



Minutes
Town of Lake Park, Florida
Regular Commission Meeting
Wednesday, January 16, 2019, 6:30 PM
Town Commission Chamber, 535 Park Avenue

The Town Commission met for the purpose of a Regular Commission Meeting on Wednesday, January 16, 2019 at 6:30 p.m. Present were Mayor Michael O'Rourke, Vice-Mayor Kimberly Glas-Castro, Commissioners Erin Flaherty, Anne Lynch, Roger Michaud, Town Manager John O. D'Agostino, Attorney Thomas Baird, and Town Clerk Vivian Mendez.

Town Clerk Mendez performed the roll call and Mayor O'Rourke led the pledge of allegiance.

SPECIAL PRESENTATIONS/REPORTS:

None

PUBLIC COMMENT:

None

CONSENT AGENDA:

- 1. Regular Commission Meeting Minutes of January 2, 2019.**
- 2. Resolution No. 09-01-19 Authorizing the Mayor to Sign Revised 2019 State Aid To Libraries Agreement and Sign the Certification.**
- 3. Resolution No. 10-01-19 Authorizing the Town Manager to Execute the Tuition Reimbursement Employment Agreement with Town Employee Brittany Freeman.**
- 4. Resolution No. 11-01-19 Authorizing and Directing the Mayor to Execute an Amendment to the Town's Agreement with the State of Florida, Division of Emergency Management for Grant Funds Associated with Hurricane Irma.**

Motion: Vice-Mayor Glas-Castro moved to approve the consent agenda; Commissioner Lynch seconded the motion.

Vote on Motion:

Commission Member	Aye	Nay	Other
Commissioner Flaherty	X		
Commissioner Lynch	X		
Commissioner Michaud	X		
Vice-Mayor Glas-Castro	X		
Mayor O'Rourke	X		

Motion passed 5-0.

PUBLIC HEARING(S) – ORDINANCE ON FIRST READING: None

PUBLIC HEARING(S) – ORDINANCE ON SECOND READING: None

OLD BUSINESS:

5. A Request from the Event Organizers of the Vintage Motorcycle Festival proposed For Saturday, March 2, 2019 to Allow the Town to be an Event Co-Sponsor and Share on the Event Costs.

Mayor O’Rourke explained that he serves as a Board Member of Kelsey Cares and recused himself from the discussion, and sat in the audience (see Exhibit “A”).

Town Manager D’Agostino explained that the proposed event would be held in the back alleyway of 700 Park Avenue on Sunday, March 2, 2019 from 11:00 a.m-7:00 p.m. with an expectation of 4,000-6,000 spectators throughout the duration of the event. Discussion ensued regarding the revving of motorcycle engines. Mr. Bob Gilbert explained that he would ensure minimal revving of engines. Mr. Gilbert explained the details of the Vintage Motorcycle Festival and the itinerary for the event. Commissioner Lynch questioned if the event organizers had submitted a grant application. Town Manager D’Agostino explained that the event organizers did not submit an application and that no one attended the Mandatory Pre-Application Conference for Town Grants on Tuesday, January 15, 2019. Discussion ensued regarding the rescheduling of a second Mandatory Pre-Application Conference for Town Grants. Jo Brockman of Kelsey Cares explained that she was unaware of the Mandatory Pre-Application Conference that took place on Tuesday, January 15, 2019. Discussion ensued regarding security for the event.

Motion: Commissioner Michaud moved to underwrite the Vintage Motorcycle Festival event costs at \$2,000.00 from the Special Events Department Promotional Activities Account; Commissioner Lynch seconded the motion.

Vote on Motion:

Commission Member	Aye	Nay	Other
Commissioner Flaherty	X		
Commissioner Lynch	X		
Commissioner Michaud	X		
Vice-Mayor Glas-Castro	X		
Mayor O’Rourke			Recused

Motion passed 4-0.

NEW BUSINESS:

6. Resolution No. 12-01-19 Authorizing the Town Manager to Pay for the Abatement Cost Associated with the Mold Remediation of a Nuisance at 801 Lake Shore Drive Unit 112.

Town Manager D’Agostino explained the item (see Exhibit “B”). Town Attorney Baird explained the abatement recommendation of the Town Special Magistrate. Town Manager D’Agostino explained that the abatement process would not begin until air circulation tests were completed. Mayor O’Rourke questioned if the Town had contacted the owner of the unit. Town Attorney Baird explained that the owner was deceased, and

that the next of kin had refused to take action with regard to failure to correct a code violation. Town Manager D’Agostino explained that the abatement costs totaled \$21,173.43. Commissioners Flaherty and Michaud questioned the availability of funds for the abatement. Town Manager D’Agostino and Finance Director Lourdes Cariseo explained that the associated costs was a budgeted expenditure.

Motion: Vice-Mayor Glas-Castro moved to approve Resolution No. 12-01-19; Commissioner Flaherty seconded the motion.

Commissioner Lynch questioned the legal ramifications for non-compliance of the Abatement Order of the Special Magistrate. Town Attorney Baird explained that the residents of the 801 Lake Shore Drive building could take action against the Town, if the Town failed to abate the nuisance. Mayor O’Rourke questioned if the Town would possibly recover the abatement costs by placing a lien on the unit. Town Attorney Baird explained that the Town might recover the abatement costs if the lien was placed on the unit prior to the reverse mortgage. Town Manager D’Agostino explained that he believed the reverse mortgage was recorded prior to the issue of mold in the unit.

Vote on Motion:

Commission Member	Aye	Nay	Other
Commissioner Flaherty	X		
Commissioner Lynch	X		
Commissioner Michaud	X		
Vice-Mayor Glas-Castro	X		
Mayor O’Rourke	X		

Motion passed 5-0.

7. Commissioners Members Goals for the 2019 Calendar Year.

Mayor O’Rourke: Stronger Youth Recreation Program- Discussion ensued regarding partnerships with non-profit organizations, various recreational programs, and the recruitment of residents and volunteers. Commissioner Michaud questioned the condition of the field at Bert Bostrom Park. Special Events Director Riunite Franks explained the condition of the field at Bert Bostrom Park was sufficient for the use of Jetsev Youth Soccer Program. She explained that the field was not conducive for the use of Adult Recreation Programs. Town Manager D’Agostino asked Public Works Director Richard Scherle for an update regarding the Sports Lighting Equipment at Bert Bostrom Park. Public Works Director Scherle explained that the transformer was installed and that Florida Power and Light needed to complete the hook-up. He explained that the hook-up might take place in February 2019.

Vice-Mayor Glas-Castro: The Development of Traffic Calming Policy for future issues, and Improvement of Parking in the Park Avenue Downtown District.

Commissioner Flaherty: Questioned the condition of the baseball field. Special Events Director Franks explained that the clay on the baseball field was in very bad condition and the Town does not have the equipment to complete repairs.

PUBLIC COMMENT:

Town Manager D'Agostino read Jo Brockman's Hack-a-thon comment for the record (See Exhibit "C").

Town Manager D'Agostino read John Linden's Hack-a-thon comment for the record (See Exhibit "D").

Commissioner Lynch expressed concern and the importance of meeting the needs of the Residents in the Town of Lake Park.

John Linden commented on the Hack-a-thon process and benefits for the Town of Lake Park.

TOWN ATTORNEY, TOWN MANAGER, COMMISSIONER COMMENTS:

Town Attorney Baird no comments.

Town Manager D'Agostino announced the recommendation of a second Mandatory Pre-Application Conference for Town Grants on February 23, 2019, 2:00 p.m., Town Hall Commission Chamber. He announced March 1, 2019, 5:00 p.m. as the Town Grant Program Application deadline. He announced that the Alliance for Eating Disorder Awareness requested that the Town issue a Proclamation in support of the awareness of eating disorders. Per Commission consensus, the Proclamation in support of the Alliance for Eating Disorder Awareness was added to a future Regular Commission Meeting. He announced the Northlake Promenade Meeting in North Palm Beach on March 13, 2019. Discussion ensued regarding the celebration of the Town of Lake Park Centennial in year 2023. He announced that that Town of Lake Park Offices would be closed on Monday, January 21, 2019 in observation of Dr. Martin Luther King Jr. Day. He announced the Lake Park Public Library would be closed for cleaning on January 21st – 22nd, and would reopen on January 23, 2019 at 1:00 p.m. He announced that the Lake Park Wellness Program Fitness Classes would be held every Wednesday and Friday at 10:00 a.m., 105 Lake Shore Drive, Lake Park, FL 33403. He announced that the Town of Lake Park newsletter would be provided no later than next week.

Commissioner Lynch no comments.

Commissioner Michaud announced that the Palm Beach County Property Appraiser would be a vendor at the South Florida Fairgrounds. He announced that representatives would provide information regarding Homestead Applications.

Commissioner Flaherty no comments.

Vice-Mayor Glas-Castro announced the upcoming Palm Beach County League of Cities Meeting on Wednesday, January 23, 2019, 12:00 p.m., 3400 Equestrian Club, Wellington, FL 33414.

Mayor O'Rourke announced the Diversity Council Meeting on January 17, 2019 at 10:00 a.m., Town Hall Mirror Ballroom. He announced that the Business before

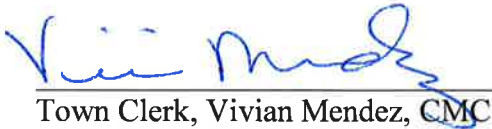
Breakfast group met every Tuesday at 8:00 a.m., 720 Park Avenue, Lake Park, FL 33403.

