

**MINUTES OF THE SPECIAL MAGISTRATE HEARING
TOWN OF LADY LAKE, FLORIDA**

May 28, 2026

The regular meeting of the Special Magistrate was held in the Town Hall Commission Chambers at 409 Fennell Blvd., Lady Lake, Florida.

TOWN STAFF PRESENT

Lori Crain, Senior Code Enforcement Officer; Denise Williams, Code Enforcement Officer; Sgt. Michelle Bilbrey, Lady Lake Police Department; Christie Gosneigh, Building Technician; and Carol Osborne, Deputy Town Clerk.

CALL TO ORDER

Joshua Bills, Special Magistrate, called the meeting to order at 10:30 a.m.

PLEDGE OF ALLEGIANCE

All who were present stood and recited the Pledge of Allegiance.

EXPLANATION OF PROCEDURE

Special Magistrate Joshua Bills explained to the public that this is a quasi-judicial hearing, which means that he has not seen or heard any evidence or testimony from staff or outside parties, other than cases that have been continued from a public meeting, as this would be in violation of ex-parte rules. He explained that staff will present their case and testimony, and he will ask any questions he deems necessary. At that time, the owner or interested party will be able to present their testimony or evidence and staff will have an opportunity to rebut. The Respondent(s) have the right to represent and question their own witnesses and any witnesses testifying against them and introduce exhibits. The Special Magistrate is also permitted to ask questions of either party and/or witnesses, if desired.

Evidence submitted as an exhibit to any case, such as pictures and written statements, will become a permanent part of the case and will be made part of the record. Once part of the record, it is possible that these items will not be returned to the Respondent(s). Please be aware that electronic submittals, such as pictures on your phone, cannot be made a part of the record. All items included in the record must be in a hard copy or printed format.

All testifying witnesses shall be sworn in by the Clerk.

The Special Magistrate advised that all testimony is to be directed to him only. Please keep the comments courteous.

The Special Magistrate has the discretion to continue a hearing at any time and may request additional information from either party. If the hearing is continued, a date certain for the continued hearing shall be announced at the public hearing.

Upon completion of all the evidence, the case will be closed for public comment. The Special Magistrate will then immediately deliberate in open session before the public and will render his decision on the case.

People demonstrating disruptive or disorderly behavior at hearings or violating established rules of order will be called to order. If such conduct continues, a recess may be called and a request for the removal of such person(s) from the chambers upon a finding of “disorder”. The hearing will be adjourned if it is determined to be the appropriate action, or another appropriate action as permitted by law will be undertaken to restore order.

Although the public is welcome at the hearings of the Special Magistrate, they shall not be allowed to participate in or address the Special Magistrate during deliberation.

Violators shall contact Code Enforcement to confirm compliance. Upon notification by the code inspector that the Order of Enforcement has not been complied with by the time stated in the ruling, the Special Magistrate may execute an Order Imposing Fine in the amount set forth. A copy of the Order Imposing Fine shall be mailed to Violator. A certified copy of the Order Imposing Fine may be recorded as a lien against the property and or business. A hearing is not statutorily required for the issuance of the Order Imposing Fine. The violator has a right to request a hearing on the fine imposition by written request to the Town of Lady Lake within twenty days of the commencement of the fine. The Order Imposing Fine shall advise the Violator of that right. When requested, such a hearing will be heard by the Special Magistrate. In some cases, fines will be recorded as a lien if not paid. The Respondent or business owner will receive a copy of the full Order regarding their case.

APPROVAL OF MINUTES

1. Minutes of April 23, 2026, Special Magistrate Hearing

The Special Magistrate accepted and signed the minutes of April 23, 2026, hearing into the record as presented.

SWEARING IN

All who wished to testify were sworn in by the Deputy Town Clerk.

Senior Code Enforcement Officer Lori Crain advised the following changes to the agenda: Case 25-002308 will not be presented; Case 25-002802 will not be presented; Case 26-000511 will not be presented due to improper delivery of the Hearing Notice not completed.

OLD BUSINESS - none

NEW BUSINESS

1. **Case 25-002308 – 433 Alma St., Lisa Zeunik – Nuisances Sections 7-46, 7-67, and 20-24(b); Order of Enforcement (Lori Crain)**

This case was not presented.

