



**CODE ENFORCEMENT BOARD**  
**REGULAR MEETING MINUTES**  
**AUGUST 5, 2025**

**1. CALL TO ORDER**

Chairman Vasquez called the meeting of the Code Enforcement Board to order at 6:15 p.m. in the City Hall Commission Chambers. A moment of silence was followed by the Pledge of Allegiance.

Quorum was declared present.

**Present:** Chairman Marvin E. Vasquez, Vice-Chairman Bruce Woloshin and Board Members: Linette Coleman, Greg Liskey, Daniel Welsh and Eddie Young.

**Absent:** Nick Farrell (excused)

**Staff Present:** Assistant City Attorney Hillary Griffith, Board Attorney Jacob Schumer, Winter Garden Police Department Lieutenant April Durias, Code Enforcement Supervisor Chris Gonzalez, Code Enforcement Inspector Nathan Adams, and Recording Secretary Sarah Morris.

**2. CONSENT AGENDA**

**A. SWEARING IN OF PARTIES TO TESTIFY**

CEB Recording Secretary Morris swore in Code Enforcement Supervisor Gonzalez, Code Enforcement Officer Adams, City Attorney Griffith, and Stanton Estates HOA President Gregory Free, who will be presenting testimony.

**B. APPROVAL OF MINUTES**

***MOTION: Vice-Chairman Woloshin moved to approve the June 3, 2025 meeting minutes. Seconded by Board Member Welsh and carried unanimously 6 - 0.***

**3. HEARINGS ON STATEMENT OF VIOLATIONS PURSUANT TO NOTICES OF HEARINGS**

**1. OLD BUSINESS**

**A. CASE # 24-362 – 1301 Inland Seas Blvd**

Code Compliance Supervisor Chris Gonzalez

Sec. 18-91 Required Building Permits

Sec. 18-91.5 Work Starting Before Permit Issuance

**FINDINGS OF FACT AND CONCLUSIONS OF LAW IN CASE 24-362**

Code Enforcement Supervisor Gonzalez stated work was completed for Case 24-362 for the address of 1301 Inland Seas Blvd and inspection verified by the City of Winter Garden Building Department. Supervisor Gonzalez requested the board find Case 24-362 in compliance and recommends closure of this case.

## Questions and Discussion

Board members did not have any questions or discussion on this matter.

***MOTION: Based upon the Findings of Fact and evidence presented, Board Member Welsh moved to close Case 24-362 for the property at 1301 Inland Seas Boulevard. Seconded by Board Coleman and carried unanimously 6-0.***

## 2. NEW BUSINESS

- A. CASE # E25-261 – 228 Stanton Estates Cir  
Code Compliance Inspector Nathan Adams  
106-9 Maintenance  
114-33 General Landscaping Requirements

### FINDINGS OF FACT AND CONCLUSIONS OF LAW IN CASE E25-261

Code Enforcement Inspector Adams stated the property owner was cited for damaging landscaping at the address of 228 Stanton Estates Circle. Adams attempted to speak with homeowner with no reply and was advised by his supervisor to find property in violation and issue a Notice of Hearing. Due to no contact with property owner, Adams requested this board find property owner in violation. Code Enforcement Officer Adams requested the Board find the property in violation and impose fines should property owner not be found in compliance after 30 days.

## Questions and Discussion

Board members questioned condition of residency, homeowner's intentions, law enforcement calls to address, legal counsel regarding property violations, expressed safety concerns for Code Enforcement officers due to violent nature of past encounters with property owner and potential measures to be taken in addition to previously imposed fines. Adams stated no progress was made while homeowner maintained silence on the matter. Discussion proceeded between HOA President, Board members, Code Enforcement Officer Adams, and Lieutenant Durias regarding previous experience with property/homeowner, condition of property, effects on surrounding properties, and potential consequences resulting from ongoing matters with property and property owner.

***MOTION: Based upon the Findings of Fact and evidence presented, Board Member Welsh moved to find the address of 228 Stanton Estates Circle for Case E25-261 in violation of Sections 106-9 and 114-33. Seconded by Board Member Woloshin and carried unanimously 6-0.***

B. **COMMENTS OR DISCUSSION**

Code Enforcement Board Attorney Schumer advised future testimony from Public be treated similar to prosecution where City and Respondents are both able to present case if in attendance and Board members hear testimony from members of community, should board decide to proceed in this manner for future cases.

C. **ADJOURNMENT**

There being no further business, the meeting was adjourned at 6:39 pm to the next meeting scheduled for September 2, 2025.

**ATTEST:**

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Recording Secretary, Sarah Morris

**APPROVED:**

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Chairman, Marvin E. Vasquez