and is assigned the following Parcel ID# 03-21-30-510-0A00-0200. The Property is owned by Brittany A. Greenstone ("Respondent").

2. That the Respondent was provided a Notice of Violation in accordance with Sections 2-60 and 2-61 of the City Code and consistent with sections 162.06 and 162.12, Florida Statutes. Such Notice of Violation alleged violations of Section 302.7 Accessory Structures, *International Property Maintenance Code ("IPMC")* and required corrective actions relating to the Property.

3. That the Respondent was provided a reasonable time to correct said violations prior to this hearing.

4. That the Respondent did not correct such violations within the reasonable time period provided in the Notice of Violation.

5. That the Respondent was provided a Notice of Hearing before the Code Enforcement Board, in accordance with the City Code and consistent with sections 162.06 and 162.12, Florida Statutes. The Respondent was not present.

6. The City's power point presentation, photographs, notices, additional case information, and other evidence presented are admitted into evidence and incorporated into this Order. City code enforcement officer Chris Elbon provided sworn testimony and photographs relative to the violations, including photos of a fence in disrepair (Exhibit 1-8).

Conclusions of Law

7. Proper notice of the violation and notice of hearing was provided to Respondent.

8. Based on the testimony and evidence presented, as well as photographs presented by the code enforcement officer depicting a fence in disrepair (Section 302.7, *IPMC*), which remains beyond the compliance date set forth in the Notice of Violation, Respondent violated Section 302.7 Accessory Structures, *IPMC*.

BASED UPON THE FOREGOING FACTS AND CONCLUSIONS, IT IS HEREBY ORDERED:

1. Respondent shall correct the violations cited herein on or before **October 9, 2024.** It shall be Respondent's responsibility to immediately contact the City of Winter Springs Code Enforcement Department to request an inspection to verify compliance.

2. If the Respondent fails to correct the violations within the time period set forth herein, the Code Enforcement Officer shall schedule a compliance hearing before the Code Enforcement Board and Respondent shall be duly noticed and given an opportunity to appear and present evidence as to the status of the violations on the Property. If the Code Enforcement Board finds that the Property remains in violation, a fine will be entered in the amount of **ONE HUNDRED DOLLARS ($100) per violation per day related to violations of Sections 302.7 Accessory Structures, *IPMC*** beginning on **October 10, 2024** and continuing to accrue daily until the violations are brought into compliance and the City of Winter Springs Code Enforcement Department verifies such compliance. **The Respondent shall be responsible to provide notice of such violations being corrected to the Code Enforcement Officer.**

3. The Clerk of the Code Enforcement Board may be directed to record a certified copy of this Order in the public records for Seminole County, Florida, which shall constitute notice to any subsequent purchasers, successors in interest, or assigns of the subject property, and the findings herein shall be binding upon the Respondent, any subsequent purchasers, successors in interest, or assigns. If this Order is recorded and is complied with by the date specified herein, an Order acknowledging compliance shall likewise be recorded in the public records. A hearing is not required to issue such an order acknowledging compliance with the original order.

4. Any future recurrence(s) of any violation(s) addressed herein, after same have been corrected, may result in a finding of repeat violation as defined in section 162.04(5), Florida Statutes, and may result in the imposition of fines up to Five Hundred Dollars ($500.00) a day for each day the repeat violation continues, beginning with the date the repeat violation is found to have occurred by the Code Enforcement Officer.

5. The Code Enforcement Board hereby reserves the right to take further necessary action against the Respondent to enforce this Order in accordance with Section 162.09, Florida Statutes, and City of Winter Springs Code, Chapter 2, Article III, Division 2.

DONE AND ORDERED at Winter Springs, Florida, this 25 day of September, 2024.

CODE ENFORCEMENT BOARD OF THE
CITY OF WINTER SPRINGS, FLORIDA

Stephen Gildea, Chairperson

Copies furnished to:

CERTIFIED MAIL 9589 0710 5270 1771 4708 91

Brittany A. Greenstone
432 S Hawthorn Circle
Winter Springs, Florida 32708-3450

I hereby certify that a true and correct copy of the above and foregoing Findings of Fact, Conclusions of Law and Order (First Violation) has been furnished by certified mail, return receipt requested, to the Respondent on this 27th day of September, 2024.

Christian Gowan, Board Secretary

Grant Maloy, Clerk Of The Circuit Court & Comptroller Seminole County, FL
Inst #2025009378 Book:10765 Page:1992-1994; (3 PAGES) RCD: 2/3/2025 11:36:59 AM
REC FEE $27.00

CITY OF WINTER SPRINGS, FLORIDA

1126 EAST STATE ROAD 434
WINTER SPRINGS, FLORIDA 32708-2799
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CODE ENFORCEMENT BOARD

THE CITY OF WINTER SPRINGS, Case #2024CE001113

Petitioner,

v.

BRITTANY A GREENSTONE

Respondent,

_____/

ORDER IMPOSING FINE (FIRST VIOLATION)

THIS CAUSE having come on for consideration, after being duly noticed, before the Code Enforcement Board of the City of Winter Springs, Florida (the "Board"), on January 28, 2025 to determine whether prior violations of the City of Winter Springs Code of Ordinances ("City Code") continued to exist upon the property located at 432 S Hawthorn Circle, Winter Springs, Florida, 32708 (the "Property"), and whether an order imposing fine (first violation) should be entered against Respondent.

The Board previously heard matters relating to the City Code violations of the Property on September 24, 2024, at which time the Board issued its Findings of Fact, Conclusions of Law and Order (First Violation)("Order"), finding the Respondent in violation of Section 302.7 - Accessory Structures, *International Property Maintenance Code ("IPMC")* and requiring the Respondent to take certain corrective action(s) by October 9, 2024 as more specifically set forth in that Order.

The Board, having heard the arguments of the parties and the evidence presented, and having reviewed the record and being otherwise fully advised, finds and orders as follows:

Findings of Fact

Based upon the evidence and testimony presented at this hearing, the Code Enforcement Board ("Board") finds:

1. That the property at issue in this matter is located at 432 S Hawthorn Circle, Winter Springs, Florida 32708 ("Property") and is assigned the following Parcel ID# 03-21-30-510-0A00-0200. The Property is owned by Brittany A. Greenstone, ("Respondent").

2. That the Respondent was provided a Notice of Hearing for the January 28, 2025, hearing, in accordance with Section 2-60 and 2-61 of the City Code, consistent with sections 162.06 and 162.12, Florida Statutes.

3. City Code Enforcement staff introduced and testified regarding photographs taken on October 29, 2024; December 3, 2024; January 6, 2025; and January 27, 2025, all subsequent to the Board-ordered compliance date of October 9, 2024, which depicted violations were still present. City code enforcement officers provided sworn testimony and photographs related to the violations, including photos of a fence in disrepair.

4. The City's power point presentation, photographs, notices, and other evidence presented are admitted into evidence.

Conclusions of Law

5. Proper notice of the violation and notice of hearing was provided to Respondent.

6. Based on the testimony and evidence presented by the Code Enforcement Officer, including testimony and photographs showing a fence on the referenced property in disrepair (Section 302.7, *IPMC*). Respondent either failed or refused to correct such violations by the date provided in the Board's prior Order, and, thus, continues to be in non-compliance with Section(s) 302.7 Accessory Structures *IPMC.*

BASED UPON THE FOREGOING FACTS AND CONCLUSIONS, IT IS HEREBY ORDERED:

1. A fine is hereby imposed in the amount of **ONE HUNDRED DOLLARS ($100.00) for the violation of IPMC Section 302.7** for each and every day the violation existed and continues to exist past the **9th day of October 2024** which was the Board-ordered date for compliance. **The daily fine shall continue to accrue until the Respondent reports compliance to the City and such compliance is confirmed by the Code Enforcement Officer**. The City shall be entitled to recover all costs incurred in enforcing its codes and prosecuting the case before the Board and such costs may be included in the lien, in accordance with Chapter 162, Florida Statutes.

2. The Clerk of the Code Enforcement Board is directed to record a certified copy of this Order Imposing Fine (First Violation) in the public records for Seminole County, Florida, which, pursuant to section 162.09(3), Florida Statutes, shall serve as a lien against the Property and any other real or personal property owned by the Respondent.

3. Any violations of the same code section(s) by Respondent within five (5) years from the date of this Order shall be treated as repeat violations, subject to a daily fine of up to $500.00 per day for each day such violation(s) exist. Any and all future recurrence(s) of any violation(s) addressed herein shall necessitate further proceedings before the Board. While the Code Enforcement Officer shall give Respondent notice of the repeat violation, the Code Enforcement Officer is not required to provide Respondent a reasonable time to correct such repeat violation(s).

DONE AND ORDERED at Winter Springs, Florida, this 31 day of Janvary, 2025.

CODE ENFORCEMENT BOARD OF THE
CITY OF WINTER SPRINGS, FLORIDA

Stephen Gildea, Chairperson

Copies furnished to:

CERT MAIL 9589 0710 5270 1771 4711 57

Brittany A. Greenstone
432 S Hawthorn Circle
Winter Springs, Florida 32708-3450

I hereby certify that a true and correct copy of the above and foregoing Order Imposing Fine (First Violation) has been furnished by certified mail to the Respondent on this 3rd day of February, 2025.

Christian D. Gowan, Board Secretary

CITY OF WINTER SPRINGS INCORPORATED 1959 SEMINOLE COUNTY FLORIDA

INFORMATIONAL ITEM 101

CODE ENFORCEMENT BOARD AGENDA | JUNE 24, 2025 REGULAR MEETING

TITLE

Code Compliance Monthly Report - May 2025

SUMMARY

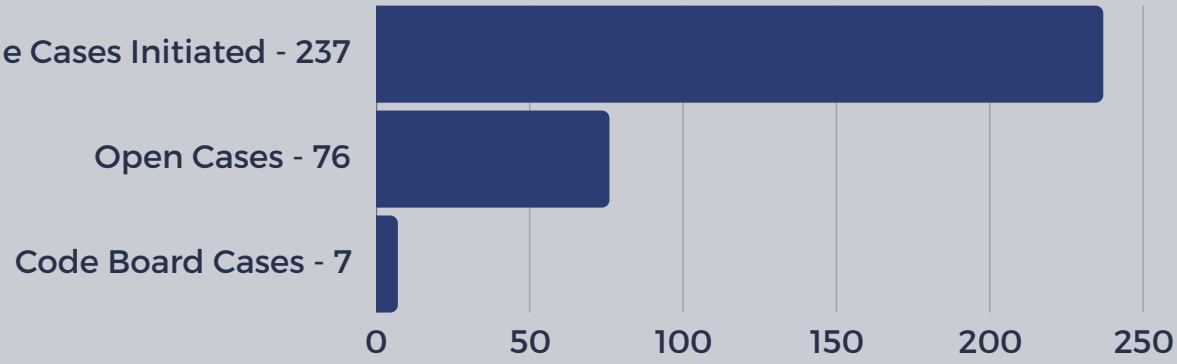
FUNDING SOURCE

RECOMMENDATION

Informational

MAY 2025

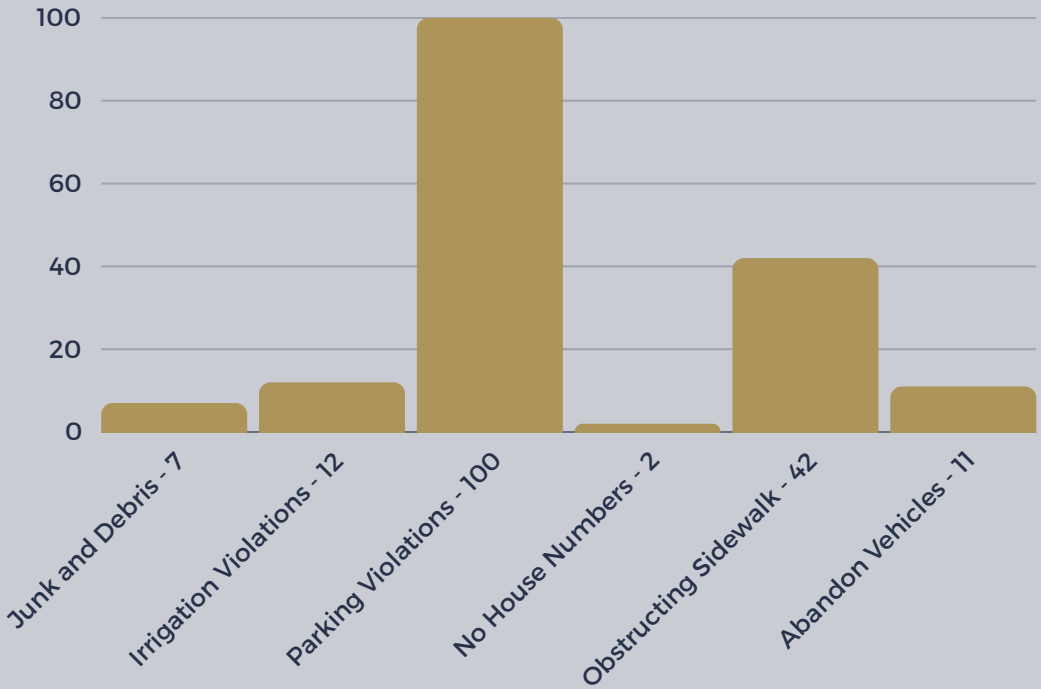
CODE COMPLIANCE MONTHLY REPORT





131

Signs Removed
from Right-of-Way



IF YOU SEE AN ISSUE WITHIN YOUR AREA THAT YOU FEEL CODE COMPLIANCE SHOULD INVESTIGATE, COMPLETE OUR CODE COMPLAINT EFORM, BY USING THE QR CODE BELOW.