2. **Case 25-002802 – 806 Summit St., Anthony Talbert, Jr. – Nuisances Sections 7-46, 7-67, and 20-24(b); Tree Protection Section LDR 10-5(c)(1); Right-of-Way General Regulations Sections LDR 15-82(b)(4), 15-113(i)(3 and 10); Order of Enforcement (Lori Crain)**

This case was not presented; rescheduled at the request of the property owner.

3. **Case 26-000194 – 121 Chula Vista Ave., Mees Family Trust; Driveway Aprons Section LDR 15-82(j)(1); Building Permit Section LDR 16-52(a), 16-54(b)(1 and 2); Order of Enforcement (Denise Williams)**

Code Enforcement Officer Denise Williams stated that she received a call on January 13th, 2026, from Patricia Mees, 121 Chula Vista Avenue, inquiring if a permit was required for removing and replacing her driveway. She stated her contractor advised her that a permit is not required because the driveway was already existing. Officer Williams advised Ms. Mees that a permit is required because once something is removed and made new, it must meet the current codes.

Permitting Technician, Christie Gosneigh, confirmed for Ms. Mees that a permit was required and spoke with her at length about the permitting requirements. Ms. Mees became argumentative and ultimately ended up hanging up on Ms. Gosneigh.

Officer Williams stated that while driving by the subject property on January 27, 2026, she observed a Bobcat skid-steer on a dirt driveway and a stack of broken concrete in the street. After confirming the property's address, Officer Williams stated that she approached a worker on site who stated that he was there to remove the existing driveway and that a second crew installs the new driveway. When she inquired about the permit for this job, he stated that he did not believe that a permit was required. Officer Williams confirmed with the town's building department staff that no permit had been obtained to date for this project. She advised the contractor to stop work and to obtain a permit before moving forward. She explained further that a pre-pour inspection is required before the concrete is poured and, if concrete is poured and it does not meet specifications, the concrete must be removed and poured again. She stated that she provided the contractor with the contact information for the Building Department.

Officer Williams stated she introduced herself to the property owner, Ms. Mees, when she stepped out the front door, and advised her that the required permit for this project had not

been obtained. Officer Williams stated that Ms. Mees immediately yelled at her stating that Officer Williams had no idea what she was talking about and returned into the house.

Officer Williams stated that she researched the subject property and discovered that Ms. Mees had submitted a permit application on May 1, 2025, to install a hot tub on her property. The permit was denied the same day for missing documentation, and the status of the permit was changed to Revise and Resubmit, and remains to date.

Officer Williams stated that an electrical permit had been obtained and completed on May 22, 2026, for the electrical hook up for the hot tub. Additionally, an expired permit for an A/C change was originally obtained by Frank Gay on September 28, 2023, and expired on March 26, 2024.

Officer Williams stated that Ms. Mees came to the building department on January 27 and spoke with Ms. Gosneigh. Initially, Ms. Mees was argumentative and verbally disruptive. After given some time to calm down, Ms. Gosneigh was able to, again, inform Ms. Mees of the permitting requirements. Ms. Gosneigh asked Ms. Mees about her hot tub and Ms. Mees confirmed that the hot tub had already been installed and completed. Ms. Gosneigh advised her that the permit for the install of the hot tub had never been obtained to date and that the hot tub needs to be permitted.

A Violation Notice was sent on January 28 to the property owner by certified mail and delivered on February 2. A site inspection was conducted on February 18th and the property remained noncompliant. No permits had been submitted or renewed to date and there was no change in the status of the property. A driveway and an apron are required, and the property cannot remain in its current state. At this time, LDR 15-52(a)(4)(A) & LDR 15-82(j)(1) & 20-20(a)(3) were added to the case file. On February 19th, a second Violation Notice was sent to the property owner by certified mail and delivered on February 25.

Officer Williams stated that on February 26th, she conducted a site inspection and observed that a new concrete driveway and apron had been installed without a permit despite the Town repeatedly informing the property owner that a permit was required prior to installation. Officer Williams stated that the property owner left a voicemail message on February 25th requesting an explanation of the Notice she received.

Officer Williams stated that she spoke with Ms. Mees by phone on March 2, 2026. She stated that Ms. Mees argued why a permit is required. Later that morning, Ms. Mees submitted a permit for the driveway and apron. When Ms. Mees obtained the permit for the driveway and apron on March 3rd, she was advised that the driveway and apron had to pass inspection and meet the town's specifications. She was also advised how to prepare the driveway and apron for an after-the-fact inspection.

