



CODE ENFORCEMENT BOARD
REGULAR MEETING MINUTES
OCTOBER 7, 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, and Board Members: Linette Coleman, Nick Farrell, Greg Liskey, Daniel Welsh and Eddie Young.

Absent: Vice-Chairman Bruce Woloshin (excused)

Staff Present: Assistant City Attorney Benjamin Schafer, Board Attorney Jacob Schumer, Winter Garden Police Department Lieutenant April Durias, Winter Garden Police Department Sergeant James Avila, Code Enforcement Officer Lance Paraszewski and Recording Secretary Tynetta Brown.

2. CONSENT AGENDA

A. SWEARING IN OF PARTIES TO TESTIFY

CEB Recording Secretary Brown swore in Code Enforcement Officer Lance Paraszewski and Winter Garden Police Department Sergeant James Avila who will be presenting testimony.

B. APPROVAL OF MINUTES

MOTION: Board Member Welsh moved to approve the September 2, 2025 meeting minutes. Seconded by Board Member Coleman and carried unanimously 5 - 0.

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

1. OLD BUSINESS

A) CASE E25-138 – 113 West Division Street, Winter Garden, FL.

Code Compliance Inspector Lance Paraszewski

Sec. 18-91 Required.

Sec. 18-91.5 Work Starting Before Permit Issuance

FINDINGS OF FACT AND CONCLUSIONS OF LAW IN CASE E25-138

Code Enforcement Inspector Paraszewski testified that the property is still not in compliance. Code Enforcement Inspector Paraszewski said work, which consists of stucco to the exterior of the property was completed and a permit has still not been obtained. Code Enforcement Inspector Paraszewski advised he attempted to reach the property owner on several occasions with no response. Code Enforcement Inspector

Lance Paraszewski requested that the Board impose a fine in the amount of \$250 per violation per day on the property owner.

Questions and Discussion

Board Member Welsh asked if the homeowner received the mail correspondence. Code Inspector Paraszewski explained certified mail has been sent to the owner, however he has had no contact with the homeowner. Board member Liskey asked Code Inspector Paraszewski how long he has been dealing with this case, to which Inspector Paraszewski advised since May 2025 when the homeowner stopped working with the contractor. Board Member Welsh questioned if anyone lived at the property, to which Inspector Paraszewski indicated the property was unoccupied. Board Member Young questioned whether it is the homeowner's or contractor's responsibility to apply for permit, to which Code Inspector Paraszewski advised that the City does not have the ability to impose fines on anyone except the property owner. Board members then discussed the ability to impose a lesser fine with the ability to increase the fine on a later date if the property remains non-compliant. Winter Garden Police Department Sergeant requested that the Board consider imposing a single fine for ease of tracking purposes, to which Board Member Young agreed. Ultimately, Board Member Liskey moved to impose the raising fine, which was seconded and carried.

MOTION: Based upon the Findings of Fact and evidence presented, Board Member Liskey moved to find Case E25-138 in violation of the Sections as presented and to impose a fine of \$100/day per violation through December 2 and \$250/day per violation for each day thereafter. Seconded by Board Member Welsh and carried 4-1-0 with Board Member Young voting against the motion.

2. NEW BUSINESS

A) CASE E25-481 – 14748 Tullamore Loop, Winter Garden, FL

Code Compliance Supervisor Christopher Gonzalez

Sec. 18-91 Required

Sec. 18-91.5 Work Starting Before Permit Issuance.

Sec. 38.155 Prohibited Acts

FINDINGS OF FACT AND CONCLUSIONS OF LAW IN CASE E25-481

Code Inspector Lance Paraszewski advised that the property is now in compliance. He stated that Code Inspector Christopher Gonzalez met with the property owner on Monday, October 6th, 2025 and conducted an inspection of the property and found that the pool pump was functioning properly, and everyone was happy. Code Inspector Lance Paraszewski requested the Board dismiss this case.

Questions and Discussion

No questions or discussions to note.

MOTION: Based upon the Findings of Fact and evidence presented, Board Member Coleman moved to dismiss Case E25-481. Seconded by Board Member Welsh and carried unanimously 5-0-0.

4. COMMENTS OR DISCUSSION

No comments or discussion.

5. ADJOURNMENT

There being no further business, the meeting was adjourned at 6:32 pm to the next meeting scheduled for November 4, 2025.

ATTEST:

APPROVED:

/s/
Recording Secretary, Tynetta Brown

/s/
Chairman, Marvin E. Vasquez