CONSENT AGENDA ITEM 200

CODE ENFORCEMENT BOARD AGENDA | JUNE 24, 2025 REGULAR MEETING

TITLE

Approval of the Minutes from the Tuesday, May 27, 2025 Code Enforcement Board Regular Meeting

SUMMARY

FUNDING SOURCE

RECOMMENDATION

Staff recommends the Board review and approve the Tuesday, May 27, 2025 Code Enforcement Board Regular Meeting minutes as presented

CODE ENFORCEMENT BOARD

REGULAR MEETING MINUTES
MAY 27, 2025

CITY HALL – COMMISSION CHAMBERS
CITY OF WINTER SPRINGS, FLORIDA

UNAPPROVED

CALL TO ORDER
Chair Stephen Gildea called to Order the Tuesday, May 27, 2025, Regular Meeting of the Code Enforcement Board at 5:30 p.m., in the Commission Chambers (City Hall, 1126 East State Road 434, Winter Springs, Florida 32708.)

Roll Call:
Chair Stephen Gildea, present
Vice Chair Miguel Martin, present
Board Member Art Gallo, absent, excused
Board Member Maurice Kaprow, present
Board Member Karen Owens, present
Board Member Debi Panke, present
Board Attorney Amelia Ulmer, present
City Clerk Christian Gowan, present

Also Present:
Deputy Chief Kevin Presley, Winter Springs Police Department (WSPD)
Mr. Chris Elbon, Code Compliance Inspector, WSPD

A moment of silence was held followed by the Pledge of Allegiance.

"I'D LIKE TO MAKE A MOTION TO RESPECT THOSE THAT ARE IN ATTENDANCE TODAY TO MOVE ITEM 600 TO THE LEAD OF THE DOCKET FOLLOWED BY ITEMS 500 AND 501 AND THEN THE REMAINDER TO FOLLOW AS WRITTEN." MOTION BY VICE-CHAIR MARTIN. SECONDED BY BOARD MEMBER OWENS. MOTION PASSED WITH UNANIMOUS CONSENT.

City Clerk Christian Gowan swore in those who would be providing testimony.

INFORMATIONAL AGENDA
100. Code Compliance Monthly Report - March 2025

No discussion.

CONSENT AGENDA
200) Approval of the Minutes from the Tuesday, April 22, 2025 Code Enforcement Board Regular Meeting

"I MAKE A MOTION THAT THE MINUTES BE APPROVED WITH ONE CORRECTION THAT LANGUAGE BE ADDED NOTING THE MOMENT OF SILENCE WAS HELD IN MEMORY OF MR. [HAROLD] THOMSON, A LONGSTANDING MEMBER OF THIS BOARD." MOTION BY BOARD MEMBER KAPROW. SECONDED BY VICE-CHAIR MARTIN. DISCUSSION.

VOTE: KAPROW (AYE); OWENS (AYE); PANKE (AYE); MARTIN (AYE); GILDEA (AYE)

MOTION CARRIED 5-0.

PUBLIC HEARINGS: CONTINUED CASES
300. Not Used

PUBLIC HEARINGS: NON-COMPLIANCE CASES
600) Case #2024CE001363
Address: 1112 Arbor Glen Cir
Respondent(s): Victoria E Castro, Jose A Castro, and/or Jessica L Dawson
Violation: IPMC Section 302.3 – Sidewalks and Driveways

Note: The Respondent was present.

Inspector Elbon introduced the case, offered testimony on the procedures of notice and the violation, and showed photos from the "Presentation." The Board accepted the packet as published into evidence without objection. Officer Elbon recommended the Board's previous order be imposed with a fine of $150 per day from February 16, 2025 and continuing until the violation was corrected.

Mr. Jose Castro, Respondent, 1112 Arbor Glen Circle, Winter Springs testified regarding a hospitalization that had prevented the repair from being completed and work underway to come into compliance.

Discussion followed on communication between the Code Inspector and the Respondent and the length of time the violation had existed.

"I MOVE TO FIND THAT THE PHOTOGRAPHS AND TESTIMONY FROM THE INSPECTOR AND THE RESPONDENT SHOW THAT THE RESPONDENT CONTINUES TO BE IN VIOLATION OF IPMC SECTION 302.3, SIDEWALKS AND DRIVEWAYS, AND THAT THE PENALTY SET FORTH IN THE BOARD'S PREVIOUS ORDER DATED JANUARY 31, 2025 BE REDUCED TO TWENTY-FIVE DOLLARS ($25) PER DAY FROM FEBRUARY 16, 2025 UNTIL COMPLIANCE IS REACHED." MOTION BY BOARD MEMBER KAPROW. SECONDED BY BOARD MEMBER OWENS. DISCUSSION.

VOTE: KAPROW (AYE); OWENS (AYE); PANKE (AYE); MARTIN (AYE); GILDEA (AYE)
MOTION CARRIED 5-0.

PUBLIC HEARINGS: REPEAT CASES
400) Not Used

PUBLIC HEARINGS: NEW CASES
500) Case #2025CE000238
Address: 206 Cottonwood Dr
Respondent(s): Isabella Borini and/or Joseph Ariola
Violation: FBC Section 105.1 – Permits, Required

Note: The Respondent was present.

Inspector Elbon introduced the case, offered testimony on the procedures of notice and the violation, and showed photos from the "Presentation." The Board accepted the packet as

UNAPPROVED

published into evidence without objection. Officer Elbon recommended a compliance date of June 26, 2025 and a fine of up to $250 per day per violation if this was not met

Mr. Joseph Ariola, Respondent, 206 Cottonwood Drive, Winter Springs testified that he was working through the permitting process and trying to get several required documents to submit for review.

Board Attorney Amelia Ulmer swore in Ms. Isabella Borini, Respondent, who asked to provide additional testimony.

Ms. Isabella Borini, Respondent, 206 Cottonwood Court, Winter Springs testified further on the permit requirements and noted the outstanding documents were mainly housekeeping issues. Ms. Borini further testified about the amount of time she had been in the permitting process.

Discussion followed on a desire for compliance, the importance of continued communication with the permitting department and code compliance, and an appropriate amount of time to remedy the violation.

"I MOVE TO FIND THAT BASED ON THE INSPECTOR'S TESTIMONY AND EVIDENCE THAT THE RESPONDENT IS IN VIOLATION OF FLORIDA BUILDING CODE (FBC) SECTION 105.1, PERMITS REQUIRED FOR THE ACCESSORY STRUCTURE AND MOVE THAT THE RESPONDENT BE GIVEN UNTIL JULY 31, 2025, TO REMEDY. IF REMEDY IS NOT PROVIDED THAT A FINE OF TWO HUNDRED DOLLARS ($200) A DAY BE ASSESSED." MOTION BY VICE-CHAIR MARTIN. SECONDED BY BOARD MEMBER KAPROW. DISCUSSION.

VOTE: KAPROW (AYE); OWENS (AYE); PANKE (AYE); MARTIN (AYE); GILDEA (AYE)
MOTION CARRIED 5-0.

501) Case #2025CE000240
Address: 140 W Trade Winds Rd
Respondent: Cheryl A. Meinhalt
Violation: IPMC Section 304.7 – Roofs and Drainage

Note: The Respondent was present.

Inspector Elbon introduced the case, offered testimony on the procedures of notice and the violation, and showed photos from the "Presentation." The Board accepted the packet as published into evidence without objection. Officer Elbon recommended a compliance date of August 25, 2025 and a fine of up to $250 per day per violation if this was not met

Ms. Cheryl Meinhalt, Respondent, 140 W Trade Winds Road, Winter Springs testified that she has contracted with a roof company to remedy the violation and provided a copy of a signed contract with the company to the Board.

Discussion followed on the status of the rest of the home, an appropriate amount of time to get the violation addressed and remedied, and the importance of keeping in contact with Inspector Elbon.

"I MOVE TO FIND THAT BASED ON THE TESTIMONY OF THE RESPONDENT AND THE INSPECTOR, THE PHOTOGRAPHS SHOW THAT THERE ARE, IN FACT, ISSUES WITH THE

UNAPPROVED

ROOF AT 140 WEST TRADE WINDS ROAD IN VIOLATION OF IPMC SECTION, 304.7, ROOFS AND DRAINAGE. I MOVE THAT RESPONDENT BE GIVEN UNTIL NOVEMBER. 30, 2025 TO CORRECT THE VIOLATION. IN THE EVENT THAT THAT RESPONDENT FAILS TO COMPLY BY THAT DATE A FINE IN THE AMOUNT OF ONE HUNDRED DOLLARS ($100) PER DAY SHALL BE IMPOSED EACH DAY THE PROPERTY REMAINS IN VIOLATION." MOTION BY BOARD MEMBER KAPROW. SECONDED BY VICE-CHAIR MARTIN.

VOTE: KAPROW (AYE); OWENS (AYE); PANKE (AYE); MARTIN (AYE); GILDEA (AYE)
MOTION CARRIED 5-0.

502) Case #2025CE000297
Address: 700 Cottontail Ct
Respondent: Heather S. Williams
Violation: IPMC Section 308.1 – Accumulation of Rubbish or Garbage

Note: The Respondent was present.

Inspector Elbon introduced the case, offered testimony on the procedures of notice and the violation, and showed photos from the "Presentation." The Board accepted the packet as published into evidence without objection. Officer Elbon recommended a compliance date of June 11, 2025 and a fine of up to $250 per day per violation if this was not met

Mr. Jeffrey Williams, Respondent, 700 Cottontail Court, Winter Springs testified that cleanup was underway, advised two more loads were left, and noted he was amenable to the proposed compliance date.

"I MOVE TO FIND THE PHOTOGRAPHS AND TESTIMONY FROM BOTH THE OFFICER AND RESPONDENTS SHOW THAT THERE IS AN ACTUAL VIOLATION OF IPMC SECTION 308.1, ACCUMULATION OF RUBBISH AND GARBAGE. I FURTHER MOVE THAT THE RESPONDENT BE GIVEN UNTIL JUNE 11, 2025, OR 15 DAYS FROM TODAY'S DATE, TO CORRECT THE VIOLATION. IN THE EVENT THE RESPONDENT FAILS TO COMPLY BY THIS DATE, A FINE IN THE AMOUNT OF ONE HUNDRED DOLLARS ($100) PER DAY SHALL BE IMPOSED UNTIL COMPLIANCE IS VERIFIED BY CITY CODE COMPLIANCE INSPECTOR." MOTION BY VICE-CHAIR MARTIN. SECONDED BY BOARD MEMBER KAPROW. DISCUSSION.

VOTE: KAPROW (AYE); OWENS (AYE); PANKE (AYE); MARTIN (AYE); GILDEA (AYE)
MOTION CARRIED 5-0.

503) Case #2025CE000298
Address: 700 Cottontail Ct
Respondent: Heather S. Williams
Violation: IPMC Section 303.2 – Enclosures

Note: The Respondent was present.

Inspector Elbon introduced the case, offered testimony on the procedures of notice and the violation, and showed photos from the "Presentation." The Board accepted the packet as published into evidence without objection. Officer Elbon recommended a compliance date of June 11, 2025 and a fine of up to $250 per day per violation if this was not met

UNAPPROVED

Mr. Jeffrey Williams, Respondent, 700 Cottontail Court, Winter Springs testified that he had installed temporary orange fencing to prevent access currently and noted that he had the materials to build the fence gate. Mr. Williams noted budgetary constraints had slowed progress.

Discussion followed on safety concerns related to pools, requirements for gates and screen enclosures leading to pools to have self-latching mechanisms, and ways the property could come into compliance.

"I MOVE TO FIND THAT, BASED ON THE PHOTOGRAPHS AND TESTIMONY OF THE RESPONDENT AND THE INSPECTOR, THESE SHOW THAT THERE ARE SAFETY ISSUES WITH REGARD TO THE POOL ENCLOSURE ON THIS RESIDENCE, AND THAT RESPONDENT IS IN VIOLATION OF IPMC SECTION 303.2, ENCLOSURES. I MOVE TO ORDER THAT THE RESPONDENT BE GIVEN UNTIL JUNE 11, 2025 TO CORRECT THE VIOLATION, AND IN THE EVENT, RESPONDENT FAILS TO COMPLY BY THIS DATE, A FINE IN THE AMOUNT OF ONE HUNDRED DOLLARS ($100) PER DAY SHALL BE IMPOSED UNTIL COMPLIANCE IS REPORTED TO AND VERIFIED BY THE CITY CODE COMPLIANCE INSPECTOR." MOTION BY BOARD MEMBER KAPROW. SECONDED BY BOARD MEMBER PANKE. DISCUSSION.

VOTE: KAPROW (AYE); OWENS (AYE); PANKE (AYE); MARTIN (AYE); GILDEA (AYE)
MOTION CARRIED 5-0.

504) Case #2025CE000299
Address: 700 Cottontail Ct
Respondent: Heather S. Williams
Violation: IPMC Section 302.7 – Accessory Structures

Note: The Respondent was present.

Inspector Elbon introduced the case, offered testimony on the procedures of notice and the violation, and showed photos from the "Presentation." The Board accepted the packet as published into evidence without objection. Officer Elbon recommended a compliance date of June 11, 2025 and a fine of up to $250 per day per violation if this was not met

Mr. Jeffrey Williams, Respondent, 700 Cottontail Court, Winter Springs offered testimony about plans to rescreen the pool enclosure, previous storm damage, and budgetary considerations.

Discussion followed on the relation between the currently discussed violation and the previously discussed violation, the ability to address multiple violations with one solution, and an appropriate amount of time to come into compliance.

"I MOVE TO FIND THAT THE PHOTOGRAPHS AND TESTIMONY OFFERED BY BOTH THE OFFICER AND THE RESPONDENT SHOW THAT THERE IS INDEED FACTUAL FINDINGS THAT THE RESPONDENT IS IN VIOLATION OF IPMC SECTION 302.7, ACCESSORY STRUCTURES. I FURTHER MOVE THAT THE RESPONDENT BE GIVEN UNTIL AUGUST 1, 2025 TO CORRECT THE VIOLATION. IN THE EVENT THE RESPONDENT FAILS TO COMPLY BY THIS DATE, A FINE IN THE AMOUNT OF ONE HUNDRED DOLLARS ($100) SHALL BE IMPOSED PER DAY FOR THE VIOLATION UNTIL COMPLIANCE IS REPORTED TO AND VERIFIED BY THE CITY CODE COMPLIANCE INSPECTOR." MOTION BY VICE-CHAIR MARTIN. SECONDED BY BOARD MEMBER KAPROW. DISCUSSION.