Officer Williams stated that the apron failed to pass inspection on March 9th, as the apron measured at five inches thick at the road and four inches thick at the meter. Town specifications require that the apron measures at six inches thick from the road to one foot past the property line. Following the failed inspection, Ms. Estep with the building department emailed Ms. Mees advising her that the apron did not pass inspection and explained that the apron would need to be rebuilt to the correct specifications. Ms. Mees replied to Ms. Estep's email and thanked her for the information.

On March 10th, the driveway portion within the property line passed the Building Official's inspection. As of March 16th, a permit had not been obtained for the hot tub and the status of the A/C permit remained unchanged.

Officer Williams stated that on March 24th, she contacted Ms. Mees via telephone regarding the driveway apron. Officer Williams stated that Ms. Mees disconnected the call when she introduced herself. A Hearing Notice was sent on March 25th to the property owner by certified mail and was delivered on April 2, 2026.

Officer Williams stated that on April 2nd, she received a call from Ms. Mees who stated that she would be out of town during the week of the hearing. Officer Williams confirmed with Ms. Mees that she could attend the May 28, 2026, Special Magistrate Hearing. The case was re-scheduled for the May Special Magistrate Hearing, and a second Hearing Notice was sent to the property owner by certified mail and was delivered. The Hearing Notice was posted on the property on May 6th and an Affidavit of Posting was completed.

Officer Williams stated that on May 7th, she spoke with Ms. Mees by phone regarding the Hearing Notice that was left on her front door. Ms. Mees stated that she had been in touch with Frank Gay regarding the expired A/C permit and with Spa Kingdom about the hot tub permit. Ms. Mees stated that Frank Gay advised her that they would take care of the expired A/C permit within 24-48 hours. Ms. Mees explained that when she spoke with Spa Kingdom regarding the permit for the placement of the spa itself, she was advised that Spa Kingdom would not obtain the permit and that she would have to acquire it on her own behalf.

Officer Williams advised Ms. Mees that she could revise and resubmit the permit application that was submitted in May 2025 and reviewed the Building Official's comments with Ms. Mees, some of which pertained to the electrical components that may have been satisfied under the Electrical Permit #25-000910. She explained further that some of the required information, such as the location of the main panel and the distance between the tub and the main panel, may need to be added to her site plan. She advised Ms. Mees that this was something that she needed to discuss further directly with the Building Department. Officer Williams stated that

she offered to transfer the call to the building department to inquire further. Ms. Mees refused and stated that she would contact her electrical contractor.

Officer Williams stated that she asked Ms. Mees if she would resolve the issue with her driveway apron prior to the hearing and she replied negatively, adding that there was nothing wrong with the apron. Ms. Mees stated that she wanted to argue this matter at the hearing.

On May 11th, the permit to install the hot tub was submitted for review; the status was updated to approved and payment pending. Later that morning, Ms. Mees came into the building department and obtained the permit to install the hot tub. At the request of the property owner, the building department attempted to schedule an inspection for the hot tub, however it was discovered that a Notice of Commencement (NOC) had never been recorded for this project. Building Technician, Lisa Westmoreland, advised Ms. Mees once again that Per Florida State Statute 713.13, a Notice of Commencement must be recorded prior to the project's first inspection. Ms. Mees response was "I'm done with you; I'm hiring a lawyer." Later that afternoon, Ms. Mees left a voicemail requesting an inspection for the hot tub again in addition to also requesting an inspection for her driveway apron.

At this time, Building Technician, Ms. Estep, sent a follow-up email to Ms. Mees advising her that neither inspection could be scheduled, explaining that the driveway apron had failed a previous inspection and that there was an outstanding fee that must be paid prior to another re-inspection being scheduled. She also reminded Ms. Mees that a Notice of Commencement for the hot tub must be recorded prior scheduling the inspection.

On May 18, building department staff were notified by the Town's Finance Department that, shortly after Ms. Mees submitted payment for hot tub permit, that she requested a stop payment on her check sometime between May 11, 2026, and May 14, 2026. The stop payment was processed, and the full payment amount was returned to Ms. Mees on May 14, 2026. Upon receiving this notification, the permit was placed on a Hold Status, as payment had not been successfully completed and therefore the permit had not been officially obtained to date.

On May 21st, a Pre-Hearing inspection was conducted and the property remained noncompliant.

