MINUTES

CHARLOTTE COUNTY CONSTRUCTION INDUSTRY LICENSING BOARD
18500 Murdock Circle, Room 119, Port Charlotte, Florida 33948

August 6, 2026, at 4:00 pm

Charlotte County Board of County Commissioners does not discriminate on the basis of disability. This nondiscrimination policy involves every aspect of the County's functions, including access to and participation in meetings, programs, and activities. FM Sound Enhancement Units for the Hearing Impaired are available at the Front Security Desk, Building A of the Murdock Administration Complex. Anyone needing other reasonable accommodation or auxiliary aids and services please contact our office at 941.743.1381, TDD/TTY 941.743.1234, or by email to David.Lyles@charlottecountyfl.gov.

A. **CALL TO ORDER & OPENING STATEMENT**

Michael Melton, Chairman calls meeting to order at 4:00PM

- This meeting of the Charlotte County Construction Industry Licensing Board is now called to order. This board is responsible for certain contractor licensing requirements and for conducting discipline hearings to determine the validity of alleged violations brought forth by the County.

B. **ROLL CALL**

B: Tammy Breden, Clerk to the Board
Kevin Correll
Brian Midolo, Vice Chair
Michael Melton, Chair
Charles Hackbarth, Chair
Dianne Quilty
Michael LaPorta
Christopher Knight
Gregg Brown
Richard VanAcker

NOT PRESENT:
Michael LaPorta
Charles Hackbarth
Brian Midolo

STAFF PRESENT:
Derek Rooney, Board Attorney
Alex Villoria, Assistant County Attorney
Ben Bailey, Community Development Director
Daryl Dillow, Deputy Building Official
Tom Atkinson, Certified Code Compliance Officer
Kenneth Garcia, Certified Code Compliance Officer
Guy De Castris, Certified Code Compliance Officer
Tammy Breden, Senior Administrative Assistant and Clerk to the Board

C. **NEXT MEETING DATE**

October 1, 2026, at 4:00 pm

D. **APPROVAL OF MINUTES-** Diane Quilty motions to approve minutes Kevin Correll seconds passes:6/0

E. **AGENDA CHANGES** The following cases were continued # CIL-25-00110, CIL-25-00050, CIL-25-00092, CIL-25-00001 AND CIL-25-00003

F. **SWEARING IN OF ALL THOSE GIVING TESTIMONY**
By: Tammy Breden, Clerk to the Board: administered oath to those who gave testimony.

G. **CONSENT – AFFIDAVITS OF NONCOMPLIANCE FINES**
All matters listed under this item are routine and action will be accomplished by one motion without separate discussion of each item. If discussion is desired by a member of the Board, that item(s) will be removed from the Consent Agenda and considered separately. **Upon Board approval of the Affidavits of Noncompliance, each case will be assessed with an additional $20.00 for the cost.**

	Citations				
	Name	**CIT No.**	**Case #**	**Amount**	**Officer Name**
	Aldrin O Lagos-Avila	**7027**	**CIT-26-00038**	**$1,000**	**GD**
	Elvin Otoniel	**7028**	**CIT-26-00039**	**$1,000**	**GD**
	Wilber Darinel Tellez	**6243**	**CIT-26-00036**	**$1,000**	**TA**
	Adrain Veloquio	**7254**	**CIT-26-00037**	**$1,000**	**TA**

MOTION: to accept fines as stated on Affidavits of Non-Compliance.
Chris Knight motioned to accept the fines as stated in the Affidavit of Non-Compliance. Kevin Correll seconds. Motion carries 6:0.

H. **CONTESTING CITATIONS-** NONE

I. **DISCIPLINE CASES Motion's Upheld: Please see Appendix 1 ON Pages 5 through 10**

1 **Jason A Wood** — **Tom A**
dba Shark Construction Inc.
Certified Building Contractor
License No. CBC1258453
Case No. CIL-26-00094

2 **Max C Perkins** — **Tom A**
dba Perkins GC LLC
Certified General Contractor
License No. CGC1532517
Case No. CIL-25-00093

3 **Nicholas D Arlandson** **Ken G**
dba Heron Homes Inc
Certified Residential Contractor
License No. CRC1333680
Case No. CIL-25-00054

4 **Gustavo A Ramirez** **Ken G** **Ken G**
dba Lemoy Construction LLC Roofing Corp.
Certified General Contractor
License No.
CGC1523767
Case No. CIL-24-00347

J. **OLD BUSINESS**
None

K. **NEW BUSINESS Derek Rooney**
None

L. **REPORT FROM THE LICENSING MANAGER**
Daryl Dillow, Deputy Building Official, & Licensing Manager
25 CIL cases
200 calls
40 front counter contacts
190 site contacts
14 Citations
18 work comp assist's

M. **REPORT FROM THE BUILDING DEPARTMENT**
Tom Robinson, Building Official Community Development
3046 July permits
257 Single Family
2727 permits
14,000 inspections

N. **REPORT FROM THE ASSISTANT COUNTY ATTORNEY**
Alex Villoria, Assistant County Attorney:

O. **BOARD ATTORNEY COMMENTS**
None

P. **REPORT FROM CONSTRUCTION INDUSTRY LICENSING BOARD MEMBERS**
None

Q. **ADJOURNMENT**

Any person who decides to appeal a decision of this Board will need a record of the proceedings pertaining there to and therefore may need to ensure that verbatim record of the proceedings is made, which record includes the testimony and evidence.
upon which the appeal is to be based.
MOTION: Diane Quilty motioned to adjourn hearing. Gregg Brown seconds.
MOTION: Motion carries: 6/0 Michael Melton, Chairman adjourned at 4:57 PM.