UNAPPROVED

VOTE: KAPROW (AYE); OWENS (AYE); PANKE (AYE); MARTIN (AYE); GILDEA (AYE)
MOTION CARRIED 5-0.

505) Case #2025CE000551
Address: 621 Sailfish Rd
Respondent(s): Trinity Management Group, LLC Trust and/or
621 Sailfish Land Trust
Violation: WSCO Section 5-4(a) – Permit Required for Tree Removal and Land Clearing

Note: The Respondent was not present.

Inspector Elbon introduced the case, offered testimony on the procedures of notice and the violation, and showed photos from the "Presentation." The Board accepted the packet as published into evidence without objection. Officer Elbon noted the violation was irreversible and irreparable and recommended a one-time fine not to exceed five thousand dollars ($5,000).

Brief discussion followed on the ownership of the property, the type of tree that was removed, and the lack of communication with the Code Compliance Inspector.

"I MOVE TO FIND THAT BASED ON THE PHOTOGRAPHS AND THE TESTIMONY FROM THE CODE INSPECTOR SHOW THAT THERE THAT THERE IS CERTAINLY A FACTUAL FINDING THAT A TREE WAS REMOVED WITHOUT A PERMIT, AND THE RESPONDENT IS IN VIOLATION OF 5-4(A) OF THE WINTER SPRINGS CITY CODE. I MOVE TO ORDER ACCORDINGLY, BECAUSE THIS IS AN IRREVERSIBLE/IRREPARABLE VIOLATION THAT RESPONDENTS BE FINED FIVE THOUSAND DOLLARS ($5,000) FOR VIOLATION OF THIS SECTION." MOTION BY BOARD MEMBER KAPROW. SECONDED BY BOARD MEMBER PANKE. DISCUSSION.

VOTE: KAPROW (AYE); OWENS (AYE); PANKE (AYE); MARTIN (AYE); GILDEA (AYE)
MOTION CARRIED 5-0.

REGULAR AGENDA
700. Not Used

ADJOURNMENT
Chair Gildea adjourned the meeting at 7:29 PM

RESPECTFULLY SUBMITTED:

_____
CHRISTIAN D. GOWAN, MPA, CMC
CITY CLERK

NOTE: These Minutes were approved at the_____, *2025* Code Enforcement Board Regular Meeting.

UNAPPROVED

PUBLIC HEARINGS : NEW CASES ITEM 500

CODE ENFORCEMENT BOARD AGENDA | JUNE 24, 2025 REGULAR MEETING

TITLE

Case #2024CE001313
Address: Parcel #27-20-30-507-0A00-0000
Respondent(s): Highlands Homeowners Association, Inc.
Violation: IPMC Section 302.3 – *Sidewalks and Driveways*

SUMMARY

FUNDING SOURCE

RECOMMENDATION

Staff recommends the Code Enforcement Board find the property in violation, issue an Order requiring the violation be corrected and the property brought into compliance on or before August 23, 2025 (60 days), and consider an imposition of a daily fine of up to $250.00 per day in the event the requirements of the Order have not been met by the date set for compliance by the Code Enforcement Board.

City of Winter Springs
Code Enforcement Division

Code Enforcement Board

June 24, 2025

Respondent(s): Highlands Homeowners Association, Inc.

Address: Parcel #27-20-30-507-0A00-0000

Violation(s): IPMC Section 302.3 – *Sidewalks and Driveways*

Case No. 2024CE001313

IPMC Section 302.3
Sidewalks and Driveways

Sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.

Case No. 2024CE001313

Case Summary

May 21, 2024 – CCI Elbon conducted an inspection of the referenced parcel based on a citizen complaint. CCI Elbon observed pedestrian walkways and similar areas that failed to be kept in a proper state of repair and failed to be maintained free from hazardous conditions *(Exhibits 1-11)*.



Exhibit 1
Address: Parcel #27-20-30-507-0A00-0000
Case No. 2024CE001313
Date Taken: May 21, 2024



Exhibit 2
Address: Parcel #27-20-30-507-0A00-0000
Case No. 2024CE001313
Date Taken: May 21, 2024



Exhibit 3
Address: Parcel #27-20-30-507-0A00-0000
Case No. 2024CE001313
Date Taken: May 21, 2024



Exhibit 4
Address: Parcel #27-20-30-507-0A00-0000
Case No. 2024CE001313
Date Taken: May 21, 2024



Exhibit 5
Address: Parcel #27-20-30-507-0A00-0000
Case No. 2024CE001313
Date Taken: May 21, 2024



Exhibit 6
Address: Parcel #27-20-30-507-0A00-0000
Case No. 2024CE001313
Date Taken: May 21, 2024

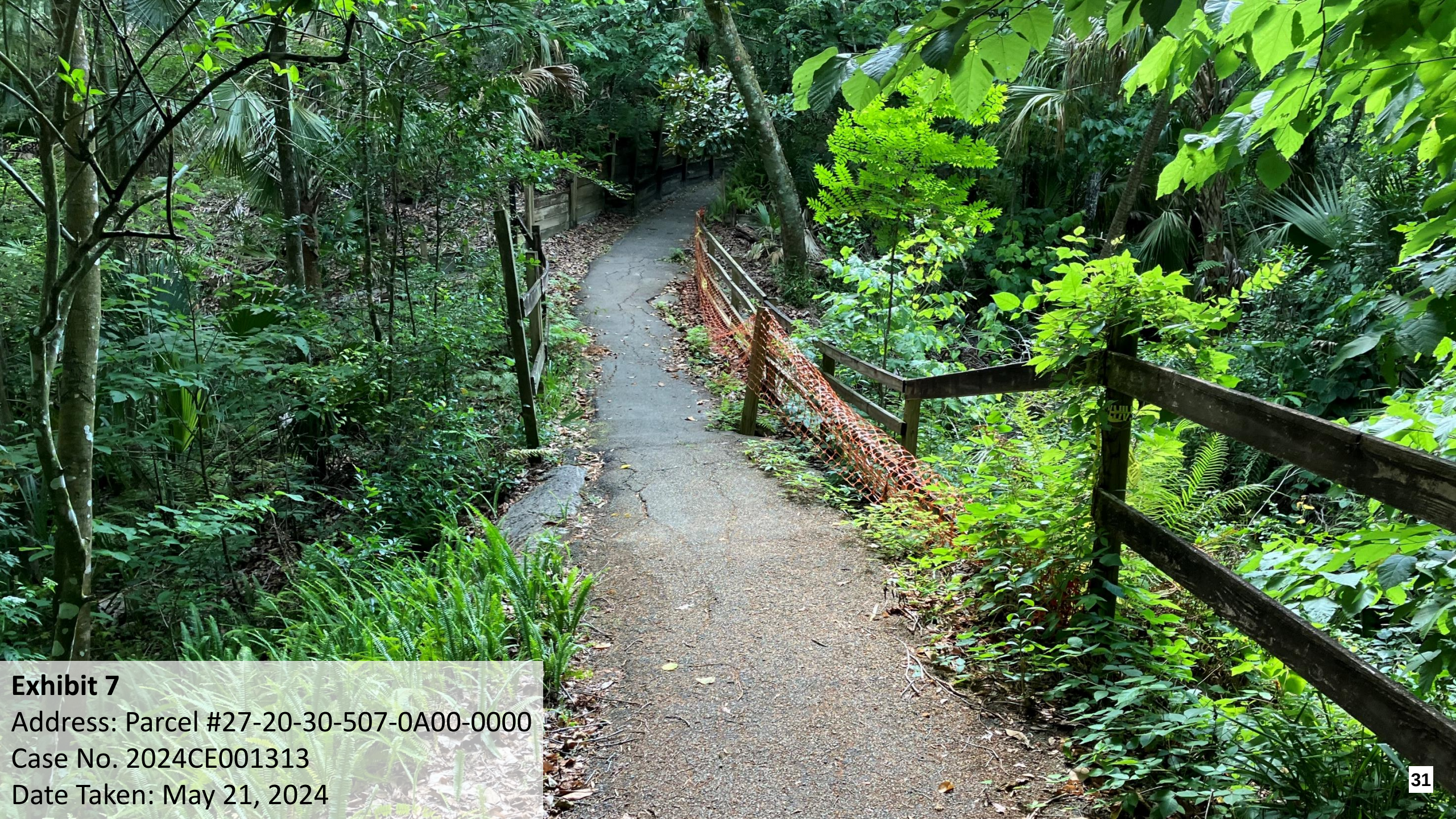


Exhibit 7
Address: Parcel #27-20-30-507-0A00-0000
Case No. 2024CE001313
Date Taken: May 21, 2024



Exhibit 8
Address: Parcel #27-20-30-507-0A00-0000
Case No. 2024CE001313
Date Taken: May 21, 2024



Exhibit 9
Address: Parcel #27-20-30-507-0A00-0000
Case No. 2024CE001313
Date Taken: May 21, 2024



Exhibit 10
Address: Parcel #27-20-30-507-0A00-0000
Case No. 2024CE001313
Date Taken: May 21, 2024



Exhibit 11
Address: Parcel #27-20-30-507-0A00-0000
Case No. 2024CE001313
Date Taken: May 21, 2024

Case Summary

May 28, 2024 – Courtesy Notice sent to the property owner(s) and registered agent(s) by USPS Regular First-Class Mail.

July 30, 2024 – CCI Elbon conducted a re-inspection of the referenced parcel and observed that the violations remained *(Exhibits 12-16)*.



Exhibit 12
Address: Parcel #27-20-30-507-0A00-0000
Case No. 2024CE001313
Date Taken: July 30, 2024



Exhibit 13
Address: Parcel #27-20-30-507-0A00-0000
Case No. 2024CE001313
Date Taken: July 30, 2024



Exhibit 14
Address: Parcel #27-20-30-507-0A00-0000
Case No. 2024CE001313
Date Taken: July 30, 2024



Exhibit 15
Address: Parcel #27-20-30-507-0A00-0000
Case No. 2024CE001313
Date Taken: July 30, 2024



Exhibit 16
Address: Parcel #27-20-30-507-0A00-0000
Case No. 2024CE001313
Date Taken: July 30, 2024

Case Summary

August 1, 2024 – CCI Elbon received a phone call from an attorney representing the Highlands Homeowners Association. The attorney advised that the Highlands Homeowners Association was working to correct the violations and requested additional time.

March 3, 2025 – CCI Elbon conducted a re-inspection of the referenced parcel and observed that the violations remained *(Exhibits 17-23)*.



Exhibit 17
Address: Parcel #27-20-30-507-0A00-0000
Case No. 2024CE001313
Date Taken: March 3, 2025



Exhibit 18
Address: Parcel #27-20-30-507-0A00-0000
Case No. 2024CE001313
Date Taken: March 3, 2025



Exhibit 19
Address: Parcel #27-20-30-507-0A00-0000
Case No. 2024CE001313
Date Taken: March 3, 2025



Exhibit 20
Address: Parcel #27-20-30-507-0A00-0000
Case No. 2024CE001313
Date Taken: March 3, 2025



Exhibit 21
Address: Parcel #27-20-30-507-0A00-0000
Case No. 2024CE001313
Date Taken: March 3, 2025



Exhibit 22
Address: Parcel #27-20-30-507-0A00-0000
Case No. 2024CE001313
Date Taken: March 3, 2025



Exhibit 23
Address: Parcel #27-20-30-507-0A00-0000
Case No. 2024CE001313
Date Taken: March 3, 2025

Case Summary

March 3, 2025 – Notice of Code Violation sent to the property owner(s) and registered agent(s) by USPS Certified Mail with Return Receipt Requested.

March 7, 2025 – Notice of Code Violation delivered to the property owner(s) and registered agent(s).

April 15, 2025 – CCI Elbon conducted a re-inspection of the referenced parcel and observed that the violations remained *(Exhibits 24-26)*.



Exhibit 24
Address: Parcel #27-20-30-507-0A00-0000
Case No. 2024CE001313
Date Taken: April 15, 2025



Exhibit 25
Address: Parcel #27-20-30-507-0A00-0000
Case No. 2024CE001313
Date Taken: April 15, 2025



Exhibit 26
Address: Parcel #27-20-30-507-0A00-0000
Case No. 2024CE001313
Date Taken: April 15, 2025

Case Summary

April 16, 2025 – Notice of Code Violation sent to the property owner(s) and registered agent(s) by USPS Certified Mail with Return Receipt Requested.

April 22, 2025 – Notice of Code Violation delivered to the property owner(s) and registered agent(s).

May 19, 2025 – CCI Elbon conducted a re-inspection of the referenced parcel and observed that the violations remained *(Exhibits 27-33)*.



Exhibit 27
Address: Parcel #27-20-30-507-0A00-0000
Case No. 2024CE001313
Date Taken: May 19, 2025



Exhibit 28
Address: Parcel #27-20-30-507-0A00-0000
Case No. 2024CE001313
Date Taken: May 19, 2025



Exhibit 29
Address: Parcel #27-20-30-507-0A00-0000
Case No. 2024CE001313
Date Taken: May 19, 2025



Exhibit 30
Address: Parcel #27-20-30-507-0A00-0000
Case No. 2024CE001313
Date Taken: May 19, 2025



Exhibit 31
Address: Parcel #27-20-30-507-0A00-0000
Case No. 2024CE001313
Date Taken: May 19, 2025



Exhibit 32
Address: Parcel #27-20-30-507-0A00-0000
Case No. 2024CE001313
Date Taken: May 19, 2025



Exhibit 33
Address: Parcel #27-20-30-507-0A00-0000
Case No. 2024CE001313
Date Taken: May 19, 2025

Case Summary

May 19, 2025 – Notice of Hearing sent to the property owner(s) and registered agent(s) by USPS Certified Mail with Return Receipt Requested.

May 27, 2025 – Notice of Hearing delivered to the property owner(s) and registered agent(s).

June 4, 2025 – CCI Elbon conducted a re-inspection of the referenced parcel and observed that the violations remained *(Exhibits 34-38)*.