On May 26th, Ms. Gosneigh contacted Frank Gay as a courtesy regarding the expired A/C permit to assist them in renewing the permit and resolving this violation. She spoke with Rehannah at Frank Gay, who advised that the A/C unit was ready for inspection on November 22, 2023. Rehannah explained that a team member attempted to contact Ms. Mees multiple times to schedule the final building inspection, and Ms. Mees did not return their calls. Rehannah further advised that documented notes indicated that a team member contacted Ms. Mees on December 19, 2023, and the call was disconnected. As a result, Frank Gay sent a certified letter

to Ms. Mees about scheduling the inspection. A second certified letter was sent on January 24th, 2024, as a final attempt to schedule the inspection before the permit expired; however, Ms. Mees still did not respond. Frank Gay provided a copy of the project's notes, a copy of the letter template which sent to Ms. Mees, and a copy of the certified mail receipt related to the correspondence.

Per Lake County Property Appraiser, this property is valued at \$260,259.00.

Staff Recommendation: Find Respondent in violation of the previously stated Sections of the Town of Lady Lake's Land Development Regulations and impose an administrative fee of \$150, allow the Respondent until August 3, 2026, to bring the property into compliance or a fine of \$50 per day will begin to accrue until the property comes into complete compliance. If the property is not brought into complete compliance by this date or if the administrative fee is not paid by this date, an Order of Fine will be recommended at the August 27, 2026, Special Magistrate Hearing.

Patricia Mees, 121 Chula Vista Ave.

Ms. Mees apologized for being argumentative on certain occasions in the past. She concurred with Officer Williams testimony. She stated that she was without a driveway when Ms. Williams ordered the driveway reconstruction to stop. She stated that she found the driveway regulations online noting 5.5 inches – six inches as satisfactory. She stated that she measured the new driveway and found that it was within this depth and does not agree that she is in violation.

Ms. Mees stated that she obtained the Notice of Commencement application for the hot tub. She stated that she had not known when the inspectors are scheduled to be at her house or if they had been on site. She stated that she realizes that she is in violation with this issue.

The Special Magistrate encouraged Ms. Mees to work with Officer Williams to rectify these issues with the permits.

Ms. Mees stated that nothing on the property is going to change from the way it is now. The driveway and the apron meet the specifications, and she is using the hot tub.

The Special Magistrate cautioned Ms. Mees that if she does nothing, she would be fined \$50 per day. He reiterated to Ms. Mees to work with Code Enforcement to resolve these issues.

Officer Williams explained that a property owner could request to be present when the inspector is on site yet it is not guaranteed if the inspection takes place outside. She advised that the inspections are conducted based on the town's specifications or the Florida Building Code, and the inspector will not argue or dispute on site with the property owner.

Officer Williams stated that Ms. Mees must contact Frank Gay and have the expired A/C permit renewed, at a cost, and schedule an inspection. She stated that this inspection is conducted inside the home and Ms. Mees must cooperate with the scheduling. The permit will be closed when it passes the inspection.

Officer Williams stated that Ms. Mees must re-submit payment for the hot tub permit, which will be placed on hold until the payment is processed, and the Notice of Commencement must be recorded with the Lake County Clerk. The inspection would be scheduled after these are successfully completed, and it must pass inspection for the permit to close.

Officer Williams stated that driveway apron section within the right-of-way must be rebuilt to meet the specifications. The pre-pour inspection confirms the framing, the depth, and the proper amount of rebar prior to the concrete being poured. The final inspection is scheduled after the concrete is poured. She stated that the driveway within the property has passed inspection.

The Special Magistrate stated that based on the evidence and testimony in this case the Order of Enforcement is warranted. The Respondent shall pay all costs associated with this matter in the amount of \$150. The Respondent shall have until 5:00 PM on August 3, 2026, to bring the property into compliance to cure the violation(s), including payment of all costs. Failure to bring the Property into compliance with the Town of Lady Lake Code of Ordinances or Land Development Regulations shall result in an Order of Fine being entered at the rate of \$50.00 per day to commence on August 4th, 2026, for each day the Property is not in compliance and shall continue to accrue at the daily rate until such time as the property comes into compliance. The Respondent will receive a copy of the full Order.

4. Case 26-000511 — 303 West Hermosa St., Artemio Dinal, Jr., and Forwen Delarosa; Establish Repeat Offender (Lori Crain)

This case was not presented due to proper delivery of the Hearing Notice not completed.