ADJOURNMENT

There being no further business to come before the Commission and after a motion to adjourn by Commissioner Michaud and seconded by Commissioner Flaherty, and by unanimous vote, the meeting adjourned at 8:08 p.m.



Mayor Michael O'Rourke



Town Clerk, Vivian Mendez, CMC



Deputy Town Clerk, Shaquita Edwards



Approved on this 6 of February, 2019



AGENDA

Lake Park Town Commission
Town of Lake Park, Florida
Regular Commission Meeting
Wednesday, January 16, 2019, 6:30 p.m.,
Lake Park Town Hall
535 Park Avenue

Michael O'Rourke	—	Mayor
Kimberly Glas-Castro	—	Vice-Mayor
Erin T. Flaherty	—	Commissioner
Anne Lynch	—	Commissioner
Roger Michaud	—	Commissioner
<hr/>		
John O. D'Agostino	—	Town Manager
Thomas J. Baird, Esq.	—	Town Attorney
Vivian Mendez, CMC	—	Town Clerk

PLEASE TAKE NOTICE AND BE ADVISED, that if any interested person desires to appeal any decision of the Town Commission, with respect to any matter considered at this meeting, such interested person will need a record of the proceedings, and for such purpose, 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. *Persons with disabilities requiring accommodations in order to participate in the meeting should contact the Town Clerk's office by calling 881-3311 at least 48 hours in advance to request accommodations.*

A. **CALL TO ORDER/ROLL CALL**

B. **PLEDGE OF ALLEGIANCE**

C. **SPECIAL PRESENTATIONS/REPORTS**

None

D. **PUBLIC COMMENT:**

This time is provided for addressing items that **do not** appear on the Agenda. Please complete a comment card and provide it to the Town Clerk so speakers may be announced. Please remember comments are limited to a **TOTAL** of three minutes.

E. **CONSENT AGENDA:** All matters listed under this item are considered routine and action will be taken by **one** motion. There will be no separate discussion of these items unless a Commissioner or person so requests, in which event the item will be removed from the general order of business and **considered in its normal sequence on the agenda.** **Any person wishing to speak on an agenda item is asked to**

complete a public comment card located on either side of the Chambers and given to the Town Clerk. Cards must be submitted before the item is discussed.

1. Regular Commission Meeting Minutes of January 2, 2019. Tab 1
 2. Resolution No. 09-01-19 Authorizing the Mayor to Sign Revised 2019 State Aid To Libraries Agreement and Sign the Certification. Tab 2
 3. Resolution No. 10-01-19 Authorizing the Town Manager to Execute the Tuition Reimbursement Employment Agreement with Town Employee Brittany Freeman. Tab 3
 4. Resolution No. 11-01-19 Authorizing and Directing the Mayor to Execute an Amendment to the Town's Agreement with the State of Florida, Division of Emergency Management for Grant Funds Associated with Hurricane Irma. Tab 4
- F. PUBLIC HEARING(S) - ORDINANCE ON FIRST READING: None
- G. PUBLIC HEARING(S) - ORDINANCE ON SECOND READING: None
- H. OLD BUSINESS:
5. A Request from the Event Organizers of the Vintage Motorcycle Festival proposed For Saturday, March 2, 2019 to Allow the Town to be an Event Co-Sponsor and Share on the Event Costs. Tab 5
- I. NEW BUSINESS:
6. Resolution No. 12-01-19 Authorizing the Town Manager to Pay for the Abatement Cost Associated with the Mold Remediation of a Nuisance at 801 Lake Shore Drive Unit 112. Tab 6
 7. Commissioners Members Goals for the 2019 Calendar Year. Tab 7
- J. PUBLIC COMMENT:
This time is provided for addressing items that do not appear on the Agenda. Please complete a comment card and provide it to the Town Clerk so speakers may be announced. Please remember comments are limited to a TOTAL of three minutes.
- K. TOWN ATTORNEY, TOWN MANAGER, COMMISSIONER COMMENTS:
- L. REQUEST FOR FUTURE AGENDA ITEMS:
- M. ADJOURNMENT:

Next Scheduled Regular Commission Meeting will be held on Wednesday, February 6, 2019

Exhibit "A"

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME Rourke Michael J.		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE Town of Lake Park	
MAILING ADDRESS 535 Park Ave		THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: <input checked="" type="checkbox"/> CITY <input type="checkbox"/> COUNTY <input type="checkbox"/> OTHER LOCAL AGENCY	
CITY Lake Park	COUNTY Palm Beach	NAME OF POLITICAL SUBDIVISION: Town Commission	
DATE ON WHICH VOTE OCCURRED 1-16-19		MY POSITION IS: <input checked="" type="checkbox"/> ELECTIVE <input type="checkbox"/> APPOINTIVE	

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office MUST ABSTAIN from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also MUST ABSTAIN from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

* * * * *

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; and

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

* * * * *

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Michael O'Rourke, hereby disclose that on 1-16-19, 20 19:


(a) A measure came or will come before my agency which (check one or more)

- inured to my special private gain or loss;
- inured to the special gain or loss of my business associate, Kelsey Cares, where I'm a board member.
- inured to the special gain or loss of my relative, _____
- inured to the special gain or loss of _____, by whom I am retained; or
- inured to the special gain or loss of _____, which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

1-16-19
Date Filed


Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.



Exhibit "B"

Town of Lake Park Town Commission

Agenda Request Form

Meeting Date: January 16, 2019

Agenda Item No. *Tab 6*

Agenda Title: A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA AUTHORIZING THE TOWN MANAGER TO PAY FOR THE ABATEMENT COSTS ASSOCIATED WITH THE MOLD REMEDIATION OF A NUISANCE AT 801 LAKE SHORE DRIVE UNIT #112; AND PROVIDING FOR AN EFFECTIVE DATE.

- SPECIAL PRESENTATION/REPORTS CONSENT AGENDA
 BOARD APPOINTMENT OLD BUSINESS
 ORDINANCE ON 1st READING
 NEW BUSINESS - RESOLUTION
 OTHER: _____

Approved by Town Manager *[Signature]* Date: *1-7-19*

Nadia Di Tommaso / Community Development Director
Name/Title

Originating Department: <p style="text-align: center;">Community Development</p>	Costs: \$ 21,173.43 Funding Source: Contractual Services – Code Violations Acct. # 500-34300 <input type="checkbox"/> Finance <u><i>L Caniseo</i></u>	Attachments: → Resolution with Exhibits A (Special Magistrate Orders), B (Integrity mold inspection proposal and report) and C (Entrusted – water, mold and fire experts remediation Agreement and costs)
Advertised: Date: _____ Paper: _____ <input checked="" type="checkbox"/> Not Required	All parties that have an interest in this agenda item must be notified of meeting date and time. The following box must be filled out to be on agenda.	Yes I have notified everyone <u><i>ND</i></u> or Not applicable in this case ___ Please initial one.

Summary Explanation/Background:

801 Lake Shore Drive, Unit #112 is a vacant condo unit within an 8-story multifamily structure located on the east side of Lake Shore Drive in the Town of Lake Park. In early to mid-2018 the Town was notified by a resident in the building of the possibility of mold in the unit due to air quality concerns. Upon investigation by the Town's Code Officer who was able to access the unit with the assistance of the condo building manager onsite, it was determined that there was indeed visible mold that required proper assessment by a licensed company. Consequently, the unit Owner of record according to the Property Appraiser's website, Elizabeth H. Davis Trust, was cited and due to lack of compliance was brought to Hearing on May 3, 2018. A representative for the unit Owner did not attend the Hearing. The Magistrate found the property in violation and issued an initial Order Finding Violation/Order to Abate with a June 1, 2018 compliance date (for the unit Owner to comply).

The Owner failed to comply by the deadline therefore, the Town moved forward with the first step in the abatement process which included hiring an outside contractor to prepare a mold assessment report pursuant to required interior inspection and sampling. Quotes were received and an agreement was entered into with "Integrity", an outside contractor, for the preparation of a mold assessment report at a cost of \$1,000. This report was finalized and provided to the Town on July 18, 2018. Based on the recommended remediation "Scope of Work", the Town then moved forward in securing quotes from mold remediation contractors who would be able to perform the remediation. Three quotes were received:

ENTRUSTED	\$20,173.43 (selected – lowest quote – requires Commission approval over \$10K)
CODE RED:	\$25,438.08
SERV PRO	\$29,340.43

Given the large cost and the Owner's continued lack of response, it was recommended by the Town Attorney that the case be brought back to the Special Magistrate for a Final Order Finding Violation/Order to Abate. This Order was entered into on November 8, 2018 with the Owner being granted two final weeks to remediate the mold in the unit. Two weeks was granted since a representative on behalf of the unit attended this Hearing indicating she was hired by HUD who was securing the funds to remediate the unit. The individual did not have a business card at the Hearing, however the contact information for follow-up provided to the Town was that of a 'Kassandra Serran' who worked for the 'Sam Company' through the 'South FL Management Company'. A phone number and an email address was also provided. The Town followed up several times and left several voicemails. In December 2018, the phone number that had been provided appeared to be disconnected. The Town Manager instructed staff to send one final courtesy notice to the Owner (which was mailed and posted to the unit) indicating that if they do not remediate asap based on the expired deadline to remediate, the Town would be moving forward with the abatement and place a lien on the property. Once again, the Town did not receive any response.