Exhibit 34
Address: Parcel #27-20-30-507-0A00-0000
Case No. 2024CE001313
Date Taken: June 4, 2025



Exhibit 35
Address: Parcel #27-20-30-507-0A00-0000
Case No. 2024CE001313
Date Taken: June 4, 2025



Exhibit 36
Address: Parcel #27-20-30-507-0A00-0000
Case No. 2024CE001313
Date Taken: June 4, 2025



Exhibit 37
Address: Parcel #27-20-30-507-0A00-0000
Case No. 2024CE001313
Date Taken: June 4, 2025



Exhibit 38
Address: Parcel #27-20-30-507-0A00-0000
Case No. 2024CE001313
Date Taken: June 4, 2025

Staff Recommendation

Staff recommends the Code Enforcement Board find the property in violation, issue an Order requiring the violation be corrected and the property brought into compliance on or before August 23, 2025 (60 days), and consider an imposition of a daily fine of up to $250.00 per day in the event the requirements of the Order have not been met by the date set for compliance by the Code Enforcement Board.

WINTER SPRINGS POLICE DEPARTMENT
CODE COMPLIANCE DIVISION

300 North Moss Road - Winter Springs, FL 32708
Business (407) 327-7975 - Fax (407) 327-6652

May 28, 2024

HIGHLANDS HOMEOWNERS ASSOCIATION, INC.
2200 SHEPARD RD
WINTER SPRINGS, FL 32708

COURTESY NOTICE

CASE NO: 2024CE001313

PROPERTY ADDRESS: PARCEL #27-20-30-507-0A00-0000, WINTER SPRINGS, FL 32708

PARCEL NO: 27-20-30-507-0A00-0000

This Courtesy Notice requires your immediate attention. An inspection of the above mentioned property was performed on the date(s) below and has revealed a violation(s) of the City of Winter Springs Code of Ordinances. Attached is the ordinance section for your reference. The violation(s) listed below must be corrected on or before the date set below for correction, and the property maintained in a manner which will not allow violation(s) to recur to avoid further enforcement action. Please notify the Winter Springs Code Compliance Division as soon as the violation(s) are corrected.

Inspector	**Date of Inspection**
Chris Elbon	May 21, 2024

Municipal Code	**Violation/Corrective Action**
IPMC Section 302.3 – Sidewalks and Driveways	Sidewalks, walkways and similar areas fail to be kept in a proper state of repair, and fail to be maintained free from hazardous conditions. Repair sidewalks, walkways and similar areas in a workmanlike manner. Apply for and obtain applicable Winter Springs permit(s) prior to performing repairs. Please contact the City of Winter Springs Building Division at (407) 327-5963 for any permit related questions.
IPMC Section 308.1 – Accumulation of Rubbish or Garbage	Pedestrian walkways covered in accumulations of rubbish and debris, creating a hazard to pedestrian foot traffic. Remove accumulations of rubbish and debris from pedestrian walkways and maintain pedestrian walkways free from accumulations of rubbish and debris.

PLEASE NOTE: The violation(s) listed above must be corrected on or before **July 28, 2024,** and the property maintained in a manner which will not allow violation(s) to recur to avoid further enforcement action. Please notify the Winter Springs Code Compliance Division as soon as the violation(s) are corrected. Failure to correct the violation(s) on or before **July 28, 2024,** may result in additional enforcement action, including a hearing before the City of Winter Springs Code Enforcement Board, which has the power to levy fines up to **$250.00** per day per violation and up to **$500.00** per day per violation for repeat violations. In addition, if the violation is one that presents a serious threat to the public health, safety and welfare, pursuant to Chapter 162, Section 162.09 of the Florida Statutes, the Code Enforcement Board has the authority to notify the City Commission, which may make all reasonable repairs which are required to bring the property into compliance and charge the violator with the reasonable cost of the repairs along with any fine imposed. If the violation is corrected and then recurs, or if the violation is not corrected by the time specified for correction, the case may be presented to the Code Enforcement Board even if the violation has been corrected prior to the board hearing. If this is a repeat violation, the case may be presented to the Code Enforcement Board even if the repeat violation has been corrected prior to the board hearing and an automatic fine shall be levied. Violations may result in fines of up to **$250.00** per day for each day a violation exists or up to **$500.00** per day if a violation is a repeat violation per Florida State Statute, Chapter 162.

If you have any questions regarding this notice, please do not hesitate to contact the City of Winter Springs Code Compliance Division. To schedule an inspection, or should you require additional information regarding this notice, please contact the Winter Springs Code Compliance Division at (407) 327-7975.

CASE NO: 2024CE001313

PROPERTY ADDRESS: PARCEL #27-20-30-507-0A00-0000, WINTER SPRINGS, FL 32708

Municipal Code	Code Text
IPMC Section 302.3 – Sidewalks and Driveways	Sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.
IPMC Section 308.1 – Accumulation of Rubbish or Garbage	Exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.

Thank you for your attention and cooperation,

Chris Elbon

Chris Elbon, CEP, CCEO, COSS
Code Compliance Inspector
City of Winter Springs
(407) 327-7558
celbon@winterspringsfl.org

WINTER SPRINGS POLICE DEPARTMENT
CODE COMPLIANCE DIVISION

300 North Moss Road - Winter Springs, FL 32708
Business (407) 327-7975 - Fax (407) 327-6652

May 28, 2024

BECKER & POLIAKOFF, P.A.
ATTN: HIGHLANDS HOMEOWNERS ASSOCIATION, INC.
111 N ORANGE AVE. STE 1400
ORLANDO, FL 32801

COURTESY NOTICE

CASE NO: 2024CE001313

PROPERTY ADDRESS: PARCEL #27-20-30-507-0A00-0000, WINTER SPRINGS, FL 32708

PARCEL NO: 27-20-30-507-0A00-0000

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Inspector	**Date of Inspection**
Chris Elbon	May 21, 2024

Municipal Code	**Violation/Corrective Action**
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If you have any questions regarding this notice, please do not hesitate to contact the City of Winter Springs Code Compliance Division. To schedule an inspection, or should you require additional information regarding this notice, please contact the Winter Springs Code Compliance Division at (407) 327-7975.

CASE NO: 2024CE001313

PROPERTY ADDRESS: PARCEL #27-20-30-507-0A00-0000, WINTER SPRINGS, FL 32708

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Chris Elbon

Chris Elbon, CEP, CCEO, COSS
Code Compliance Inspector
City of Winter Springs
(407) 327-7558
celbon@winterspringsfl.org

WINTER SPRINGS POLICE DEPARTMENT
CODE COMPLIANCE DIVISION

300 North Moss Road - Winter Springs, FL 32708
Business (407) 327-7975 - Fax (407) 327-6652

March 3, 2025

HIGHLANDS HOMEOWNERS ASSOCIATION, INC.
2200 SHEPARD RD
WINTER SPRINGS, FL 32708

NOTICE OF CODE VIOLATION

CASE NO: 2024CE001313

PROPERTY ADDRESS: PARCEL #27-20-30-507-0A00-0000, WINTER SPRINGS, FL 32708

PARCEL NO: 27-20-30-507-0A00-0000

This Notice of Code Violation requires your immediate attention. An inspection of the above mentioned property was performed on the date(s) below and has revealed a violation(s) of the City of Winter Springs Code of Ordinances. Attached is the ordinance section for your reference. The violation(s) listed below must be corrected on or before the date set below for correction, and the property maintained in a manner which will not allow violation(s) to recur to avoid further enforcement action. Please notify the Winter Springs Code Compliance Division as soon as the violation(s) are corrected.

Inspector	**Date of Inspection**
Chris Elbon	May 21, 2024 July 30, 2024 March 3, 2025

Municipal Code	**Violation/Corrective Action**
IPMC Section 302.3 – Sidewalks and Driveways	Sidewalks, walkways and similar areas fail to be kept in a proper state of repair, and fail to be maintained free from hazardous conditions. Repair sidewalks, walkways and similar areas in a workmanlike manner. Apply for and obtain applicable Winter Springs permit(s) prior to performing repairs. Please contact the City of Winter Springs Building Division at (407) 327-5963 for any permit related questions.

PLEASE NOTE: The violation(s) listed above must be corrected on or before **April 6, 2025,** and the property maintained in a manner which will not allow violation(s) to recur to avoid further enforcement action. Please notify the Winter Springs Code Compliance Division as soon as the violation(s) are corrected. Failure to correct the violation(s) on or before **April 6, 2025,** may result in additional enforcement action, including a hearing before the City of Winter Springs Code Enforcement Board, which has the power to levy fines up to **$250.00** per day per violation and up to **$500.00** per day per violation for repeat violations. In addition, if the violation is one that presents a serious threat to the public health, safety and welfare, pursuant to Chapter 162, Section 162.09 of the Florida Statutes, the Code Enforcement Board has the authority to notify the City Commission, which may make all reasonable repairs which are required to bring the property into compliance and charge the violator with the reasonable cost of the repairs along with any fine imposed. If the violation is corrected and then recurs, or if the violation is not corrected by the time specified for correction, the case may be presented to the Code Enforcement Board even if the violation has been corrected prior to the board hearing. If this is a repeat violation, the case may be presented to the Code Enforcement Board even if the repeat violation has been corrected prior to the board hearing and an automatic fine shall be levied. Violations may result in fines of up to **$250.00** per day for each day a violation exists or up to **$500.00** per day if a violation is a repeat violation per Florida State Statute, Chapter 162.

If you have any questions regarding this notice, please do not hesitate to contact the City of Winter Springs Code Compliance Division. To schedule an inspection, or should you require additional information regarding this notice, please contact the Winter Springs Code Compliance Division at (407) 327-7975.

CASE NO: 2024CE001313

PROPERTY ADDRESS: PARCEL #27-20-30-507-0A00-0000, WINTER SPRINGS, FL 32708

Municipal Code	Code Text
IPMC Section 302.3 – Sidewalks and Driveways	Sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.

Thank you for your attention and cooperation,

Chris Elbon

Chris Elbon, CEP, COSS, CCEO
Code Compliance Inspector
City of Winter Springs
(407) 327-7558
celbon@winterspringsfl.org

Certified Mailing Number: 9414811898765451022780

Electronic Delivery Confirmation™



City of Winter Springs Police Department
Code Compliance Division
300 N MOSS RD
WINTER SPGS FL 32708-2510

$8.16 US POSTAGE
FIRST-CLASS IMI
Mar 03 2025
Mailed from ZIP 32708
1 OZ FIRST-CLASS MAIL LETTER RATE
11923275



063S0010282495

USPS CERTIFIED MAIL



9414 8118 9876 5451 0227 80

HIGHLANDS HOMEOWNERS ASSOCIATION, INC.
2200 SHEPARD RD
WINTER SPGS FL 32708-2038



Reference	NOV - 2024CE001313 - ELBON
USPS #	9414811898765451022780
USPS Mail Class	Certified with Return Receipt (Signature)
USPS Status	Your item was delivered to the front desk, reception area, or mail room at 10:43 am on March 7, 2025 in CLERMONT, FL 34714.
USPS History	Arrived at USPS Regional Facility, March 6, 2025, 9:46 am, ORLANDO FL DISTRIBUTION CENTER Departed USPS Regional Facility, March 6, 2025, 8:08 am, FORT MYERS FL DISTRIBUTION CENTER Arrived at USPS Regional Facility, March 5, 2025, 7:51 pm, FORT MYERS FL DISTRIBUTION CENTER In Transit to Next Facility, 03/05/2025 Departed USPS Regional Facility, March 4, 2025, 9:02 pm, ORLANDO FL DISTRIBUTION CENTER Arrived at USPS Regional Facility, March 4, 2025, 7:46 pm, ORLANDO FL DISTRIBUTION CENTER Departed Post Office, March 4, 2025, 6:15 pm, WINTER SPRINGS, FL 32708 USPS picked up item, March 4, 2025, 9:55 am, WINTER SPRINGS, FL 32708 Shipping Label Created, USPS Awaiting Item, 03/03/2025, 2:09 pm, WINTER SPRINGS, FL 32708

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Report Design Copyright 2025 Certified Mail Envelopes, Inc. www.Certified-Mail-Labels.com www.Certified-Mail-Envelopes.com
Date Verified: 03/08/2025 06:44:14 (UTC)

UNITED STATES POSTAL SERVICE

March 8, 2025

Dear Reference NOV 2024CE001313 ELBON:

The following is in response to your request for proof of delivery on your item with the tracking number: **9414 8118 9876 5451 0227 80**.

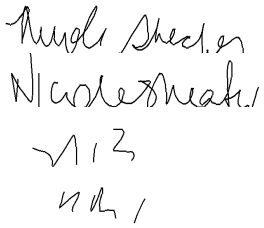
Item Details

Status:	Delivered, Front Desk/Reception/Mail Room
Status Date / Time:	March 7, 2025, 10:43 am
Location:	CLERMONT, FL 34714
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™
	Return Receipt Electronic
Recipient Name:	HIGHLANDS HOMEOWNERS ASSOCIATION INC

Recipient Signature

Signature of Recipient:

Address of Recipient:



Note: Scanned image may reflect a different destination address due to Intended Recipient's delivery instructions on file.

Thank you for selecting the United States Postal Service® for your mailing needs. If you require additional assistance, please contact your local Post Office™ or a Postal representative at 1-800-222-1811.

Sincerely,
United States Postal Service®
475 L'Enfant Plaza SW
Washington, D.C. 20260-0004

WINTER SPRINGS POLICE DEPARTMENT
CODE COMPLIANCE DIVISION

300 North Moss Road - Winter Springs, FL 32708
Business (407) 327-7975 - Fax (407) 327-6652

March 3, 2025

HIGHLANDS HOMEOWNERS ASSOCIATION, INC.
2113 RUBY RED BLVD, STE B
CLERMONT, FL 34714

NOTICE OF CODE VIOLATION

CASE NO: 2024CE001313

PROPERTY ADDRESS: PARCEL #27-20-30-507-0A00-0000, WINTER SPRINGS, FL 32708

PARCEL NO: 27-20-30-507-0A00-0000

This Notice of Code Violation requires your immediate attention. An inspection of the above mentioned property was performed on the date(s) below and has revealed a violation(s) of the City of Winter Springs Code of Ordinances. Attached is the ordinance section for your reference. The violation(s) listed below must be corrected on or before the date set below for correction, and the property maintained in a manner which will not allow violation(s) to recur to avoid further enforcement action. Please notify the Winter Springs Code Compliance Division as soon as the violation(s) are corrected.