5. Case 26-000604 — 126 North Hwy 27/441, Eugene R. Boone Trust; Prohibited Signs Section LDR 17-7(a)(7)(A); Order of Enforcement (Denise Williams)

Code Enforcement Officer Denise Williams stated on March 9, 2026, the Lady Lake Police Department received a complaint that a "For Lease" sign at the Fox Fire/REMAX location at the corner of Hwy 441 and Hwy 466 was obstructing the view of turning traffic. A site inspection was conducted and Officer Williams confirmed that the sign is within the sight triangle. She stated that the realty business relocated to another location yet the business signs remained on the property. Officer Williams contacted Gene Boone following the inspection advising him that the sign needed to be moved back 25 feet from the corner of the intersection as it cannot be placed

within the sight triangle. Mr. Boone stated that he would hire a contractor to remove the sign within a few days. Officer Williams inquired about the Fox Fire/REMAX signs explaining that these signs also needed to be removed since the business was no longer at this location. Mr. Boone stated that he has a new tenant that will be moving into this location and is working to coordinate replacing the signs for the new tenant. Officer Williams advised him that a permit is required prior to any new signs being installed and inquired if the old signs could be removed within the next two weeks. He stated that he was going to try.

A site inspection was conducted on March 16, and the "For Lease" Sign had been removed and replaced with a larger ReMax Real Estate Sign. Officer Williams contacted the real estate agent, David Gibas, following the site inspection advising him that the sign could not be placed within the sight triangle and that the property owner was informed of this recently. Mr. Gibas apologized and explained that this information was not relayed to him, and that he would have the sign removed.

On March 24, Officer Williams verified that the sign was removed yet the ReMax/Fox Fire signs that were on the building and on the monument signs remained, despite the relocation of the business. A Courtesy Notice of Violation was sent on March 25, 2026.

A site inspection was conducted on April 07, 2026, and the status of the property remained unchanged. A Violation Notice was sent to the property owner on April 08 by certified mail and was delivered on April 13, 2026.

A site inspection was conducted on May 04, 2026, and the status of the property remained unchanged. A Hearing Notice sent to the property owner by certified mail, and was delivered on May 11, 2026. A copy of the Hearing Notice was also emailed to: OwenBoone@Remax.net on May 5, 2026. The Hearing Notice was posted on the property on May 6, and an Affidavit of Posting was completed.

A pre-hearing inspection was conducted on May 21, 2026, and the property remained noncompliant.

Per Lake County Property Appraiser, this property is valued at \$746,973.00

Staff Recommendation: Find Respondent in violation of the Town of Lady Lake's Land Development Regulations Section 17-7(a)(7)(A) and impose an administrative fee of \$150. Allow the Respondent until June 10th, 2026, to bring the property into compliance or a \$50 daily fine will begin to accrue until the property comes into complete compliance. If the property is not brought into complete compliance by this date or if the administrative fee is not paid by this date, an Order of Fine will be recommended at the June 25th, 2026, Special Magistrate Hearing. The Special Magistrate stated for the record that no one from the public was in attendance.

The Special Magistrate stated that based on the evidence and testimony in this case the Order of Enforcement is warranted. The Respondent shall pay all costs associated with this matter in the amount of \$150. The Respondent shall have until 5:00 PM on June 10th, 2026, to bring the property into compliance to cure the violation(s), including payment of all costs. Failure to bring the Property into compliance with the Town of Lady Lake Code of Ordinances or Land Development Regulations shall result in an Order of Fine being entered at the rate of \$50 per day to commence on June 11, 2026, for each day the Property is not in compliance and shall continue to accrue at the daily rate until such time as the property comes into compliance. The Respondent will receive a copy of the full Order.

6. Case 26-0001009 – 209 Skyline Dr., Parvesh and Divya Khirbat; Nuisances Sections 7-46-, 7-67, and 20-24(b); Establish Repeat Offender (Lori Crain)

Senior Code Enforcement Officer Lori Crain reviewed the history of the property stating that on June 11, 2024, Case 24-1915 was opened for nuisance violations Section 7-67 and 20-24(b). The case was closed on August 29, 2024, after compliance was obtained following courtesy emails, phone calls, and written Courtesy and Violation Notices. The case was scheduled for August 22, 2024, hearing and the hearing notice sent. The property came into compliance and the case was removed from the agenda.

Case 25-0408 was opened on February 3, 2025, for nuisance violations, and closed on February 20, 2025, when compliance was obtained after a courtesy phone call to property manager, Mike Abernathy.