Consequently, per the Magistrate's Order, the Town will need to move forward with the mold remediation of the unit. Unfortunately, given the Florida climate, there is no guarantee the mold will not return following abatement, especially if the unit is kept without air conditioning, or ventilation, however, we will monitor it closely and can also consider bringing forward foreclosure action once the lien is recorded.

Photos of the mold that requires remediation have been included with the Exhibits enclosed with the proposed Resolution.

Recommended Motion:

I move to **APPROVE** Resolution /2-01-19 authorizing and directing the Town Manager to execute payment of all associated abatement costs for 801 Lake Shore Drive, Unit #112.

RESOLUTION NO. 12-01-19

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA AUTHORIZING THE TOWN MANAGER TO PAY FOR THE ABATEMENT COSTS ASSOCIATED WITH THE MOLD REMEDIATION OF A NUISANCE AT 801 LAKE SHORE DRIVE UNIT #112; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town of Lake Park, Florida (hereinafter "Town") is a municipality of the State of Florida with such power and authority as has been conferred upon it by the Florida Constitution and Chapter 166, Florida Statutes; and

WHEREAS, the Town is empowered pursuant to § 162.09(1), Fla. Stat. to bring a property into compliance where the property is a serious threat to the public health safety and welfare; and

WHEREAS, Chapter 9 of the Town's Code of Ordinances also authorizes the abatement of nuisances pursuant to the Town's code enforcement procedures; and

WHEREAS, the Town's Community Development Director requested that a nuisance, in the form of toxic mold be abated at 801 Lake Shore Drive Unit #112 (the "Property") be abated because it poses a threat to the public health, safety and general welfare; and

WHEREAS, a Final Order Granting Abatement for Case No. 18020045, pertaining to the Property was rendered by the Town's Special Magistrate which is set forth in **Exhibit "A"**, attached hereto and incorporated herein; and

WHEREAS, the Town's Community Development Department has already initiated the abatement of the nuisance for the Property by contracting with a mold assessment company, known as *Integrity*, to inspect and prepare a mold remediation report which details the severity of the mold and the steps necessary for its remediation at a cost of \$1,000; and

WHEREAS, in furtherance of the Magistrate's Order, the Town is now prepared contract with a mold remediation company known as *Entrusted* to perform the mold remediation in accordance with *Integrity's* mold remediation report; and

WHEREAS, Chapter 2 of the Town Code requires that the Town Commission approve of the purchase of any goods or services exceeding \$10,000; and

WHEREAS, the Town has already paid for the mold remediation report in the amount of \$1,000 and will be pursuing the necessary mold remediation per the report in order to abate the Property at a cost of \$20,173.43.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA AS FOLLOWS:

Section 1. The whereas clauses are true and correct and are incorporated herein.

Section 2. The Town Commission hereby authorizes the Town Manager to pay *Entrusted* \$20,173.43 associated with completion of the remediation of mold at the Property.

Section 3. This Resolution shall become effective immediately upon adoption.

EXHIBIT "A"

SPECIAL MAGISTRATE
ORDER FINDING VIOLATION/ORDER TO ABATE

**TOWN OF LAKE PARK, FLORIDA
CODE COMPLIANCE DIVISION**

Case No. 18020045

TOWN OF LAKE PARK, FLORIDA

Petitioner,

v.

ELIZABETH H. DAVIS TRUST



PCN: 36-43-42-21-17-000-1120

Respondent

ORDER FINDING VIOLATION/ORDER TO ABATE

THIS CAUSE, having come before the Special Magistrate for the Town of Lake Park, Florida, on **November 8, 2018**, and the Special Magistrate having heard the testimony of the Parties, and having considered the evidence presented by the Parties; and having been fully apprised of the circumstances, does hereby find as follows:

FINDINGS OF FACT

The Respondent is the owner of the real property located at **801 LAKE SHORE DRIVE, UNIT 112, LAKE PARK, FL, 33403** ("Property"), and which is legally described as follows: **LAKE HARBOUR TOWERS EAST BLDG A UNIT 112**

A Town of Lake Park Code Compliance Officer conducted a personal inspection of the Property on **02/21/2018** and determined that a violation of the Town of Lake Park Code of Ordinances, as charged in the Notice of Violation, existed on the Property. The Respondent was given a reasonable time in which to correct the violation, but failed to comply within the allotted time period. As of the date of this Order, the Property remains in violation.

CONCLUSIONS OF LAW

The Findings of Fact support, by a preponderance of the evidence that the Respondent has violated **Section 54-71(a)(b) of the Town of Lake Park Code of Ordinances**, as charged in the Notice of Violation issued in this case. The Town of Lake Park is entitled to recover all costs, including attorney's fees and Special Magistrate fees, incurred in successfully prosecuting this action.

IT IS HEREBY ORDERED, that the Respondent shall comply with **Section 54-71(a)(b) of the Town of Lake Park Code of Ordinances**, as charged in the Notice of Violation, as follows:

COMPLIANCE DATE:

On or before November 23rd, 2018, the Respondent shall come into compliance with **Section 54-71(a)(b) of the Town of Lake Park Code of Ordinances**, as charged in the Notice of Violation in this case. If the Respondent fails to comply by the Compliance Date specified herein, the Town may enter upon the property and abate the nuisance (mold remediation), and place an Assessment Lien on said property for all costs associated with abating the nuisance.

Pursuant to Chapter 162, Florida Statutes, if the fines are not paid by the date specified herein, a certified copy of this Order shall be recorded in the Public Records of Palm Beach County, Florida, and shall constitute a lien against the Property upon which the violation exists, and any other real or personal property owned by the Respondent. In addition, a recorded copy of this Order shall constitute notice that the findings contained herein are binding any subsequent purchasers, successors-in-interest, or assigns of the Respondent.

The Respondent may submit a written request for a hearing to challenge the fine imposed by this Order within 15 days from the date of this Order. If a hearing challenging the amount of the fine assessed is requested testimony as to the existence of the violation is not permitted; rather the hearing is limited to the amount of the fine and costs assessed by this Order, and why a lien to recover the fines and costs should not have been authorized by this Order. The Respondent shall bear the burden of demonstrating why the fines and costs assessed herein should not constitute a Final Order Assessing Fine and authorizing the imposition of a Lien against the property. If the Respondent fails to timely make such a request, and the violation remains, the Order shall be constitute a FINAL ORDER ASSESSING A FINE, the Town may record a Certified Copy of the Order in the Public Records of Palm Beach County, Florida, which shall constitute a lien against the Respondent's real and/or personal property and any other real or personal property owned by the Respondent; and at any time more than THREE MONTHS after its recordation the Town is hereby authorized to foreclose on the Lien of the Town against the real and/or personal property owned by the Respondent.

IT IS FURTHER ORDERED THAT the Respondent is assessed the administrative costs of this action in the amount of **\$194.32**, as provided by law, and shall pay the same to the Town Clerk, at 535 Park Avenue, Lake Park, Florida.

DONE AND ORDERED this 8th day of November, 2018.


Gary M. Brandenburg, Special Magistrate
Town of Lake Park, Florida

ATTEST:


VIVIAN MENDEZ,
TOWN CLERK



**TOWN OF LAKE PARK, FLORIDA
CODE COMPLIANCE DIVISION**

Case No. 18020045

TOWN OF LAKE PARK, FLORIDA

Petitioner,

v.

ELIZABETH H. DAVIS TRUST



PCN: 36-43-42-21-17-000-1120

Respondent

ORDER FINDING VIOLATION/ORDER TO ABATE

THIS CAUSE, having come before the Special Magistrate for the Town of Lake Park, Florida, on **May 3, 2018**, and the Special Magistrate having heard the testimony of the Parties, and having considered the evidence presented by the Parties; and having been fully apprised of the circumstances, does hereby find as follows:

FINDINGS OF FACT

The Respondent is the owner of the real property located at **801 LAKE SHORE DRIVE, UNIT 112, LAKE PARK, FL, 33403** ("Property"), and which is legally described as follows: **LAKE HARBOUR TOWERS EAST BLDG A UNIT 112**

A Town of Lake Park Code Compliance Officer conducted a personal inspection of the Property on **02/21/2018** and determined that a violation of the Town of Lake Park Code of Ordinances, as charged in the Notice of Violation, existed on the Property. The Respondent was given a reasonable time in which to correct the violation, but failed to comply within the allotted time period. As of the date of this Order, the Property remains in violation.

CONCLUSIONS OF LAW

The Findings of Fact support, by a preponderance of the evidence that the Respondent has violated **Section 54-71 of the Town of Lake Park Code of Ordinances**, as charged in the Notice of Violation issued in this case. The Town of Lake Park is entitled to recover all costs, including attorney's fees and Special Magistrate fees, incurred in successfully prosecuting this action.

IT IS HEREBY ORDERED, that the Respondent shall comply with **Section 54-71 of the Town of Lake Park Code of Ordinances**, as charged in the Notice of Violation, as follows:

COMPLIANCE DATE:

On or before **June 1, 2018**, the Respondent shall come into compliance with **Section 54-71(a)(b) of the Town of Lake Park Code of Ordinances**, as charged in the Notice of Violation in this case. If the Respondent fails to comply by the Compliance Date specified herein, the Town may enter upon the property and abate the nuisance (mold remediation), and place an **Assessment Lien** on said property for all costs associated with abating the nuisance.

Case No. 18020045

May 3, 2018

Pursuant to Chapter 162, Florida Statutes, if the fines are not paid by the date specified herein, a certified copy of this Order shall be recorded in the Public Records of Palm Beach County, Florida, and shall constitute a lien against the Property upon which the violation exists, and any other real or personal property owned by the Respondent. In addition, a recorded copy of this Order shall constitute notice that the findings contained herein are binding any subsequent purchasers, successors-in-interest, or assigns of the Respondent.