Inspector	**Date of Inspection**
Chris Elbon	May 21, 2024 July 30, 2024 March 3, 2025

Municipal Code	**Violation/Corrective Action**
IPMC Section 302.3 – Sidewalks and Driveways	Sidewalks, walkways and similar areas fail to be kept in a proper state of repair, and fail to be maintained free from hazardous conditions. Repair sidewalks, walkways and similar areas in a workmanlike manner. Apply for and obtain applicable Winter Springs permit(s) prior to performing repairs. Please contact the City of Winter Springs Building Division at (407) 327-5963 for any permit related questions.

PLEASE NOTE: The violation(s) listed above must be corrected on or before **April 6, 2025,** and the property maintained in a manner which will not allow violation(s) to recur to avoid further enforcement action. Please notify the Winter Springs Code Compliance Division as soon as the violation(s) are corrected. Failure to correct the violation(s) on or before **April 6, 2025,** may result in additional enforcement action, including a hearing before the City of Winter Springs Code Enforcement Board, which has the power to levy fines up to **$250.00** per day per violation and up to **$500.00** per day per violation for repeat violations. In addition, if the violation is one that presents a serious threat to the public health, safety and welfare, pursuant to Chapter 162, Section 162.09 of the Florida Statutes, the Code Enforcement Board has the authority to notify the City Commission, which may make all reasonable repairs which are required to bring the property into compliance and charge the violator with the reasonable cost of the repairs along with any fine imposed. If the violation is corrected and then recurs, or if the violation is not corrected by the time specified for correction, the case may be presented to the Code Enforcement Board even if the violation has been corrected prior to the board hearing. If this is a repeat violation, the case may be presented to the Code Enforcement Board even if the repeat violation has been corrected prior to the board hearing and an automatic fine shall be levied. Violations may result in fines of up to **$250.00** per day for each day a violation exists or up to **$500.00** per day if a violation is a repeat violation per Florida State Statute, Chapter 162.

If you have any questions regarding this notice, please do not hesitate to contact the City of Winter Springs Code Compliance Division. To schedule an inspection, or should you require additional information regarding this notice, please contact the Winter Springs Code Compliance Division at (407) 327-7975.

CASE NO: 2024CE001313

PROPERTY ADDRESS: PARCEL #27-20-30-507-0A00-0000, WINTER SPRINGS, FL 32708

Municipal Code	Code Text
IPMC Section 302.3 – Sidewalks and Driveways	Sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.

Thank you for your attention and cooperation,

Chris Elbon

Chris Elbon, CEP, COSS, CCEO
Code Compliance Inspector
City of Winter Springs
(407) 327-7558
celbon@winterspringsfl.org

Certified Mailing Number: 9414811898765451020663

Electronic Delivery Confirmation™



City of Winter Springs Police Department
Code Compliance Division
300 N MOSS RD
WINTER SPGS FL 32708-2510

$8.16 US POSTAGE
FIRST-CLASS IMI
Mar 03 2025
Mailed from ZIP 32708
1 OZ FIRST-CLASS MAIL LETTER RATE
11923275



063S0010282493

USPS CERTIFIED MAIL



9414 8118 9876 5451 0206 63

HIGHLANDS HOMEOWNERS ASSOCIATION, INC.
2113 RUBY RED BLVD STE B
CLERMONT FL 34714-6115



Reference	NOV - 2024CE001313 - ELBON
USPS #	9414811898765451020663
USPS Mail Class	Certified with Return Receipt (Signature)
USPS Status	Your item was delivered to the front desk, reception area, or mail room at 11:26 am on March 6, 2025 in CLERMONT, FL 34714.
USPS History	In Transit to Next Facility, 03/05/2025 Departed USPS Regional Facility, March 4, 2025, 9:02 pm, ORLANDO FL DISTRIBUTION CENTER Arrived at USPS Regional Facility, March 4, 2025, 7:46 pm, ORLANDO FL DISTRIBUTION CENTER Departed Post Office, March 4, 2025, 6:15 pm, WINTER SPRINGS, FL 32708 USPS picked up item, March 4, 2025, 9:55 am, WINTER SPRINGS, FL 32708 Shipping Label Created, USPS Awaiting Item, 03/03/2025, 2:13 pm, WINTER SPRINGS, FL 32708

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Date Verified: 03/07/2025 01:00:22 (UTC)

UNITED STATES POSTAL SERVICE

March 7, 2025

Dear Reference NOV 2024CE001313 ELBON:

The following is in response to your request for proof of delivery on your item with the tracking number: **9414 8118 9876 5451 0206 63**.

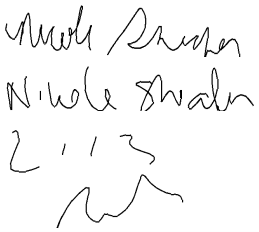
Item Details

Status:	Delivered, Front Desk/Reception/Mail Room
Status Date / Time:	March 6, 2025, 11:26 am
Location:	CLERMONT, FL 34714
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™
	Return Receipt Electronic
Recipient Name:	HIGHLANDS HOMEOWNERS ASSOCIATION INC

Recipient Signature

Signature of Recipient:

Address of Recipient:



Note: Scanned image may reflect a different destination address due to Intended Recipient's delivery instructions on file.

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475 L'Enfant Plaza SW
Washington, D.C. 20260-0004

WINTER SPRINGS POLICE DEPARTMENT
CODE COMPLIANCE DIVISION

300 North Moss Road - Winter Springs, FL 32708
Business (407) 327-7975 - Fax (407) 327-6652

March 3, 2025

PROPERTY MANAGEMENT OF AMERICA, LLC
ATTN: HIGHLANDS HOMEOWNERS ASSOCIATION, INC.
2113 RUBY RED BLVD, STE B
CLERMONT, FL 34714

NOTICE OF CODE VIOLATION

CASE NO: 2024CE001313

PROPERTY ADDRESS: PARCEL #27-20-30-507-0A00-0000, WINTER SPRINGS, FL 32708

PARCEL NO: 27-20-30-507-0A00-0000

This Notice of Code Violation requires your immediate attention. An inspection of the above mentioned property was performed on the date(s) below and has revealed a violation(s) of the City of Winter Springs Code of Ordinances. Attached is the ordinance section for your reference. The violation(s) listed below must be corrected on or before the date set below for correction, and the property maintained in a manner which will not allow violation(s) to recur to avoid further enforcement action. Please notify the Winter Springs Code Compliance Division as soon as the violation(s) are corrected.

Inspector	**Date of Inspection**
Chris Elbon	May 21, 2024 July 30, 2024 March 3, 2025

Municipal Code	**Violation/Corrective Action**
IPMC Section 302.3 – Sidewalks and Driveways	Sidewalks, walkways and similar areas fail to be kept in a proper state of repair, and fail to be maintained free from hazardous conditions. Repair sidewalks, walkways and similar areas in a workmanlike manner. Apply for and obtain applicable Winter Springs permit(s) prior to performing repairs. Please contact the City of Winter Springs Building Division at (407) 327-5963 for any permit related questions.

PLEASE NOTE: The violation(s) listed above must be corrected on or before **April 6, 2025,** and the property maintained in a manner which will not allow violation(s) to recur to avoid further enforcement action. Please notify the Winter Springs Code Compliance Division as soon as the violation(s) are corrected. Failure to correct the violation(s) on or before **April 6, 2025,** may result in additional enforcement action, including a hearing before the City of Winter Springs Code Enforcement Board, which has the power to levy fines up to **$250.00** per day per violation and up to **$500.00** per day per violation for repeat violations. In addition, if the violation is one that presents a serious threat to the public health, safety and welfare, pursuant to Chapter 162, Section 162.09 of the Florida Statutes, the Code Enforcement Board has the authority to notify the City Commission, which may make all reasonable repairs which are required to bring the property into compliance and charge the violator with the reasonable cost of the repairs along with any fine imposed. If the violation is corrected and then recurs, or if the violation is not corrected by the time specified for correction, the case may be presented to the Code Enforcement Board even if the violation has been corrected prior to the board hearing. If this is a repeat violation, the case may be presented to the Code Enforcement Board even if the repeat violation has been corrected prior to the board hearing and an automatic fine shall be levied. Violations may result in fines of up to **$250.00** per day for each day a violation exists or up to **$500.00** per day if a violation is a repeat violation per Florida State Statute, Chapter 162.

If you have any questions regarding this notice, please do not hesitate to contact the City of Winter Springs Code Compliance Division. To schedule an inspection, or should you require additional information regarding this notice, please contact the Winter Springs Code Compliance Division at (407) 327-7975.

CASE NO: 2024CE001313

PROPERTY ADDRESS: PARCEL #27-20-30-507-0A00-0000, WINTER SPRINGS, FL 32708

Municipal Code	Code Text
IPMC Section 302.3 – Sidewalks and Driveways	Sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.

Thank you for your attention and cooperation,

Chris Elbon

Chris Elbon, CEP, COSS, CCEO
Code Compliance Inspector
City of Winter Springs
(407) 327-7558
celbon@winterspringsfl.org

Certified Mailing Number: 9414811898765451020069

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City of Winter Springs Police Department
Code Compliance Division
300 N MOSS RD
WINTER SPGS FL 32708-2510

$8.16 US POSTAGE
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Mailed from ZIP 32708
1 OZ FIRST-CLASS MAIL LETTER RATE
11923275



063S0011485645

USPS CERTIFIED MAIL



9414 8118 9876 5451 0200 69

PROPERTY MANAGEMENT OF AMERICA, LLC
ATTN HIGHLANDS HOMEOWNERS ASSOCIATION, INC.
2113 RUBY RED BLVD STE B
CLERMONT FL 34714-6115



Reference	NOV - 2024CE001313 - ELBON
USPS #	9414811898765451020069
USPS Mail Class	Certified with Return Receipt (Signature)
USPS Status	Your item was delivered to the front desk, reception area, or mail room at 11:26 am on March 6, 2025 in CLERMONT, FL 34714.
USPS History	In Transit to Next Facility, 03/05/2025 Departed USPS Regional Facility, March 4, 2025, 9:02 pm, ORLANDO FL DISTRIBUTION CENTER Arrived at USPS Regional Facility, March 4, 2025, 7:46 pm, ORLANDO FL DISTRIBUTION CENTER Departed Post Office, March 4, 2025, 6:15 pm, WINTER SPRINGS, FL 32708 USPS picked up item, March 4, 2025, 9:55 am, WINTER SPRINGS, FL 32708 Shipping Label Created, USPS Awaiting Item, 03/03/2025, 2:15 pm, WINTER SPRINGS, FL 32708

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Date Verified: 03/07/2025 01:00:14 (UTC)

UNITED STATES POSTAL SERVICE

March 7, 2025

Dear Reference NOV 2024CE001313 ELBON:

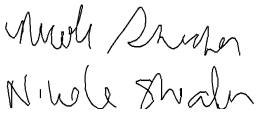
The following is in response to your request for proof of delivery on your item with the tracking number: **9414 8118 9876 5451 0200 69**.

Item Details

Status:	Delivered, Front Desk/Reception/Mail Room
Status Date / Time:	March 6, 2025, 11:26 am
Location:	CLERMONT, FL 34714
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™
	Return Receipt Electronic
Recipient Name:	ATTN HIGHLANDS HOMEOWNERS ASSOCIATION INC PROP

Recipient Signature

Signature of Recipient:



Address of Recipient:



Note: Scanned image may reflect a different destination address due to Intended Recipient's delivery instructions on file.

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Washington, D.C. 20260-0004

WINTER SPRINGS POLICE DEPARTMENT
CODE COMPLIANCE DIVISION

300 North Moss Road - Winter Springs, FL 32708
Business (407) 327-7975 - Fax (407) 327-6652

April 16, 2025

HIGHLANDS HOMEOWNERS ASSOCIATION, INC.
2200 SHEPARD RD
WINTER SPRINGS, FL 32708

NOTICE OF CODE VIOLATION

CASE NO: 2024CE001313

PROPERTY ADDRESS: PARCEL #27-20-30-507-0A00-0000, WINTER SPRINGS, FL 32708

PARCEL NO: 27-20-30-507-0A00-0000

This Notice of Code Violation requires your immediate attention. An inspection of the above mentioned property was performed on the date(s) below and has revealed a violation(s) of the City of Winter Springs Code of Ordinances. Attached is the ordinance section for your reference. The violation(s) listed below must be corrected on or before the date set below for correction, and the property maintained in a manner which will not allow violation(s) to recur to avoid further enforcement action. Please notify the Winter Springs Code Compliance Division as soon as the violation(s) are corrected.

Inspector	**Date of Inspection**
Chris Elbon	May 21, 2024 July 30, 2024 March 3, 2025 April 15, 2025

Municipal Code	**Violation/Corrective Action**
IPMC Section 302.3 – Sidewalks and Driveways	Sidewalks, walkways and similar areas fail to be kept in a proper state of repair, and fail to be maintained free from hazardous conditions. Repair sidewalks, walkways and similar areas in a workmanlike manner. Apply for and obtain applicable Winter Springs permit(s) prior to performing repairs. Please contact the City of Winter Springs Building Division at (407) 327-5963 for any permit related questions.

PLEASE NOTE: The violation(s) listed above must be corrected on or before **May 18, 2025,** and the property maintained in a manner which will not allow violation(s) to recur to avoid further enforcement action. Please notify the Winter Springs Code Compliance Division as soon as the violation(s) are corrected. Failure to correct the violation(s) on or before **May 18, 2025,** may result in additional enforcement action, including a hearing before the City of Winter Springs Code Enforcement Board, which has the power to levy fines up to **$250.00** per day per violation and up to **$500.00** per day per violation for repeat violations. In addition, if the violation is one that presents a serious threat to the public health, safety and welfare, pursuant to Chapter 162, Section 162.09 of the Florida Statutes, the Code Enforcement Board has the authority to notify the City Commission, which may make all reasonable repairs which are required to bring the property into compliance and charge the violator with the reasonable cost of the repairs along with any fine imposed. If the violation is corrected and then recurs, or if the violation is not corrected by the time specified for correction, the case may be presented to the Code Enforcement Board even if the violation has been corrected prior to the board hearing. If this is a repeat violation, the case may be presented to the Code Enforcement Board even if the repeat violation has been corrected prior to the board hearing and an automatic fine shall be levied. Violations may result in fines of up to **$250.00** per day for each day a violation exists or up to **$500.00** per day if a violation is a repeat violation per Florida State Statute, Chapter 162.