Case 25-1508 was opened on May 19, 2025, when the property was again observed to be in violation of property nuisances. A courtesy voice mail was left for Mr. Abernathy and he was advised this would be last courtesy notice. The next violation will be written notice.

A written Violation Notice, followed by two more courtesy phone calls and the property remained in violation. The case was scheduled for the August 28, 2025, Special Magistrate hearing. The Hearing Notice was sent and delivered. Officer Crain stated that she suggested providing a shed for storage for the tenants, and to inquire about a permit prior to installation. She stated that the property came into compliance on August 13, 2025, and the case was removed from the hearing agenda. An Affidavit of Compliance sent.

Officer Crain stated that Case 25-2412 was opened on August 27, two weeks after closing the previous case when she observed the property to be in violation of property nuisance conditions again. No photos were taken. Mr. Abernathy was again given a courtesy notice by email on this same date advising that the property must be in compliance by September 8, 2025. Officer Crain verified that the property was in compliance and the case was closed.

Officer Crain stated that Case 26-0524 was opened for the same violations on March 2, 2026. An email with photos attached was sent to Mr. Abernathy. She explained that she was behind on getting notices issued due to current case load, and against her better judgment, she was issuing another Courtesy Notice to get property cleaned up as soon as possible to avoid receiving a Violation Notice once she was caught up with her cases.

Officer Crain stated that she conducted a site inspection on March 5, 2026, and the property remained noncompliant. A Violation Notice was sent by certified receipt requested with the compliance date March 25, 2026, and was delivered on March 16, 2026. The case came into compliance on March 30, 2026. Mr. Abernathy was advised that the next observation of a violation would result in a combination Violation/Hearing Notice and the case would be presented to the Special Magistrate, with the request to establish the property and owner as repeat offenders. Mr. Abernathy stated he understood.

Officer Crain stated that on May 5, 2026, she observed the property in violation and the case was scheduled for the May 28, 2026, hearing. The Hearing Notice was sent via certified receipt requested to the current resident and property owner. Both notices were delivered on May 9, 2026; therefore, no posting of property was required. The current resident receipt was signed by Joseph Wiley, and the owner receipt was signed by Bharat Khirbat.

A pre-hearing inspection was conducted on May 26, 2026, and the property remained noncompliant with high grass still visible on property.

Staff Recommendation: Find Respondents in violation of all codes stated, assess \$150 administrative fee and allow the Respondents until June 8, 2026, to bring the property into complete compliance or a \$50 daily fine will begin to accrue. Further order and establish the Respondents and property as Repeat Offenders and any future violations will be treated as such. Complete compliance to include rear yard and entire property. Code Enforcement must confirm compliance of entire property with an inspection.

Joseph Wiley, 209 Skyline Drive (tenant)

Mr. Wiley apologized for not keeping the property clean and acknowledged that Mr. Abernathy has kept in contact with him regarding the status of the property. He stated that the junk has been removed from the property and the grass is being cut. He stressed that he will continue to keep the property in compliance.

Mike Abernathy, property manager

Mr. Abernathy concurred with Officer Crain's testimony, and acknowledged that the tenant has been slow in bringing the property into compliance.


The Special Magistrate verified with Mr. Abernathy that he is aware Officer Crain is requesting that the property owner and the property be established as Repeat Offenders.

The Special Magistrate stated that based on the evidence and testimony in this case the Order of Enforcement is warranted. The Respondent shall pay all costs associated with this matter in the amount of \$150. The Respondent shall have until June 10, 2026, to bring the property into compliance to cure the violation(s) described above, including payment of all costs. Failure to bring the Property into compliance with the Town of Lady Lake Code of Ordinances or Land Development Regulations shall result in an Order of Fine being entered at the rate of \$50 per day to commence on June 11, 2026, for each day the Property is not in compliance and shall continue to accrue at the daily rate until such time as the property comes into compliance.

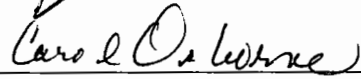
Further Order that any future violations of the section (s) stated will be cited as Repeat Violations and the Property Owners as Repeat Offenders. The Respondent will receive a copy of the full Order.

ADJOURN

There being no further business, the meeting was adjourned at 11:24 a.m.



Joshua E. Bills, Special Magistrate



Carol Osborne, Deputy Town Clerk