The Respondent may submit a written request for a hearing to challenge the fine imposed by this Order within 15 days from the date of this Order. If a hearing challenging the amount of the fine assessed is requested testimony as to the existence of the violation is not permitted; rather the hearing is limited to the amount of the fine and costs assessed by this Order, and why a lien to recover the fines and costs should not have been authorized by this Order. The Respondent shall bear the burden of demonstrating why the fines and costs assessed herein should not constitute a Final Order Assessing Fine and authorizing the imposition of a Lien against the property. If the Respondent fails to timely make such a request, and the violation remains, the Order shall be constitute a FINAL ORDER ASSESSING A FINE, the Town may record a Certified Copy of the Order in the Public Records of Palm Beach County, Florida, which shall constitute a lien against the Respondent's real and/or personal property and any other real or personal property owned by the Respondent; and at any time more than THREE MONTHS after its recordation the Town is hereby authorized to foreclose on the Lien of the Town against the real and/or personal property owned by the Respondent.

IT IS FURTHER ORDERED THAT the Respondent is assessed the administrative costs of this action in the amount of **\$214.64**, as provided by law, and shall pay the same to the Town Clerk, at 535 Park Avenue, Lake Park, Florida.

DONE AND ORDERED this 3rd day of May, 2018.



Gary M. Brandenburg, Special Magistrate
Town of Lake Park, Florida

ATTEST:



VIVIAN MENDEZ,
TOWN CLERK



EXHIBIT "B"

MOLD ASSESSMENT REPORT AND ASSOCIATED COST
already completed)

"INTEGRITY"

Community

JUN 22 2018

3000 1st St. NW



Mold Assessment Proposal

Assessment Report
Completed (details
herein) and paid in full.

Property Address:
801 Lakeshore Unit 112 Lake Park, FL

Integrity Mold Inspection Inc.
561.401.2294
Palm Beach Gardens, FL
www.integritymoldinspection.com

Gary Rose, CIE
Phone# 561.401.2284
License # MRSA273
2642 Ravella Lane
Palm Beach Gardens, FL 33410
E-Mail: Integritymold@gmail.com
Web: www.integritymoldinspection.com



Project Information

Inspection Date: TBD

WO#: TBD

Property Address: 801 Lakeshore UNit 112 Lake Park, FL

Inspection Type: Mold and Moisture Assessment

Limited Areas: NA

Square Feet Under Air: 1316 square ft

Quantity of Samplings: 3 samples

Client Name: City of Lake Park

Client Phone #: 561 881 3319

Client Email: krowley@lakeparkflorida.gov

Initial Fee: \$525.00

PRV (Clearance) Fee: \$475.00

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2642 Ravella Lane
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E-Mail: integritymold@gmail.com
Web: www.integritymoldinspection.com



Mold Assessment Proposal

1. Samplings may be air quality, interstitial, swab or bulk.
2. Thorough visual mold investigation completed or done by the actual inspector.
3. Temperature and humidity readings.
4. Investigation for active moisture using an infrared camera.
5. Moisture mapping with a moisture meter.
6. Investigation for cause of mold.
7. Digital photographs with captions that describe observations.
8. Laboratory analysis from an independent accredited laboratory.
9. Mold Remediation Protocol (highlights) that will include.
 - a. Containment estimations.
 - b. Building material removal plan with estimated dimensions.
 - c. Estimation of air scrubbing & dehumidification equipment.
10. Follow-up discussions regarding the meaning of the report.
11. Completed report 1 business day delivered via e-mail after inspection.

Inspector Qualifications

- Ten years experience as a Mold Inspector / Mold Assessor.
- Evaluated thousands of mold samplings.
- Florida State Licensed Mold Assessor.
- Board Certified Indoor Environmentalist (*American Council for Accredited Certification*).
- Bachelor of Science in Engineering Technology (*Lawrence Technological University*).
- Master of Science in Professional & Technical Communication (*LTU*).



Mold Assessment

Property Address:

801 Lakeshore #112 Lake Park, FL

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Palm Beach Gardens, FL
www.integritymoldinspection.com

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Project Information

Inspection Date: 07/12/2018

WO#: 071831

Property Address: 801 Lakeshore #112 Lake Park, FL

Inspection Type: Mold and Moisture Assessment

Limited Areas: NA

Square Feet Under Air: NA

Quantity of Samplings: 3

Client Name: City of Lake Park

Client Phone #: 561 881 3319

Client Email: krowley@lakeparkflorida.gov

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License # MRSA273
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Web: www.integritymoldinspection.com



Findings

Cause of Loss

Moisture intrusion

Laboratory Results

The spore counts in the air samplings tested with elevated *Aspergillus* / *Penicillium* throughout.

Summary

Because of the findings, the following remediation plan is recommended (see observations and or lab results).

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Remediation Plan

Licensed Remediator Mold Removal Plan

All exposed cavities should be investigated for visible mold. If visible mold is discovered, remove building material (1-2ft in all directions) beyond evidence of visible mold.

**All dimensions are approximate.*

Building Faces: South (balcony view)

A. Condo (throughout)

1. Remove carpet (1040 SQFT).
2. Remove all cabinetry from 2 bathrooms and 1 kitchen (32 linear ft).
3. Scrape popcorn ceilings (733 SQFT).
4. Remove all drywall ceilings (310 SQFT).
5. Remove kitchen ceiling tiles (132 SQFT).
6. Remove doors throughout.
7. Remove ductwork.
8. Remove wall perimeter floor to ceiling include showers (8ft h x 325 linear ft).
9. Micro-clean throughout (1316 SQFT).

B. Number of Air Scrubbers (Standard Size) = 6

C. Number of Commercial Dehumidifiers = 4

CI. Manage indoor relative humidity at approximately 40% within affected area(s)

D. Additional Protocol

9. Practice safe work habits. Wear appropriate safety equipment depending on the level of contamination. This would be determined by the Remediator.
10. Bag building material with construction bags.
11. HEPA Vacuum all debris from open cavities.
12. HEPA Vacuum all surfaces throughout the affected areas(s)
13. Damp wipe all hard surfaces throughout the affected area(s)

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14. The Remediator may make additional recommendations during Remediation.

Follow remediation standards and guidelines (*II CRC S520 Standard and Reference Guide for Professional Mold Remediation*).

15. Have an HVAC Professional

- A. Replace ductwork.
- B. Replace return filters.
- C. Foam clean the evaporator coil (1 air handlers).

16. Have a Mold Assessor

- D. Do a Post Remediation Verification Inspection (Clearance). ***Note this inspection occurs after remediation and is an additional fee.**

17. Have a Licensed General Contractor

- E. Moisture test and repair all moisture issues before building materials are replaced (if the moisture issue hasn't been corrected).
- F. Replace the building materials that were removed.

Gary Rose
 Integrity Mold Inspection
 2642 Ravella Ln
 Palm Beach Gardens, FL 33410



AEMIL, Inc.
 9301 E. Atlantic Blvd., Suite 5
 Pompano Beach, FL 33060
 Phone: (954) 333-8149
 Fax: (954) 333-8151

Project: 801-112
 Batch: 170775

Sampled: 7/12/2018
 Received: 7/13/2018
 Analysis Date: 7/13/2018
 Report Date: 7/13/2018

AEMIL Test: A001 Spore Trap Analysis

email: customerservice@aemilinc.com

Sample ID:	180713J080	180713J081	180713J082						
Client Sample ID:	Outside 220002	Guest Bed 220003	Master Bed 220007						
Volume Sampled (L):	75	75	75						
Media:	Allergenco D	Allergenco D	Allergenco D						
Percent of Trace Analyzed:	100% at 600X Magnification	100% at 600X Magnification	100% at 600X Magnification						
Spore Types	Raw Count	Count/m ³	%	Raw Count	Count/m ³	%	Raw Count	Count/m ³	%
Alternaria	-	-	-	-	-	-	-	-	-
Arthrinium	-	-	-	-	-	-	-	-	-
Ascospores	2	27	8	-	-	-	-	-	-
Aspergillus/Penicillium-Like	4	53	17	2,412*	32,160	100	2,151*	28,680	100
Basidiospores	3	40	13	1	13	<1	-	-	-
Bipolans/Dreschlera	1	13	4	-	-	-	-	-	-
Botrytis	-	-	-	-	-	-	-	-	-
Chaetomium	-	-	-	-	-	-	-	-	-
Cladosporium	11	147	46	-	-	-	2	27	<1
Curvularia	3	40	13	-	-	-	-	-	-
Epicoccum	-	-	-	-	-	-	1	13	<1
Fusarium	-	-	-	-	-	-	-	-	-
Ganoderma	-	-	-	-	-	-	-	-	-
Memnoniella	-	-	-	-	-	-	-	-	-
Nigrospora	-	-	-	-	-	-	-	-	-
Oidium/Peronospora	-	-	-	-	-	-	-	-	-
Pithomyces	-	-	-	-	-	-	-	-	-
Rust	-	-	-	-	-	-	-	-	-
Smut/Myxomyces/Peniconia	-	-	-	-	-	-	-	-	-
Stachybotrys	-	-	-	-	-	-	-	-	-
Tonula	-	-	-	-	-	-	-	-	-
Ulocladium	-	-	-	-	-	-	-	-	-
Unidentified Spores	-	-	-	-	-	-	-	-	-
Total Spores	24	320		2,413	32,173		2,154	28,720	
Hypal Fragments	4	53		1	13		-	-	
Pollen	-	-		-	-		2	27	
Debris Rating	3			3			3		
Detection Limit	13			13			13		

* Estimation performed due to high count.