If you have any questions regarding this notice, please do not hesitate to contact the City of Winter Springs Code Compliance Division. To schedule an inspection, or should you require additional information regarding this notice, please contact the Winter Springs Code Compliance Division at (407) 327-7975.

CASE NO: 2024CE001313

PROPERTY ADDRESS: PARCEL #27-20-30-507-0A00-0000, WINTER SPRINGS, FL 32708

Municipal Code	Code Text
IPMC Section 302.3 – Sidewalks and Driveways	Sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.

Thank you for your attention and cooperation,

Chris Elbon

Chris Elbon, CEP, COSS, CCEO
Code Compliance Inspector
City of Winter Springs
(407) 327-7558
celbon@winterspringsfl.org

Certified Mailing Number: 9414811898765442984165

Electronic Delivery Confirmation™



City of Winter Springs Police Department
Code Compliance Division
300 N MOSS RD
WINTER SPGS FL 32708-2510

$8.16 US POSTAGE
FIRST-CLASS IMI
Apr 16 2025
Mailed from ZIP 32708
1 OZ FIRST-CLASS MAIL LETTER RATE
11923275



063S0010282496

USPS CERTIFIED MAIL



9414 8118 9876 5442 9841 65

HIGHLANDS HOMEOWNERS ASSOCIATION, INC.
2200 SHEPARD RD
WINTER SPGS FL 32708-2038



Reference	NOV - 2024CE001313 - ELBON
USPS #	9414811898765442984165
USPS Mail Class	Certified with Return Receipt (Signature)
USPS Status	Your item was delivered to the front desk, reception area, or mail room at 9:50 am on April 22, 2025 in CLERMONT, FL 34714.
USPS History	Arrived at USPS Regional Facility, April 21, 2025, 10:05 am, ORLANDO FL DISTRIBUTION CENTER Departed USPS Regional Facility, April 21, 2025, 5:10 am, FORT MYERS FL DISTRIBUTION CENTER Arrived at USPS Regional Facility, April 20, 2025, 3:17 am, FORT MYERS FL DISTRIBUTION CENTER In Transit to Next Facility, 04/19/2025 In Transit to Next Facility, 04/18/2025 Departed USPS Regional Facility, April 17, 2025, 9:10 pm, ORLANDO FL DISTRIBUTION CENTER Arrived at USPS Regional Facility, April 17, 2025, 7:20 pm, ORLANDO FL DISTRIBUTION CENTER Accepted at USPS Origin Facility, April 17, 2025, 6:05 pm, WINTER SPRINGS, FL 32708 Shipping Label Created, USPS Awaiting Item, 04/16/2025, 9:12 am, WINTER SPRINGS, FL 32708

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Date Verified: 04/23/2025 06:35:53 (UTC)

UNITED STATES POSTAL SERVICE

April 23, 2025

Dear Reference NOV 2024CE001313 ELBON:

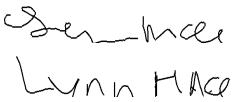
The following is in response to your request for proof of delivery on your item with the tracking number: **9414 8118 9876 5442 9841 65**.

Item Details

Status:	Delivered, Front Desk/Reception/Mail Room
Status Date / Time:	April 22, 2025, 9:50 am
Location:	CLERMONT, FL 34714
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™
	Return Receipt Electronic
Recipient Name:	HIGHLANDS HOMEOWNERS ASSOCIATION INC

Recipient Signature

Signature of Recipient:



Address of Recipient:



Note: Scanned image may reflect a different destination address due to Intended Recipient's delivery instructions on file.

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WINTER SPRINGS POLICE DEPARTMENT
CODE COMPLIANCE DIVISION

300 North Moss Road - Winter Springs, FL 32708
Business (407) 327-7975 - Fax (407) 327-6652

April 16, 2025

HIGHLANDS HOMEOWNERS ASSOCIATION, INC.
C/O EXTREME MANAGEMENT TEAM
2113 RUBY RED BLVD, STE B
CLERMONT, FL 34714

NOTICE OF CODE VIOLATION

CASE NO: 2024CE001313

PROPERTY ADDRESS: PARCEL #27-20-30-507-0A00-0000, WINTER SPRINGS, FL 32708

PARCEL NO: 27-20-30-507-0A00-0000

This Notice of Code Violation requires your immediate attention. An inspection of the above mentioned property was performed on the date(s) below and has revealed a violation(s) of the City of Winter Springs Code of Ordinances. Attached is the ordinance section for your reference. The violation(s) listed below must be corrected on or before the date set below for correction, and the property maintained in a manner which will not allow violation(s) to recur to avoid further enforcement action. Please notify the Winter Springs Code Compliance Division as soon as the violation(s) are corrected.

Inspector	**Date of Inspection**
Chris Elbon	May 21, 2024 July 30, 2024 March 3, 2025 April 15, 2025

Municipal Code	**Violation/Corrective Action**
IPMC Section 302.3 – Sidewalks and Driveways	Sidewalks, walkways and similar areas fail to be kept in a proper state of repair, and fail to be maintained free from hazardous conditions. Repair sidewalks, walkways and similar areas in a workmanlike manner. Apply for and obtain applicable Winter Springs permit(s) prior to performing repairs. Please contact the City of Winter Springs Building Division at (407) 327-5963 for any permit related questions.

PLEASE NOTE: The violation(s) listed above must be corrected on or before **May 18, 2025,** and the property maintained in a manner which will not allow violation(s) to recur to avoid further enforcement action. Please notify the Winter Springs Code Compliance Division as soon as the violation(s) are corrected. Failure to correct the violation(s) on or before **May 18, 2025,** may result in additional enforcement action, including a hearing before the City of Winter Springs Code Enforcement Board, which has the power to levy fines up to **$250.00** per day per violation and up to **$500.00** per day per violation for repeat violations. In addition, if the violation is one that presents a serious threat to the public health, safety and welfare, pursuant to Chapter 162, Section 162.09 of the Florida Statutes, the Code Enforcement Board has the authority to notify the City Commission, which may make all reasonable repairs which are required to bring the property into compliance and charge the violator with the reasonable cost of the repairs along with any fine imposed. If the violation is corrected and then recurs, or if the violation is not corrected by the time specified for correction, the case may be presented to the Code Enforcement Board even if the violation has been corrected prior to the board hearing. If this is a repeat violation, the case may be presented to the Code Enforcement Board even if the repeat violation has been corrected prior to the board hearing and an automatic fine shall be levied. Violations may result in fines of up to **$250.00** per day for each day a violation exists or up to **$500.00** per day if a violation is a repeat violation per Florida State Statute, Chapter 162.

If you have any questions regarding this notice, please do not hesitate to contact the City of Winter Springs Code Compliance Division. To schedule an inspection, or should you require additional information regarding this notice, please contact the Winter Springs Code Compliance Division at (407) 327-7975.

CASE NO: 2024CE001313

PROPERTY ADDRESS: PARCEL #27-20-30-507-0A00-0000, WINTER SPRINGS, FL 32708

Municipal Code	Code Text
IPMC Section 302.3 – Sidewalks and Driveways	Sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.

Thank you for your attention and cooperation,

Chris Elbon

Chris Elbon, CEP, COSS, CCEO
Code Compliance Inspector
City of Winter Springs
(407) 327-7558
celbon@winterspringsfl.org

Certified Mailing Number: 9414811898765442985988

Electronic Delivery Confirmation™



City of Winter Springs Police Department
Code Compliance Division
300 N MOSS RD
WINTER SPGS FL 32708-2510

$8.16 US POSTAGE
FIRST-CLASS IMI
Apr 16 2025
Mailed from ZIP 32708
1 OZ FIRST-CLASS MAIL LETTER RATE
11923275



063S0010282496

USPS CERTIFIED MAIL



9414 8118 9876 5442 9859 88

HIGHLANDS HOMEOWNERS ASSOCIATION, INC.
C/O EXTREME MANAGEMENT TEAM
2113 RUBY RED BLVD STE B
CLERMONT FL 34714-6115



Reference	NOV - 2024CE001313 - ELBON
USPS #	9414811898765442985988
USPS Mail Class	Certified with Return Receipt (Signature)
USPS Status	Your item was delivered to the front desk, reception area, or mail room at 11:11 am on April 21, 2025 in CLERMONT, FL 34714.
USPS History	Redelivery Scheduled for Next Business Day, 04/19/2025, 1:55 pm, CLERMONT, FL 34714 In Transit to Next Facility, 04/18/2025 Departed USPS Regional Facility, April 17, 2025, 9:10 pm, ORLANDO FL DISTRIBUTION CENTER Arrived at USPS Regional Facility, April 17, 2025, 8:09 pm, ORLANDO FL DISTRIBUTION CENTER Accepted at USPS Origin Facility, April 17, 2025, 6:54 pm, WINTER SPRINGS, FL 32708 Shipping Label Created, USPS Awaiting Item, 04/16/2025, 9:20 am, WINTER SPRINGS, FL 32708

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Date Verified: 04/22/2025 01:16:21 (UTC)

UNITED STATES POSTAL SERVICE

April 22, 2025

Dear Reference NOV 2024CE001313 ELBON:

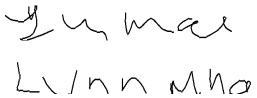
The following is in response to your request for proof of delivery on your item with the tracking number: **9414 8118 9876 5442 9859 88**.

Item Details

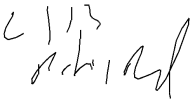
Status:	Delivered, Front Desk/Reception/Mail Room
Status Date / Time:	April 21, 2025, 11:11 am
Location:	CLERMONT, FL 34714
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™
	Return Receipt Electronic
Recipient Name:	C O EXTREME MANAGEMENT TEAM HIGHLANDS HOMEOWNERS

Recipient Signature

Signature of Recipient:



Address of Recipient:



Note: Scanned image may reflect a different destination address due to Intended Recipient's delivery instructions on file.

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Washington, D.C. 20260-0004

WINTER SPRINGS POLICE DEPARTMENT
CODE COMPLIANCE DIVISION

300 North Moss Road - Winter Springs, FL 32708
Business (407) 327-7975 - Fax (407) 327-6652

April 16, 2025

PROPERTY MANAGEMENT OF AMERICA, LLC
C/O EXTREME MANAGEMENT TEAM
2113 RUBY RED BLVD, STE B
CLERMONT, FL 34714

NOTICE OF CODE VIOLATION

CASE NO: 2024CE001313

PROPERTY ADDRESS: PARCEL #27-20-30-507-0A00-0000, WINTER SPRINGS, FL 32708

PARCEL NO: 27-20-30-507-0A00-0000

This Notice of Code Violation requires your immediate attention. An inspection of the above mentioned property was performed on the date(s) below and has revealed a violation(s) of the City of Winter Springs Code of Ordinances. Attached is the ordinance section for your reference. The violation(s) listed below must be corrected on or before the date set below for correction, and the property maintained in a manner which will not allow violation(s) to recur to avoid further enforcement action. Please notify the Winter Springs Code Compliance Division as soon as the violation(s) are corrected.

Inspector	**Date of Inspection**
Chris Elbon	May 21, 2024 July 30, 2024 March 3, 2025 April 15, 2025

Municipal Code	**Violation/Corrective Action**
IPMC Section 302.3 – Sidewalks and Driveways	Sidewalks, walkways and similar areas fail to be kept in a proper state of repair, and fail to be maintained free from hazardous conditions. Repair sidewalks, walkways and similar areas in a workmanlike manner. Apply for and obtain applicable Winter Springs permit(s) prior to performing repairs. Please contact the City of Winter Springs Building Division at (407) 327-5963 for any permit related questions.

PLEASE NOTE: The violation(s) listed above must be corrected on or before **May 18, 2025,** and the property maintained in a manner which will not allow violation(s) to recur to avoid further enforcement action. Please notify the Winter Springs Code Compliance Division as soon as the violation(s) are corrected. Failure to correct the violation(s) on or before **May 18, 2025,** may result in additional enforcement action, including a hearing before the City of Winter Springs Code Enforcement Board, which has the power to levy fines up to **$250.00** per day per violation and up to **$500.00** per day per violation for repeat violations. In addition, if the violation is one that presents a serious threat to the public health, safety and welfare, pursuant to Chapter 162, Section 162.09 of the Florida Statutes, the Code Enforcement Board has the authority to notify the City Commission, which may make all reasonable repairs which are required to bring the property into compliance and charge the violator with the reasonable cost of the repairs along with any fine imposed. If the violation is corrected and then recurs, or if the violation is not corrected by the time specified for correction, the case may be presented to the Code Enforcement Board even if the violation has been corrected prior to the board hearing. If this is a repeat violation, the case may be presented to the Code Enforcement Board even if the repeat violation has been corrected prior to the board hearing and an automatic fine shall be levied. Violations may result in fines of up to **$250.00** per day for each day a violation exists or up to **$500.00** per day if a violation is a repeat violation per Florida State Statute, Chapter 162.

If you have any questions regarding this notice, please do not hesitate to contact the City of Winter Springs Code Compliance Division. To schedule an inspection, or should you require additional information regarding this notice, please contact the Winter Springs Code Compliance Division at (407) 327-7975.

CASE NO: 2024CE001313

PROPERTY ADDRESS: PARCEL #27-20-30-507-0A00-0000, WINTER SPRINGS, FL 32708

Municipal Code	Code Text
IPMC Section 302.3 – Sidewalks and Driveways	Sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.