Joshua Krinsky
 Joshua Krinsky
 Technical Director

Results submitted pertain only to the samples as presented on the accompanying Chain of Custody.
 This report shall not be reproduced, except in its entirety and with the written approval of AEMIL.



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Observations



Outdoors (time of inspection):
65.8 % Relative Humidity
85.2 Degrees Fahrenheit



Indoors (time of inspection):
69.4 % Relative Humidity
84.0 Degrees Fahrenheit

It is important to determine if humidity is elevated in the indoor space. If indoor humidity is elevated, it should be corrected as soon as possible. It is recommended that relative humidity in the building ranges between 45-55%. If relative humidity approaches 70% then your indoor space is at high risk for mold to grow on surfaces such as cabinetry, furniture, clothing etc. Make sure your thermostat is set on "Cool and Auto".

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Observations



There was evidence of mold growth on the living room walls.

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Observations



There was evidence of mold growth on the dining room walls.

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Observations



There was evidence of mold growth on the trim molding and doors throughout the condo.

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Observations



There was evidence of mold on trim throughout the home.

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Observations



There was evidence of mold growth on wall areas throughout the home

Observations



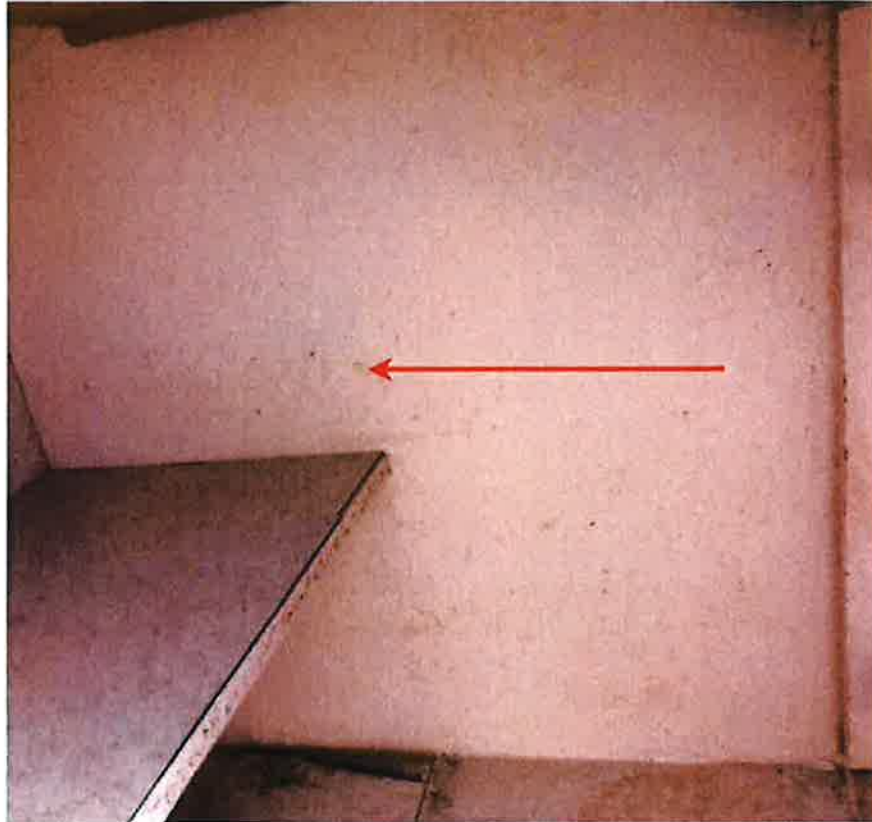
There was evidence of mold growth on kitchen cabinetry.

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Observations



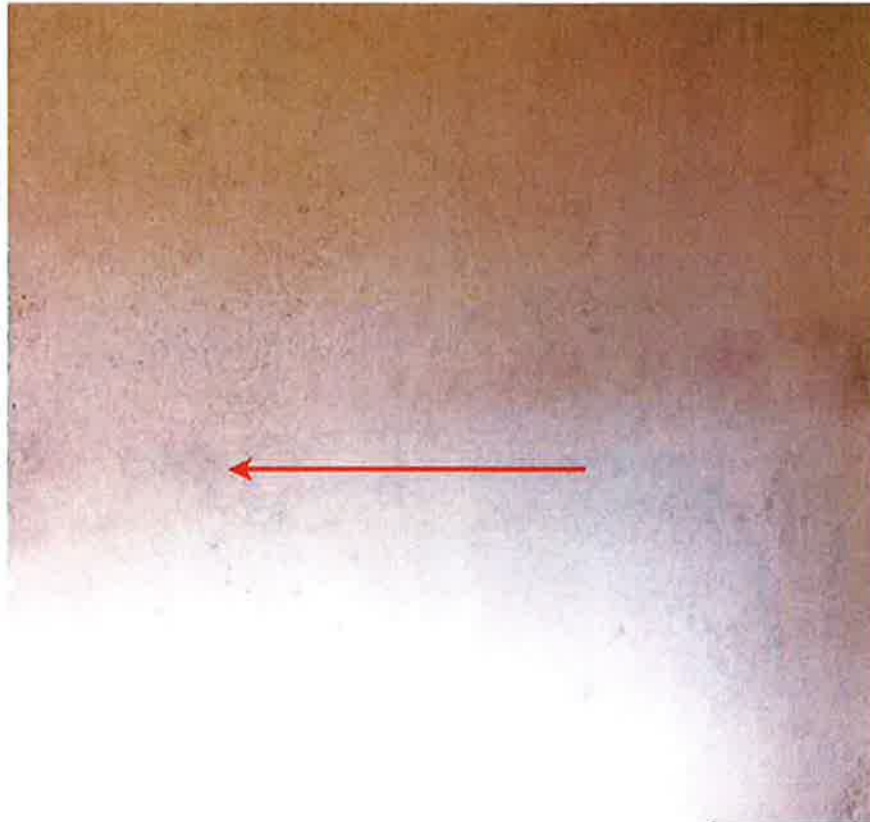
There was evidence of mold growth inside of the cabinets throughout the home.

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Observations



There was evidence of mold growth on most ceilings throughout the home.

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Observations



There was evidence of mold growth on the ceiling of the master bathroom.

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Observations



There was evidence of mold growth on the door of the master bathroom.

Observations



There was evidence of mold growth on the carpet.



Standard Spore List	
Alternaria	Common allergen causing hay fever or hypersensitivity reactions that sometimes lead to asthma, serious infections are rare, except in people with compromised immune systems. Normal agents from the decomposition of plants.
Arthrinium	No reported infections associated with this fungus. Normally not found indoors.
Ascospores	Very common outdoor spore, associated with rain and moisture.
Aspergillus/Penicillium-Like	Possible allergen. Common cause of respiratory irritation and infection. Found on water damaged wallpaper, carpet and organic materials.
Basidiospores	Possible allergen to sensitive individuals, no known serious health effects associated with this fungus. Mushrooms and dry rot are examples of basidiospore producing fungi.
Bipolaris/Dreschlera	Allergen that can affect nose, skin, eye and upper respiratory track. Found on grasses, grains and decaying food.
Botrytis	Potential allergen, hay fever and asthma effects. Parasite commonly found growing on indoor plants.
Chaetomium	Not well studied but possible allergen with hay fever and asthma effects. Rare cases of nail infections. Found on a variety of cellulose, paper and plant compost.
Cladosporium	Potential allergen, hay fever and asthma effects. Grows well in damp environments, on textiles and window sills.
Curvularia	Hay fever, asthma and or allergic fungal sinusitis are some of the potential allergens associated with this fungi. Possible human health risk. Has been known to cause onychomycosis, ocular keratitis, sinusitis, mycetoma, pneumonia, endocarditis, cerebral abscess, and disseminated infection. Most cases are from immunocompromised patients. Grows on various indoor building materials.
Epicoccum	Potential allergen, effects are hay fever, asthma and skin allergies. Found in soil, air and rotting vegetation.
Fusarium	Potential allergen, hay fever and asthma effects. Commonly found on fruit rot, requires very wet conditions.
Ganoderma	Commonly found in the atmosphere, grows on wood products. Possible allergen at high concentrations.
Memnoniella	Mycotoxin producing spore related to and often found in conjunction with Stachybotrys.
Nigrospora	Potential allergen, hay fever and asthma effects. Usually not found growing indoors. Found on decaying plant material and soil.
Oidium/Peronospora	Common obligate parasites on leaves, stems, flowers, and fruits of living higher plants.
Pithomyces	Possible allergen. Grows well on paper indoors given the right conditions.
Rust	Potential allergen, hay fever and asthma effects. Rarely found growing indoors.
Smut/Myxomyces/Periconia	Potential allergen, hay fever and asthma effects. Rarely found growing indoors.
	Often referred to as "toxic black mold." It has the ability to produce mycotoxins which may cause a burning sensation in the mouth, throat and nasal passages. Chronic exposure has been known to cause headaches, diarrhea, memory loss and brain damage. Found growing on water damaged cellulose, paper and ceiling tiles.
Stachybotrys	Potential allergen, hay fever and asthma effects. Potential allergen, hay fever and asthma effects. Found growing on water damaged cellulose, paper, wicker, straw baskets and ceiling tiles.
Torula	Grows well on cellulose containing materials like paper, straw, wallboard. Requires very wet conditions.
Ulocladium	N/A
Unidentified Spores	
Hyphal Fragments	Branched structures with cell walls. Hyphae are somewhat analogous to stems or roots in plants whereas the spores would be analogous to the seeds.
Pollen	Allergen that causes hay fever. Pollen is microscopic round or oval grains produced by plants.

AEML, Inc. assumes no liability or warranty on the use of, or interpretation of the data provided within this report. Responsibility lies solely on the client for the use and interpretation of the results provide herein. Results of the analysis cannot be interpreted without physical inspection of the area tested or without consideration for the structure's characteristics. Generally, if indoor readings are greater than 90% of outdoor readings, further investigation or testing may be warranted. More information on Indoor Air Quality and mold can be found on the EPA website "www.epa.gov/iaq/mold/moldresources.html" and the Center for Disease Control website "www.cdc.gov/mold/".

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Remediation Guidance

Important (during remediation & clearance)

Any person other than the Mold Remediator(s) or Mold Assessor(s) should not enter the containment(s) or affected room(s) in order to avoid cross contamination of mold during remediation.

Mold Remediation Definition

It is important to understand that the act of Mold Remediation is a thorough mold removal process in a building space's affected areas. Also, Mold Remediation is an intrusive investigation for visible mold, moisture damage, and building material removal (where necessary) during mold clean-up.

Methodology

Building materials may be recommended for removal if moisture readings are high for 48 hrs or more, if mold is visible, or moisture damaged building materials. Also, laboratory results that have high spore counts then more mold clean-up would be needed using special remediation equipment.

Legend

(h = height) (L=length) (w = width) (ft = feet) (in = inches) (remove = dispose unless otherwise stated)

If a building or unit is due northeast, northwest, southeast, or southwest then north or south will be chosen as a point of reference.

(Linear = approximated continuous dimensions including shapes or pockets). For example, a dimension of 2ft h x 14 linear ft. could include a closet in the path of the 14ft dimension across a wall area.

HVAC Professional

A licensed contractor specialized in Heat, Ventilation, and Air Conditioning.

Post Remediation Verification

An inspection after remediation is complete prior to rebuild in order to verify that remediation was successful. This inspection is performed by a Licensed Mold Assessor.

Air Scrubber

A piece of equipment that pulls air through a primary filter to capture large particles and then secondary HEPA Filters to capture microscopic mold spores.

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Containment

An area that is secured by plastic barriers or a plastic zipper door in order to contain air born mold in an area during mold removal.

How Does Mold Occur?

It is important to know mold spores are everywhere in nature. They are continuously floating in the air outdoors and naturally float in our homes as we enter and leave. A mold spore is similar to a plant seed except it doesn't need light or soil to grow. In order for a mold spore to germinate it needs a medium that has a food source and moisture. Moisture is the only control measure we have to combat mold. Most indoor surfaces and items in homes are a sufficient food source for mold to thrive. The only way to avoid mold issues is to control moisture intrusion. Moisture intrusion can be delivered by many methods, some are obvious such as window leaks, roof leaks and plumbing failures. The most common humidity issue in homes are that thermostats are set improperly. Your home should always be set to auto and cool—**not on and cool!!** If relative humidity reaches 70% the probability for mold to germinate and grow on indoor items and surfaces is very high. The most common indoor condensation issue is when an air supply would cool a surface where warmer air meets the same surface then causing condensation.

Inspector Background

Gary Rose, CIE

10 years experience in the field of Mold Assessment.

Council-certified Indoor Environmentalist, *Board-awarded by the American Council for Accredited Certification*

Licensed Mold Assessor, *State of Florida*

Bachelor of Science in Engineering Technology, *Lawrence Technological University (LTU)*

Master of Science in Professional and Technical Communication, *LTU*

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References

AEML INC, Microbiology Laboratories, *Standard Spore List.*

Baxter, M., Perkins, J., McGhee, C., & Seltzer, J., (2005) *A Regional Comparison of Mold Spore Concentrations Outdoors and Inside “Clean” and “Mold Contaminated” Southern California Buildings: Journal of Occupational and Environmental Hygiene, 2:8–18.*

EPA, *Building Air Quality: A Guide for Building Owners and Facility Managers* (Washington: EPA, 1991).

ASHRAE, *Standard 55 – Thermal Environmental Conditions for Human Occupancy,* (www.ashrae.org).

ASHRAE, *Standard 62 – Ventilation for Acceptable Indoor Air Quality.*

United States Environmental Protection Agency, *Mold Remediation in Schools and Commercial Buildings* (September 2008).

Standard and Reference Grade for Professional Mold Remediation, ANSI / IICRC 5520-2005, *Second Edition.*

EXHIBIT "C"

MOLD REMEDIATION AGREEMENT AND ASSOCIATED COST
(not yet completed)

"ENTRUSTED"

Client: City of Lake Park
Property: 801 Lakeshore Unit 112
West Palm Beach, FL 33403

Operator Info:
Operator: CHARLES

Estimator: Charles Otto
Position: Estimator
Company: Entrusted
Business: 945 W 15th St.
Riviera Beach, FL 33404

Business: (561) 601-3138
E-mail: charles.otto@entrusted.com

Reference:
Company: Charles Otto
Business: 945 W 15th St.
Riviera Beach, FL 33404

Business: (561) 601-3138
E-mail: charles.otto@entrusted.com

Type of Estimate:
Date Entered: 8/13/2018 Date Assigned:

Price List: FLWB7X_AUG18
Labor Efficiency: Restoration/Service/Remodel
Estimate: CITY_OF_LAKE_PARK

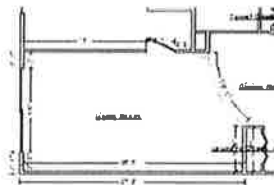
Notice; please be aware that the current estimate/invoice is completed with a full assessment at the present time to the best of our abilities. In the event of any questions about items and amounts, please submit a written notification of such inquiry, and our quality assurance team will respond as soon as possible. This estimate/invoice has been prepared by a professional with capabilities and knowledge in our industry and following every process and procedure our company has in place to date. Hence we do not assume any liability until project has been completed.

CITY_OF_LAKE_PARK

Generals

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
1. Dumpster load - Approx. 20 yards, 4 tons of debris	1.00 EA	404.00	0.00	404.00
2. Equipment decontamination charge - per piece of equipment	10.00 EA	0.00	33.71	337.10
3. Add for personal protective equipment (hazardous cleanup)	8.00 EA	0.00	8.24	65.92
4. Water Extraction & Remediation Technician - per hour	24.00 HR	0.00	59.27	1,422.48
Above item is for 2 technicians for 12 hours each. This time was used to sand and scrape any wall cavities or studs.				
5. Add for HEPA filter (for neg. air machine/vacuum - Large)	6.00 EA	0.00	242.16	1,452.96
6. Equipment setup, take down, and monitoring (hourly charge)	2.00 HR	0.00	59.27	118.54
7. Plastic bag - for hazardous material cleanup - Large	30.00 EA	0.00	3.68	110.40
Totals: Generals				3,911.40

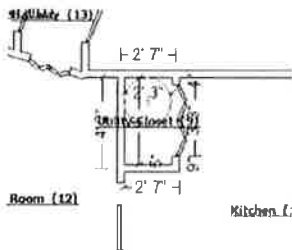
Main Level



Living Room

Height: 8'

552.67 SF Walls	354.87 SF Ceiling
907.54 SF Walls & Ceiling	354.87 SF Floor
39.43 SY Flooring	69.08 LF Floor Perimeter
79.10 LF Ceil. Perimeter	

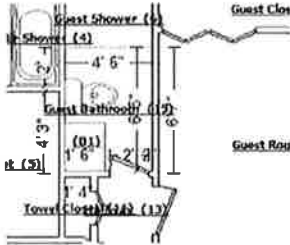


Subroom: Utility Closet (9)

Height: 7'

87.27 SF Walls	8.96 SF Ceiling
96.24 SF Walls & Ceiling	8.96 SF Floor
1.00 SY Flooring	12.47 LF Floor Perimeter
12.47 LF Ceil. Perimeter	

CONTINUED - Living Room



Missing Wall

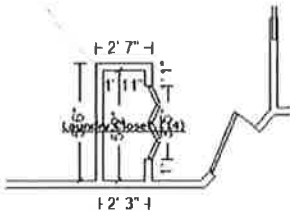
Subroom: Guest Bathroom (15)

Height: 7'

294.52 SF Walls	147.54 SF Ceiling
150.21 SF Walls & Ceiling	28.88 SF Floor
3.21 SY Flooring	17.33 LF Floor Perimeter
17.33 LF Ceil. Perimeter	

4' 6" X 7'

Opens into GUEST_SHOWER



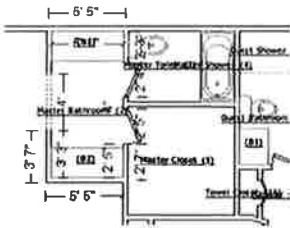
Subroom: Laundry Closet (14)

Height: 7'

294.52 SF Walls	147.54 SF Ceiling
109.07 SF Walls & Ceiling	9.90 SF Floor
1.10 SY Flooring	14.17 LF Floor Perimeter
14.17 LF Ceil. Perimeter	

Subroom: Master Bathroom (2)

Height: 7'