Thank you for your attention and cooperation,

Chris Elbon

Chris Elbon, CEP, COSS, CCEO
Code Compliance Inspector
City of Winter Springs
(407) 327-7558
celbon@winterspringsfl.org

Certified Mailing Number: 9414811898765442982796

Electronic Delivery Confirmation™



City of Winter Springs Police Department
Code Compliance Division
300 N MOSS RD
WINTER SPGS FL 32708-2510

$8.16 US POSTAGE
FIRST-CLASS IMI
Apr 16 2025
Mailed from ZIP 32708
1 OZ FIRST-CLASS MAIL LETTER RATE
11923275



063S0010937440

USPS CERTIFIED MAIL



9414 8118 9876 5442 9827 96

PROPERTY MANAGEMENT OF AMERICA, LLC
C/O EXTREME MANAGEMENT TEAM
2113 RUBY RED BLVD STE B
CLERMONT FL 34714-6115



Reference	NOV - 2024CE001313 - ELBON
USPS #	9414811898765442982796
USPS Mail Class	Certified with Return Receipt (Signature)
USPS Status	Your item was delivered to the front desk, reception area, or mail room at 11:11 am on April 21, 2025 in CLERMONT, FL 34714.
USPS History	Redelivery Scheduled for Next Business Day, 04/19/2025, 1:55 pm, CLERMONT, FL 34714 In Transit to Next Facility, 04/18/2025 Departed USPS Regional Facility, April 17, 2025, 9:10 pm, ORLANDO FL DISTRIBUTION CENTER Arrived at USPS Regional Facility, April 17, 2025, 7:20 pm, ORLANDO FL DISTRIBUTION CENTER Accepted at USPS Origin Facility, April 17, 2025, 6:05 pm, WINTER SPRINGS, FL 32708 Shipping Label Created, USPS Awaiting Item, 04/16/2025, 9:26 am, WINTER SPRINGS, FL 32708

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Date Verified: 04/22/2025 01:16:03 (UTC)

UNITED STATES POSTAL SERVICE

April 22, 2025

Dear Reference NOV 2024CE001313 ELBON:

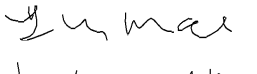
The following is in response to your request for proof of delivery on your item with the tracking number: **9414 8118 9876 5442 9827 96**.

Item Details

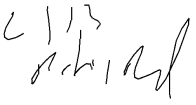
Status:	Delivered, Front Desk/Reception/Mail Room
Status Date / Time:	April 21, 2025, 11:11 am
Location:	CLERMONT, FL 34714
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™
	Return Receipt Electronic
Recipient Name:	C O EXTREME MANAGEMENT TEAM PROPERTY MANAGEMENT

Recipient Signature

Signature of Recipient:



Address of Recipient:



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Washington, D.C. 20260-0004

CITY OF WINTER SPRINGS, FLORIDA
CODE ENFORCEMENT BOARD

CITY OF WINTER SPRINGS, FLORIDA
A political subdivision of the
State of Florida

Petitioner,

vs.

HIGHLANDS HOMEOWNERS ASSOCIATION, INC.
Respondent(s) /

CASE NO. 2024CE001313

NOTICE OF CODE ENFORCEMENT BOARD HEARING

Please take notice that at 5:30 P.M. on June 24, 2025, the Code Enforcement Board will hold a hearing to determine whether you are in violation of the City of Winter Springs Code of Ordinances as follows. The hearing will be held at Winter Springs City Hall located at 1126 East State Road 434, Winter Springs, FL 32708.

ADDRESS OF VIOLATION: PARCEL #27-20-30-507-0A00-0000, WINTER SPRINGS, FL 32708

PARCEL NO: 27-20-30-507-0A00-0000

PROPERTY OWNER(S): HIGHLANDS HOMEOWNERS ASSOCIATION, INC.

MAILING ADDRESS: 2200 SHEPARD RD, WINTER SPRINGS, FL 32708

The Code Enforcement Board will receive testimony and evidence at said hearing regarding the violation(s) occurring upon the property of the Respondent(s) as set forth in the Notice of Violation, attached hereto, and shall make a determination as to whether such violation(s) is/are corrected pursuant to Florida State Statute Section 162.06.

If the Code Enforcement Board finds your property in violation of the City of Winter Springs Code of Ordinances, you can be fined up to **$250.00** per day per violation for each day the violation continues and up to **$500.00** per day per violation for each day a repeat violation continues. You may also be charged for the costs that are incurred by the city in prosecuting the case. In the event violation fines and the costs are not paid within a reasonable time there can be a lien filed against the property and upon any other real or personal property owned by the violator in accordance with Florida State Statute Section 162.09.

The hearing is conducted within guidelines of City of Winter Springs Code of Ordinances Section 2-60 and Florida State Statute 162. You may appear in person and are entitled to testify and present evidence and witnesses in defense at the hearing. Since the proceedings of the Code Enforcement Board are legal in nature, you may wish to have legal counsel attend the above-referenced hearing. If you choose to not attend the hearing you can lose your right to present facts in this case. The Code Board will subpoena witnesses on your behalf upon written request to the Code Board through the City of Winter Springs Clerk's Office.

An aggrieved party, including the City of Winter Springs, may appeal a final administrative order of the Code Enforcement Board to the Circuit Court as provided by the general law of the State of Florida. Any such appeal must be filed within thirty (30) days of the execution of the order to be appealed. In the event that you appeal the Order of the Code Enforcement Board, you will be required to have an official record of the proceedings. You may, at your own expense, arrange for the official transcript of the testimony and evidence presented at the hearing.

I certify a copy of this document was sent by Certified Mail, Return Receipt Requested as per Florida State Statute 162.

Chris Elbon

Chris Elbon, CEP, COSS, CCEO
Code Compliance Inspector
City of Winter Springs
(407) 327-7558
celbon@winterspringsfl.org

Certified Mailing Number: 9414811898765447515869

Electronic Delivery Confirmation™



City of Winter Springs Police Department
Code Compliance Division
300 N MOSS RD
WINTER SPGS FL 32708-2510

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Mailed from ZIP 32708
1 OZ FIRST-CLASS MAIL LETTER RATE
ZONE 1
11923275



063S0011485645

USPS CERTIFIED MAIL



9414 8118 9876 5447 5158 69

HIGHLANDS HOMEOWNERS ASSOCIATION, INC.
2200 SHEPARD RD
WINTER SPGS FL 32708-2038



Reference	NOH - 2024CE001313 - ELBON
USPS #	9414811898765447515869
USPS Mail Class	Certified with Return Receipt (Signature)
USPS Status	Your item was delivered to an individual at the address at 3:02 pm on May 27, 2025 in CLERMONT, FL 34714.
USPS History	Redelivery Scheduled for Next Business Day, 05/24/2025, 12:18 pm, CLERMONT, FL 34714 Arrived at USPS Regional Facility, May 23, 2025, 8:11 am, ORLANDO FL DISTRIBUTION CENTER Arrived at USPS Regional Facility, May 22, 2025, 6:54 pm, FORT MYERS FL DISTRIBUTION CENTER In Transit to Next Facility, 05/22/2025 In Transit to Next Facility, 05/21/2025 Departed USPS Regional Facility, May 20, 2025, 9:10 pm, ORLANDO FL DISTRIBUTION CENTER Arrived at USPS Regional Facility, May 20, 2025, 9:04 pm, ORLANDO FL DISTRIBUTION CENTER Accepted at USPS Origin Facility, May 20, 2025, 7:49 pm, WINTER SPRINGS, FL 32708 Shipping Label Created, USPS Awaiting Item, 05/19/2025, 1:31 pm, WINTER SPRINGS, FL 32708

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Date Verified: 05/28/2025 07:52:50 (UTC)

UNITED STATES POSTAL SERVICE

May 29, 2025

Dear Reference NOH 2024CE001313 ELBON:

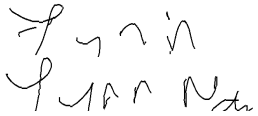
The following is in response to your request for proof of delivery on your item with the tracking number: **9414 8118 9876 5447 5158 69**.

Item Details

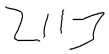
Status:	Delivered, Left with Individual
Status Date / Time:	May 27, 2025, 3:02 pm
Location:	CLERMONT, FL 34714
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™
	Return Receipt Electronic
Recipient Name:	HIGHLANDS HOMEOWNERS ASSOCIATION INC

Recipient Signature

Signature of Recipient:



Address of Recipient:



Note: Scanned image may reflect a different destination address due to Intended Recipient's delivery instructions on file.

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CITY OF WINTER SPRINGS, FLORIDA
CODE ENFORCEMENT BOARD

CITY OF WINTER SPRINGS, FLORIDA
A political subdivision of the
State of Florida

Petitioner,

vs.

HIGHLANDS HOMEOWNERS ASSOCIATION, INC.
Respondent(s) /

CASE NO. 2024CE001313

NOTICE OF CODE ENFORCEMENT BOARD HEARING

Please take notice that at 5:30 P.M. on June 24, 2025, the Code Enforcement Board will hold a hearing to determine whether you are in violation of the City of Winter Springs Code of Ordinances as follows. The hearing will be held at Winter Springs City Hall located at 1126 East State Road 434, Winter Springs, FL 32708.

ADDRESS OF VIOLATION: PARCEL #27-20-30-507-0A00-0000, WINTER SPRINGS, FL 32708

PARCEL NO: 27-20-30-507-0A00-0000

PROPERTY OWNER(S): HIGHLANDS HOMEOWNERS ASSOCIATION, INC.

MAILING ADDRESS: 2200 SHEPARD RD, WINTER SPRINGS, FL 32708

The Code Enforcement Board will receive testimony and evidence at said hearing regarding the violation(s) occurring upon the property of the Respondent(s) as set forth in the Notice of Violation, attached hereto, and shall make a determination as to whether such violation(s) is/are corrected pursuant to Florida State Statute Section 162.06.

If the Code Enforcement Board finds your property in violation of the City of Winter Springs Code of Ordinances, you can be fined up to **$250.00** per day per violation for each day the violation continues and up to **$500.00** per day per violation for each day a repeat violation continues. You may also be charged for the costs that are incurred by the city in prosecuting the case. In the event violation fines and the costs are not paid within a reasonable time there can be a lien filed against the property and upon any other real or personal property owned by the violator in accordance with Florida State Statute Section 162.09.

The hearing is conducted within guidelines of City of Winter Springs Code of Ordinances Section 2-60 and Florida State Statute 162. You may appear in person and are entitled to testify and present evidence and witnesses in defense at the hearing. Since the proceedings of the Code Enforcement Board are legal in nature, you may wish to have legal counsel attend the above-referenced hearing. If you choose to not attend the hearing you can lose your right to present facts in this case. The Code Board will subpoena witnesses on your behalf upon written request to the Code Board through the City of Winter Springs Clerk's Office.

An aggrieved party, including the City of Winter Springs, may appeal a final administrative order of the Code Enforcement Board to the Circuit Court as provided by the general law of the State of Florida. Any such appeal must be filed within thirty (30) days of the execution of the order to be appealed. In the event that you appeal the Order of the Code Enforcement Board, you will be required to have an official record of the proceedings. You may, at your own expense, arrange for the official transcript of the testimony and evidence presented at the hearing.

I certify a copy of this document was sent by Certified Mail, Return Receipt Requested as per Florida State Statute 162.

Chris Elbon

Chris Elbon, CEP, COSS, CCEO
Code Compliance Inspector
City of Winter Springs
(407) 327-7558
celbon@winterspringsfl.org

Certified Mailing Number: 9414811898765447510123

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Code Compliance Division
300 N MOSS RD
WINTER SPGS FL 32708-2510

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Mailed from ZIP 32708
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ZONE 1
11923275



063S0010282496

USPS CERTIFIED MAIL



9414 8118 9876 5447 5101 23

HIGHLANDS HOMEOWNERS ASSOCIATION, INC.
C/O EXTREME MANAGEMENT TEAM
2113 RUBY RED BLVD STE B
CLERMONT FL 34714-6115



Reference	NOH - 2024CE001313 - ELBON
USPS #	9414811898765447510123
USPS Mail Class	Certified with Return Receipt (Signature)
USPS Status	Your item was delivered to an individual at the address at 12:29 pm on May 22, 2025 in CLERMONT, FL 34714.
USPS History	Departed USPS Regional Facility, May 20, 2025, 9:10 pm, ORLANDO FL DISTRIBUTION CENTER Arrived at USPS Regional Facility, May 20, 2025, 9:03 pm, ORLANDO FL DISTRIBUTION CENTER Accepted at USPS Origin Facility, May 20, 2025, 7:48 pm, WINTER SPRINGS, FL 32708 Shipping Label Created, USPS Awaiting Item, 05/19/2025, 1:46 pm, WINTER SPRINGS, FL 32708

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Date Verified: 05/23/2025 06:20:41 (UTC)

UNITED STATES POSTAL SERVICE

May 23, 2025

Dear Reference NOH 2024CE001313 ELBON:

The following is in response to your request for proof of delivery on your item with the tracking number: **9414 8118 9876 5447 5101 23**.

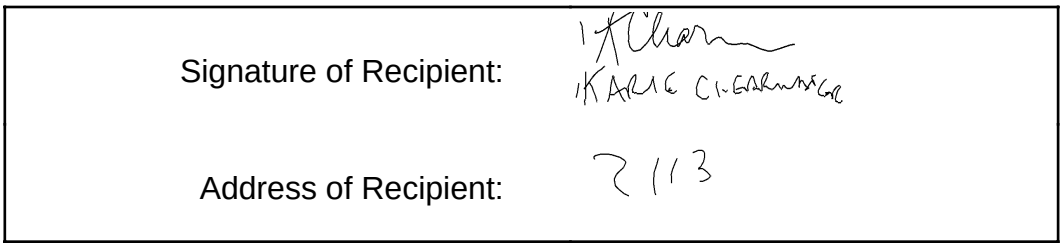
Item Details

Status:	Delivered, Left with Individual
Status Date / Time:	May 22, 2025, 12:29 pm
Location:	CLERMONT, FL 34714
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™
	Return Receipt Electronic
Recipient Name:	C O EXTREME MANAGEMENT TEAM HIGHLANDS HOMEOWNERS

Recipient Signature

Signature of Recipient:

Address of Recipient:



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CITY OF WINTER SPRINGS, FLORIDA
CODE ENFORCEMENT BOARD

CITY OF WINTER SPRINGS, FLORIDA
A political subdivision of the
State of Florida

Petitioner,

vs.