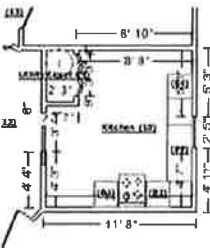


Missing Wall - Goes to Floor

187.77 SF Walls	52.02 SF Ceiling
239.79 SF Walls & Ceiling	52.02 SF Floor
5.78 SY Flooring	26.63 LF Floor Perimeter
30.63 LF Ceil. Perimeter	

4' X 6' 8"

Opens into MASTER_BEDRO

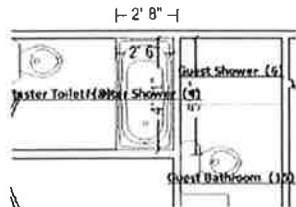


Subroom: Kitchen (10)

Height: 7'

294.52 SF Walls	147.54 SF Ceiling
451.04 SF Walls & Ceiling	124.60 SF Floor
13.84 SY Flooring	46.63 LF Floor Perimeter
46.63 LF Ceil. Perimeter	

CONTINUED - Living Room



Missing Wall

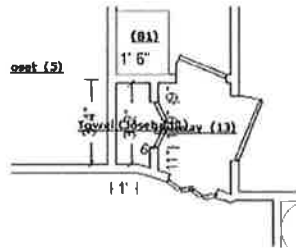
Subroom: Master Shower (4)

Height: 7'

69.42 SF Walls	12.29 SF Ceiling
81.71 SF Walls & Ceiling	12.29 SF Floor
1.37 SY Flooring	9.92 LF Floor Perimeter
9.92 LF Ceil. Perimeter	

4' 11" X 7'

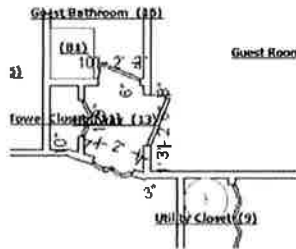
Opens into MASTER_TOILE



Subroom: Towel Closet (11)

Height: 7'

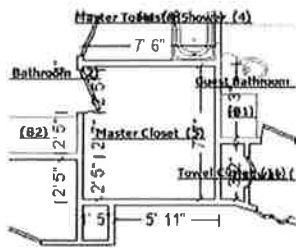
294.52 SF Walls	147.54 SF Ceiling
68.24 SF Walls & Ceiling	4.24 SF Floor
0.47 SY Flooring	9.14 LF Floor Perimeter
9.14 LF Ceil. Perimeter	



Subroom: Hallway (13)

Height: 7'

294.52 SF Walls	147.54 SF Ceiling
105.60 SF Walls & Ceiling	10.94 SF Floor
1.22 SY Flooring	13.52 LF Floor Perimeter
13.52 LF Ceil. Perimeter	

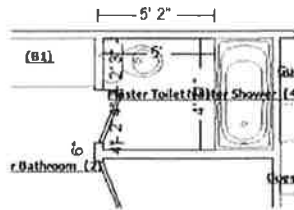


Subroom: Master Closet (5)

Height: 8'

241.07 SF Walls	56.75 SF Ceiling
297.83 SF Walls & Ceiling	56.75 SF Floor
6.31 SY Flooring	30.13 LF Floor Perimeter
30.13 LF Ceil. Perimeter	

CONTINUED - Living Room



Missing Wall

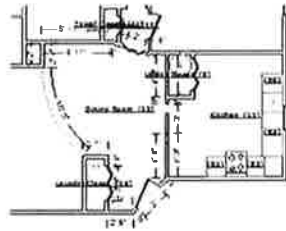
Subroom: Master Toilet (3)

Height: 7'

104.42 SF Walls	24.58 SF Ceiling
129.00 SF Walls & Ceiling	24.58 SF Floor
2.73 SY Flooring	14.92 LF Floor Perimeter
14.92 LF Ceil. Perimeter	

4' 11" X 7'

Opens into MASTER_SHOWE



Missing Wall

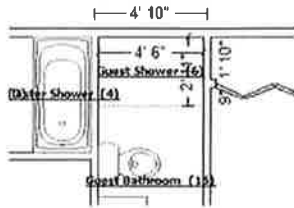
Subroom: Dining Room (12)

Height: 7'

294.52 SF Walls	147.54 SF Ceiling
442.05 SF Walls & Ceiling	147.54 SF Floor
16.39 SY Flooring	42.07 LF Floor Perimeter
52.10 LF Ceil. Perimeter	

9' 8 5/8" X 7'

Opens into LIVING_ROOM



Missing Wall

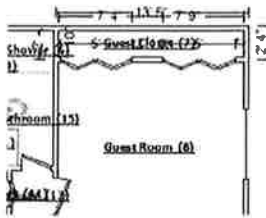
Subroom: Guest Shower (6)

Height: 7'

72.33 SF Walls	13.13 SF Ceiling
85.46 SF Walls & Ceiling	13.13 SF Floor
1.46 SY Flooring	10.33 LF Floor Perimeter
10.33 LF Ceil. Perimeter	

4' 6" X 7'

Opens into GUEST_BATHRO

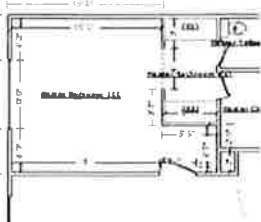


Subroom: Guest Closet (7)

Height: 8'

236.00 SF Walls	23.68 SF Ceiling
259.68 SF Walls & Ceiling	23.68 SF Floor
2.63 SY Flooring	29.50 LF Floor Perimeter
29.50 LF Ceil. Perimeter	

CONTINUED - Living Room



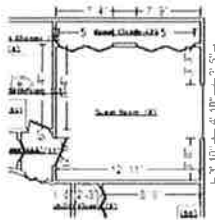
Missing Wall - Goes to Floor

Subroom: Master Bedroom (1) Height: 8'

545.07 SF Walls	254.61 SF Ceiling
799.68 SF Walls & Ceiling	254.61 SF Floor
28.29 SY Flooring	67.47 LF Floor Perimeter
71.47 LF Ceil. Perimeter	

4' X 6' 8"

Opens into MASTER_BATHR



Subroom: Guest Room (8) Height: 8'

394.67 SF Walls	151.77 SF Ceiling
546.44 SF Walls & Ceiling	151.77 SF Floor
16.86 SY Flooring	49.33 LF Floor Perimeter
49.33 LF Ceil. Perimeter	

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
8. Remove Carpet	1,040.00 SF	0.30	0.00	312.00
9. Remove Cabinetry - lower (base) units	22.00 LF	10.27	0.00	225.94
10. Remove Cabinetry - upper (wall) units	10.00 LF	8.12	0.00	81.20
11. Remove Countertop - flat laid plastic laminate	22.00 LF	4.82	0.00	106.04
12. Remove Tear off painted acoustic ceiling (popcorn) texture	733.00 SF	0.99	0.00	725.67
13. Remove 5/8" drywall - hung, taped, floated, ready for paint	310.00 SF	0.45	0.00	139.50
14. Remove Interior door unit	5.00 EA	20.26	0.00	101.30
15. Remove Bifold door set - Colonist - Double	5.00 EA	16.21	0.00	81.05
16. Remove Bifold door - Colonist - Single	1.00 EA	13.51	0.00	13.51
17. Acoustic Ceiling - Labor Minimum	1.00 EA	0.00	286.24	286.24
18. Remove 1/2" drywall	3,490.80 SF	0.43	0.00	1,501.04
19. Remove Ceramic/porcelain tile	150.00 SF	1.95	0.00	292.50
20. Remove Shower door - Standard grade	1.00 EA	19.83	0.00	19.83
21. HEPA Vacuuming - Detailed - (PER SF)	6,048.32 SF	0.00	0.68	4,112.86
22. Apply plant-based anti-microbial agent	6,048.32 SF	0.00	0.27	1,633.05
23. Dehumidifier (per 24 hour period) - XLarge - No monitoring	20.00 EA	0.00	110.00	2,200.00

CONTINUED - Living Room

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
Above Item is for 4 dehus for 5 days, the dehu is necessary to keep moisture levels down				
24. Neg. air fan/Air scrub.-XLrg (per 24 hr period)-No monit.	30.00 DA	0.00	140.00	4,200.00
Above item is for 6 air scrubbers for 5 days each. 1 air scrubber inside containment and 1 air scrubber outside containment				
25. Insulation - Labor Minimum	1.00 EA	0.00	102.11	102.11
Above item to remove any affected insulation				
NOTE: this estimate does not include the following: removal of the ducts, cleaning the AC handler, plumbing, mold post test. Those will all be items the owner will have to contract directly with the AC, plumbing, and mold testing companies.				
Totals: Living Room				16,133.84
Total: Main Level				16,133.84
Line Item Totals: CITY_OF_LAKE_PARK				20,045.24

Grand Total Areas:

3,490.80 SF Walls	1,278.76 SF Ceiling	4,769.56 SF Walls and Ceiling
1,278.76 SF Floor	142.08 SY Flooring	462.66 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	490.70 LF Ceil. Perimeter
1,278.76 Floor Area	1,385.30 Total Area	3,490.80 Interior Wall Area
1,385.63 Exterior Wall Area	159.97 Exterior Perimeter of Walls	
0.00 Surface Area	0.00 Number of Squares	0.00 Total Perimeter Length
0.00 Total Ridge Length	0.00 Total Hip Length	

Summary

Line Item Total			20,045.24
Material Sales Tax	@	7.000%	128.19
Replacement Cost Value			\$20,173.43
Net Claim			\$20,173.43

Charles Otto
Estimator

Recap by Room

Estimate: CITY_OF_LAKE_PARK		
Generals	3,911.40	19.51%
Area: Main Level		
Living Room	16,133.84	80.49%
<hr/>		
Area Subtotal: Main Level	16,133.84	80.49%
<hr/>		
Subtotal of Areas	20,045.24	100.00%
<hr/>		
Total	20,045.24	100.00%

Recap by Category

Items		Total	%
ACOUSTICAL TREATMENTS		286.24	1.42%
GENERAL DEMOLITION		4,003.58	19.85%
INSULATION		102.11	0.51%
WATER EXTRACTION & REMEDIATION		15,653.31	77.59%
Subtotal		20,045.24	99.36%
Material Sales Tax	@ 7.000%	128.19	0.64%
Total		20,173.43	100.00%

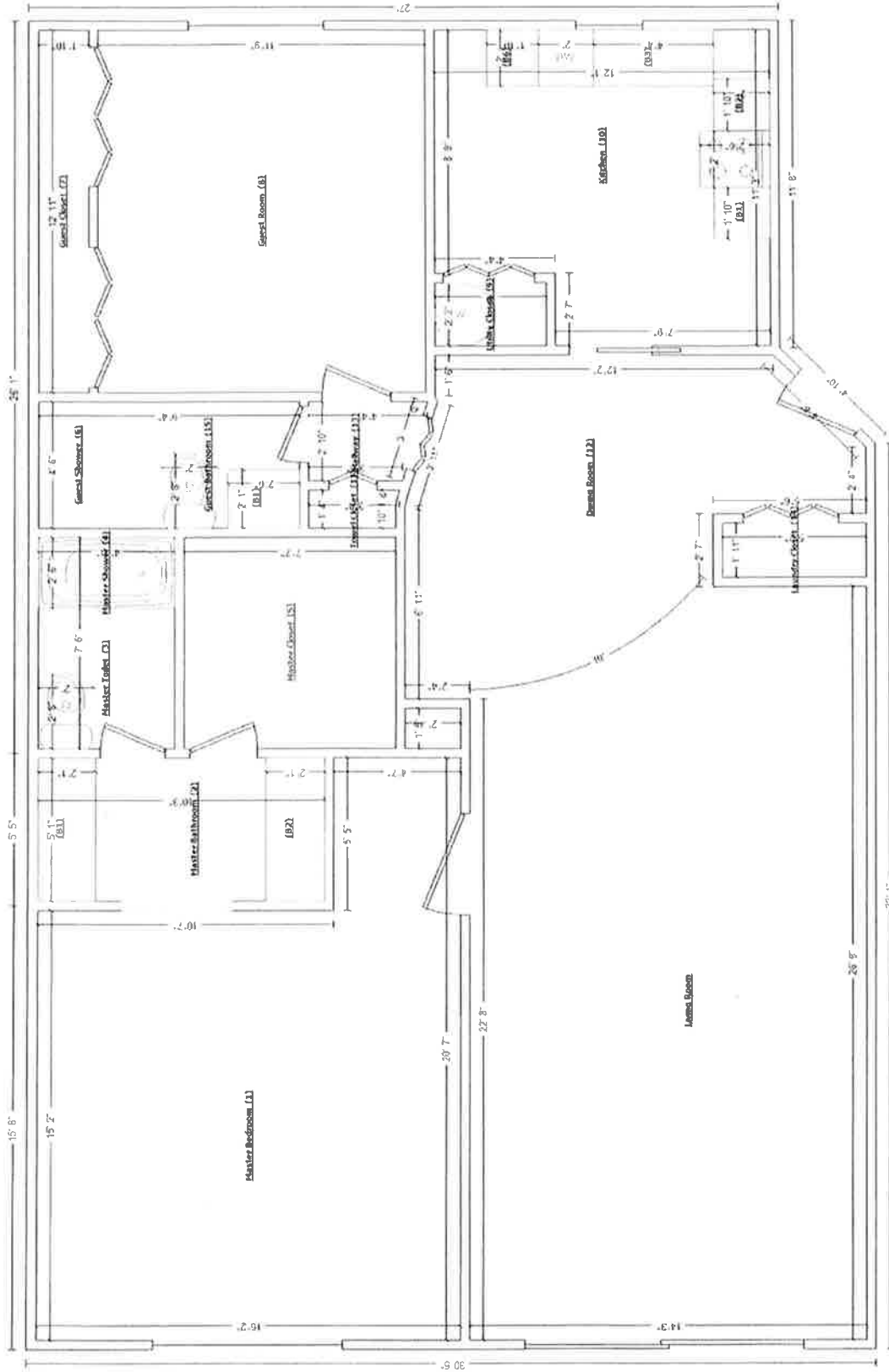


Exhibit "C"

HACK A THON.

John

DEVELOP SOMETHING INTERACTIVE TO GET
NEW PEOPLE TO DISCOVER
ALL THAT LAKE PARK HAS
TO OFFER -

- BUSINESS.
- COMMUNITY.
- MARINA.
- HOUSING.
- DEVELOPMENT.
- PARLOTS ON PARK.

ETC.

John
Brockman

If you had to give your challenge a name, what would it be?

Communication Strangulation

- **Describe the current situation and challenge?**

While the Town has a web site, newsletter, e-mail, and a TV community channel, way too many residents are still unaware of what is going on in their own town, and misinformed. How is information disseminated? and How are events promoted? are some of the questions. If you are going to inform the residents by email, which is how most communicate now, you need their email addresses. One challenge is how do we get their email addresses. What would be an incentive for residents to send in their email address to the Town?

Currently, residents have to go to the Town Website to see what is going on and get information. Unfortunately, it is not all inclusive. It does not cover many smaller local events that could be of interest if more people knew about them. There are exciting activities/events going on in Lake Park just about every week. Unless you follow individual Facebook or Nextdoor pages you would not know about them. When you have a Town of 8,500 residents and only 2 or 4 show up for a scheduled Commissioners meeting or when the Town Library has a guest speaker, something is missing. Simply put, you don't know what you don't know. When you interact with some of the residents at a later date and ask why they did not come to an event, they simply say they did not know about it. Of course there are a few events that are the exception, such as, the Sunset Celebration, Holiday Tree Lighting, Veterans Day Car Show, and the Back to School event. These events are well attended because they are promoted to persons outside of Lake Park, or 'freebies' are involved.

Facebook and Nextdoor have been a great help. Just like the local news paper was back in the day, we need something to be just as effective. Now, that is Social Media. We are already in the process of becoming a high tech community with plans for a 'Smart City', that is a great starting point.

Visualize a communication tool like the next 'level' of an app if you would. Click on it and it is fully interactive with little to no human interaction needed. Everything about Lake Park at your fingertips. Pops up on your phone the minute you're within a mile of Lake Park. Input for updating events and notices has to be extremely simplistic.

- **Why is this challenge important to you?**

People would want to be part of 'winning' popular community, therefore, they would want to move here, buy here, build here, open a business here, along with starting or raising a family here. It improves the quality of life for ALL in Lake Park, and is part of a bigger picture.

- **What key areas of the Town, Community, or business does it affect, who will be involved?**

It would start with the Town Manager, along with each Department. Of course it would include the Mayor and Commissioners. As many residents as possible, this would be a major part of the solution. Just about every business directly, or indirectly, would be affected.

- **Who is the target audience and why is this challenge important to them?**

Both the Town and all the residents so they could have a more interactive dialog. Communication is a critical part of the growth strategy for the Town. With support on both sides, things will happen faster and more efficiently.

- **How do you believe the innovation Hack-a-thon can help jumpstart the solution?**

A fresh perspective with no preconceived notions or influence by others.

- **What data, measurements, or Key Performance Indicators (KPI) helped to identify this challenge?**

Lack of community involvement/participation, specifically low to no attendance at regularly scheduled meetings. Residents lack of knowledge/complaints about a regulation or ordinance once it is modified or passed.

- **What is the likely upside of truly solving this challenge?**

Millennials are growing older, with Generation Z being the next generational demographic group that has to be under consideration. By 2020 Gen Z will make up over 40% of consumers. Being ahead of the curve with technology that they use like Instagram and videos, along with creating a 'smart city' with unique open lines of communications is paramount. Having an actively involved community will allow residents to share their pride with others. Lake Park has a large number of rental homes, this could easily be the turning point for them to purchase a home. As people purchase homes and open businesses this brings in additional tax revenue, allowing the Town possibly reducing the tax rate or investing back into the community.

- **What would happen if we did nothing?**

Lake Park will *exist*; not grow or flourish. Doing nothing will perpetuate Lake Parks less than stellar reputation. People's perception of Lake Park will be based on what they hear on the evening news. A continuation of low resident attendance at meetings. No incentives in place to purchase a home or open a business in Lake Park. Hence, our tax base would not grow, preventing the Town's expansion and possibility of bringing more programs and events to Lake Park.

- **If only one thing could improve because of solving this challenge, what would it be?**

Getting out the correct statistics and information about Lake Park, and improving it's reputation.

- **What does success look like? Imagine that its couple of weeks after this challenge is solved, it's out there and it's perfect. What will we be high fiving about?**

Because there are likely many more vacant storefronts/commercial spaces than residential homes, creating incentives would allow more businesses to open quickly bringing visitors in to spend money in our community. Generation Z has entrepreneurial interest; promote to them.

- **Any additional comments?**

This is a huge opportunity for making a positive change. Combine this initiative with other things starting to take place in Lake Park, like, more businesses moving in, the low cost of housing, new construction, high speed internet in the business district, add to that high tech crime prevention, this project could be phenomenal.