HIGHLANDS HOMEOWNERS ASSOCIATION, INC.
Respondent(s) /

CASE NO. 2024CE001313

NOTICE OF CODE ENFORCEMENT BOARD HEARING

Please take notice that at 5:30 P.M. on June 24, 2025, the Code Enforcement Board will hold a hearing to determine whether you are in violation of the City of Winter Springs Code of Ordinances as follows. The hearing will be held at Winter Springs City Hall located at 1126 East State Road 434, Winter Springs, FL 32708.

ADDRESS OF VIOLATION: PARCEL #27-20-30-507-0A00-0000, WINTER SPRINGS, FL 32708

PARCEL NO: 27-20-30-507-0A00-0000

PROPERTY OWNER(S): HIGHLANDS HOMEOWNERS ASSOCIATION, INC.

MAILING ADDRESS: 2200 SHEPARD RD, WINTER SPRINGS, FL 32708

The Code Enforcement Board will receive testimony and evidence at said hearing regarding the violation(s) occurring upon the property of the Respondent(s) as set forth in the Notice of Violation, attached hereto, and shall make a determination as to whether such violation(s) is/are corrected pursuant to Florida State Statute Section 162.06.

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I certify a copy of this document was sent by Certified Mail, Return Receipt Requested as per Florida State Statute 162.

Chris Elbon

Chris Elbon, CEP, COSS, CCEO
Code Compliance Inspector
City of Winter Springs
(407) 327-7558
celbon@winterspringsfl.org

Certified Mailing Number: 9414811898765447510567

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City of Winter Springs Police Department
Code Compliance Division
300 N MOSS RD
WINTER SPGS FL 32708-2510

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May 19 2025
Mailed from ZIP 32708
1 OZ FIRST-CLASS MAIL LETTER RATE
ZONE 1
11923275

endicia
063S0010282495

USPS CERTIFIED MAIL

9414 8118 9876 5447 5105 67

PROPERTY MANAGEMENT OF AMERICA, LLC
C/O EXTREME MANAGEMENT TEAM
2113 RUBY RED BLVD STE B
CLERMONT FL 34714-6115

Reference	NOH - 2024CE001313 - ELBON
USPS #	9414811898765447510567
USPS Mail Class	Certified with Return Receipt (Signature)
USPS Status	Your item was delivered to an individual at the address at 12:29 pm on May 22, 2025 in CLERMONT, FL 34714.
USPS History	Departed USPS Regional Facility, May 21, 2025, 9:13 pm, ORLANDO FL DISTRIBUTION CENTER Arrived at USPS Regional Facility, May 20, 2025, 9:40 pm, ORLANDO FL DISTRIBUTION CENTER Accepted at USPS Origin Facility, May 20, 2025, 8:25 pm, WINTER SPRINGS, FL 32708 Shipping Label Created, USPS Awaiting Item, 05/19/2025, 1:49 pm, WINTER SPRINGS, FL 32708

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Date Verified: 05/23/2025 06:20:34 (UTC)

UNITED STATES POSTAL SERVICE

May 23, 2025

Dear Reference NOH 2024CE001313 ELBON:

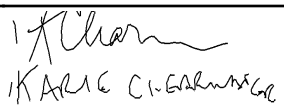
The following is in response to your request for proof of delivery on your item with the tracking number: **9414 8118 9876 5447 5105 67**.

Item Details

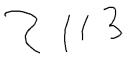
Status:	Delivered, Left with Individual
Status Date / Time:	May 22, 2025, 12:29 pm
Location:	CLERMONT, FL 34714
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™
	Return Receipt Electronic
Recipient Name:	C O EXTREME MANAGEMENT TEAM PROPERTY MANAGEMENT

Recipient Signature

Signature of Recipient:



Address of Recipient:



Note: Scanned image may reflect a different destination address due to Intended Recipient's delivery instructions on file.

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Sincerely,
United States Postal Service®
475 L'Enfant Plaza SW
Washington, D.C. 20260-0004

Property Record Card

SEMINOLE COUNTY PROPERTY APPRAISER
DAVID JOHNSON, CFA

Parcel: **27-20-30-507-0A00-0000**
Property Address:
Owners: **HIGHLANDS HOMEOWNERS ASSN INC**
2025 Market Value $0 Assessed Value $0 Taxable Value $0
2024 Tax Bill $0.00
Residential Common Elements/Areas property has a lot size of 2.93 Acres

Parcel Location



Site View

Parcel Information

Parcel	27-20-30-507-0A00-0000
Property Address	
Mailing Address	2200 SHEPARD RD WINTER SPGS, FL 32708-2038
Subdivision	THE HIGHLANDS SECTIONS SEVEN AND EIGHT
Tax District	W1:Winter Springs
DOR Use Code	09:Residential Common Elements/Areas
Exemptions	None
AG Classification	No

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	$0	$0
Depreciated Other Features	$0	$0
Land Value (Market)	$0	$0
Land Value Agriculture	$0	$0
Just/Market Value	$0	$0
Portability Adjustment	$0	$0
Save Our Homes Adjustment/Maximum Portability	$0	$0
Non-Hx 10% Cap (AMD 1)	$0	$0
P&G Adjustment	$0	$0
Assessed Value	$0	$0

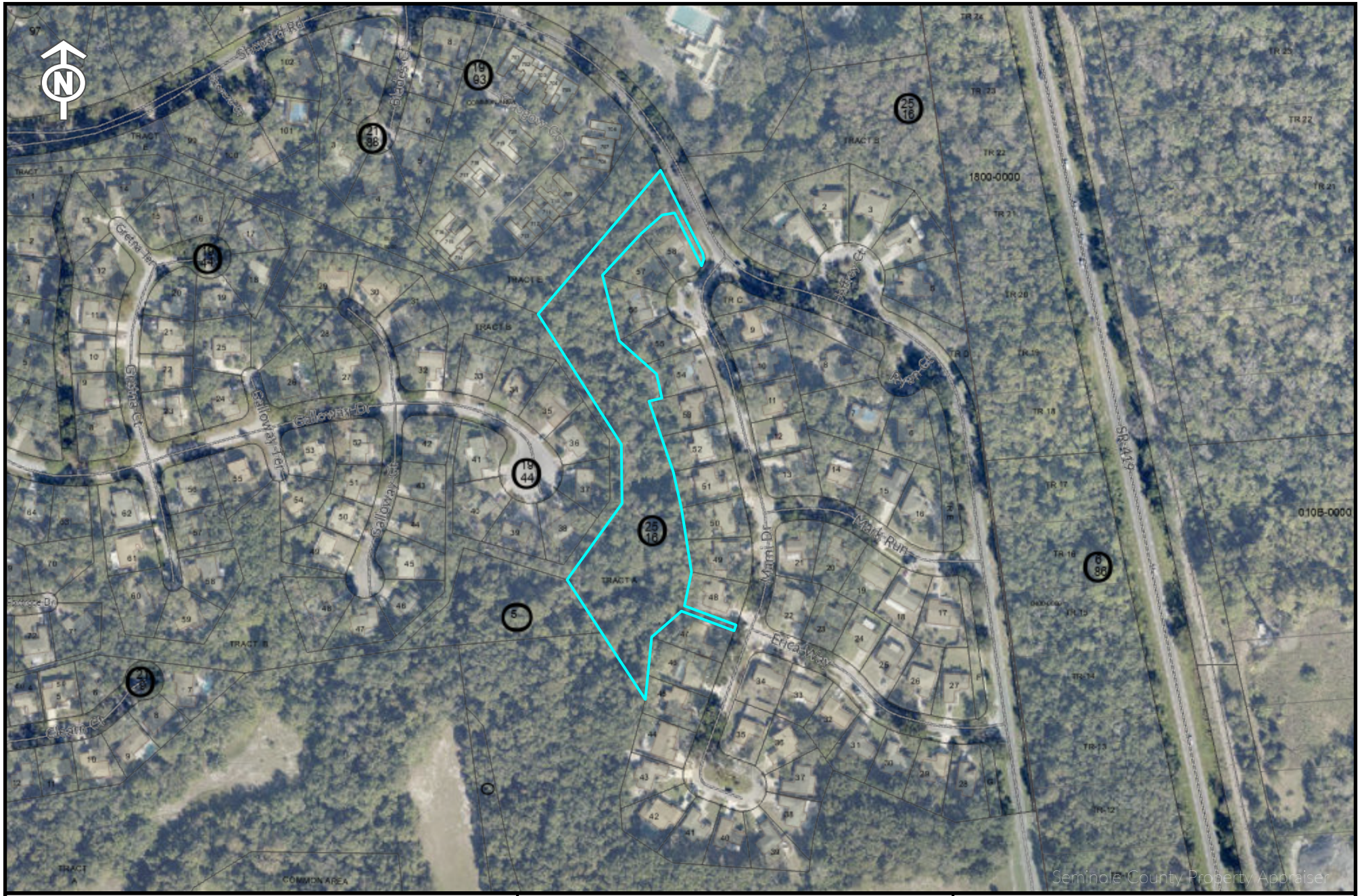
2024 Certified Tax Summary

Tax Amount w/o Exemptions	$0.00
Tax Bill Amount	$0.00
Tax Savings with Exemptions	$0.00

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type
HIGHLANDS HOMEOWNERS ASSN INC



DAVID JOHNSON, CFA
SEMINOLE COUNTY PROPERTY APPRAISER

SCPA Appraisal Map

David Johnson, CFA
Seminole County Property Appraiser

Date: 6/3/2025

This map and the data within is intended for informational purposes only. This document nor the data within is prepared for or is suitable for any official, legal, engineering and/or surveying purposes. The data provided by this service is a graphical representation which may not represent the features true extent. No warranties; expressed or implied, are provided for the data herein, its use or interpretation.

2025 FLORIDA NOT FOR PROFIT CORPORATION ANNUAL REPORT

FILED
Apr 11, 2025
Secretary of State
8961106816CC

DOCUMENT# 725926

Entity Name: HIGHLANDS HOMEOWNERS' ASSOCIATION, INC.

Current Principal Place of Business:

C/O EXTREME MANAGEMENT TEAM
2113 RUBY RED BLVD SUITE B
CLERMONT, FL 34714

Current Mailing Address:

C/O EXTREME MANAGEMENT TEAM
2113 RUBY RED BLVD SUITE B
CLERMONT, FL 34714 US

FEI Number: 59-1462898

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

PROPERTY MANAGEMENT OF AMERICA LLC DBA EXTREME MANAGEMENT TEAM
C/O EXTREME MANAGEMENT TEAM
2113 RUBY RED BLVD SUITE B
CLERMONT, FL 34714 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: SHARON BROWN PIZZUTI 04/11/2025

Electronic Signature of Registered Agent — Date

Officer/Director Detail :

Title	SECRETARY	Title	VP
Name	UNDERWOOD, DESMA	Name	MELVIN, BRET
Address	2113 RUBY RED BOULEVARD SUITE B	Address	2113 RUBY RED BOULEVARD SUITE B
City-State-Zip:	CLERMONT FL 34714	City-State-Zip:	CLERMONT FL 34714
Title	TREASURER	Title	PRESIDENT
Name	BUSCEMI, PAUL	Name	MCLAUGHLIN, SHELLY
Address	2113 RUBY RED BOULEVARD SUITE B	Address	2113 RUBY RED BOULEVARD SUITE B
City-State-Zip:	CLERMONT FL 34714	City-State-Zip:	CLERMONT FL 34714
Title	DIRECTOR		
Name	STEWART, KYLE		
Address	2113 RUBY RED BOULEVARD SUITE B		
City-State-Zip:	CLERMONT FL 34714		

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 617, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: SHELLY MCLAUGHLIN PRESIDENT 04/11/2025

Electronic Signature of Signing Officer/Director Detail — Date

J.R. KROLL
SEMINOLE COUNTY TAX COLLECTOR

SEMINOLE COUNTY 2024 Paid Real Estate
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

Property I.D. Number	Alt Key	Escrow Code		Millage Code
27-20-30-507-0A00-0000	228712		APPLICABLE VALUES AND EXEMPTIONS BELOW	W1

HIGHLANDS HOMEOWNERS ASSN INC
2200 SHEPARD RD
WINTER SPGS, FL 32708-2038

TRACT A HIGHLANDS SECTIONS 7 & 8
PB 25 & 16 & 17

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE DOLLARS PER $1,000 OF TAXABLE VALUE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL FUND	4.8751	0	0	0	0.00
FIRE	2.7649	0	0	0	0.00
SCHOOL CAPITAL OUTLAY	1.5000	0	0	0	0.00
SCHOOL DISCRETIONARY(BASIC)	0.7480	0	0	0	0.00
SCHOOL RLE	3.0310	0	0	0	0.00
WINTER SPRINGS	2.6200	0	0	0	0.00
ST JOHNS WATER MANAGEMENT	0.1793	0	0	0	0.00

PAY ONLINE WWW.SEMINOLECOUNTY.TAX

TOTAL MILLAGE	15.7183	TOTAL AD VALOREM TAXES	$0.00

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT

TOTAL NON-AD VALOREM ASSESSMENTS	$0.00

COMBINED TAXES AND ASSESSMENTS $0.00 See reverse side for important information.

If Paid By	Jun 30, 2025				
Please Pay	$0.00				

PLEASE RETAIN THIS PORTION FOR YOUR RECORDS

J.R. KROLL
SEMINOLE COUNTY TAX COLLECTOR

SEMINOLE COUNTY 2024 Paid Real Estate
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

Property I.D. Number	Alt Key	Escrow Code		Millage Code
27-20-30-507-0A00-0000	228712		APPLICABLE VALUES AND EXEMPTIONS ABOVE	W1

HIGHLANDS HOMEOWNERS ASSN INC
2200 SHEPARD RD
WINTER SPGS, FL 32708-2038

TRACT A HIGHLANDS SECTIONS 7 & 8
PB 25 & 16 & 17

PAY IN U.S. FUNDS TO J.R. KROLL, SEMINOLE COUNTY TAX COLLECTOR, PO BOX 630, SANFORD, FL 32772-0630

If Paid By	Jun 30, 2025				
Please Pay	$0.00				