CHARLOTTE COUNTY
CONSTRUCTION INDUSTRY LICENSING BOARD
MINUTES OF August 6, 2026
READ AND APPROVED on October 1, 2026

Michael Melton, Chairman

ATTEST:

Tammy Breden
Sr. Administrative Assistant
Community Development Department
Code Enforcement and Contractor Licensing Division

Complete files of all cases, as well as taped recordings of all proceedings of this meeting are kept in the Community Development Department and are available to the public.

Any person who decides to appeal a decision of this Board will need a record of the proceedings pertaining thereto, and therefore may need to ensure that a verbatim record of the proceedings are made, which record includes the testimony and evidence upon which the appeal is to be based.

Appendix 1. DISCIPLINE CASES

1 Jason A Wood
dba Shark Construction Inc.
Certified Building Contractor
License No. CBC1258453

Jason Wood: Was Not Present

- Jason Wood was present to provide testimony to the Construction Industry Licensing Board, hereinafter, (Board)
- Licensing investigator Tom Atkinson provided testimony to the Board.

The Respondent was charged with the following:

ORDER

THIS MATTER was heard by the Charlotte County Construction Industry Licensing Board, hereinafter (Board), on **August 6th, 2026**, for consideration of the administrative complaint filed **Jason A Wood dba Shark Construction Inc. License No. CBC1258453.**

Service of the administrative complaint was made by certified mail. The Respondent, being duly advised, was present at the proceeding.

FLORIDA BUILDING CODE

Section 110.3 and 110.5, adopted by **Charlotte County Code 3-2-23**: The building official upon notification from the permit holder or his or her agent, shall make the following inspections, and shall either release that portion of the construction or shall notify the permit holder or his or her agent of any violations which must be corrected to comply with the technical codes. The building official shall determine the timing and sequencing of when inspections occur and what elements are inspected at each inspection. Additionally, it shall be the duty of the holder of the building permit or their duly authorized agent to notify the building official when work is ready for inspection. It shall be the duty of the permit holder to provide access to and means for inspections of such work that are required by this code.

CHARLOTTE COUNTY CODE

Section 3-2-47(b)(4) - Willful or deliberate disregard and violation of any lawful order of the board, any provisions of Charlotte County Code, chapter 3-2, chapter 3-9, any provisions of any code adopted pursuant to this chapter, or any state law regulating the construction industry, including Chapter 489 and Part I of Chapter 455.

3-2-47(b)(20) - Failing to obtain inspections including but not limited to final inspections.

You were previously notified of these violations by a warning letter dated **June 12, 2026**. You are hereby notified to comply with these cited sections within **thirty (30) days** by obtaining timely inspections including final inspections.

Upon consideration, it is **ORDERED**:

1. The allegations of fact set forth in the Notice of Violation are approved and adopted and incorporated herein by reference as findings of fact.

2. The conclusions of law alleged and set forth in the Notice of Violation are approved and adopted and incorporated herein.

That **Jason A Wood's new** permitting privileges be **suspended**, and the permits listed in the notice be renewed within 30 days. Per the Florida Building Code, **JASON A WOOD must** obtain final inspections of all outstanding permits within 6 months or in accordance with the Florida Building Code. If **JASON A WOOD** allows any of the

permits in the Notice to expire again without the required inspections, the permitting privileges and right to work as a contractor in Charlotte County shall be **REVOKED** without the need for a further administrative hearing and a follow up notice shall be sent to the Florida Construction Industry Licensing Board notifying them of the failure to comply with the Boards Order.

It is further ordered if, **JASON A WOOD** complies with the order in the time frame specified and the permits are renewed and issued with final inspections, **JASON A WOOD** SHALL NOT be required to reappear before the Board to have his permitting privileges **REINSTATED**.

It is further ordered a copy of this case along with a copy the Board's order be forwarded to the Department of Business and Professional Regulation and Florida Construction Industry Licensing Board with the recommendation the State Certified Building Contractor's License of **JASON A WOOD** be disciplined up to and including suspension of **JASON A WOOD** Contractors license by the Florida Construction Industry Licensing Board.

In accordance with Florida Statutes, Chapter 489.131(7)(c)(d), & (e), the disciplined contractor, the complainant, or the Department of Business and Professional Regulation may challenge the local jurisdiction enforcement body's recommended penalty for Board action to the State Construction Industry Licensing Board. A challenge shall be filed within sixty (60) days of the issuance of the recommended penalty to the State Construction.

MOTION TO CLOSE PUBLIC PORTION: Chris Knight motions to close public portion Diane Quilty seconds. Passes: 6/0
MOTION FOR CILB RECOMMENDATIONS DISCUSSION: Chris Knight made a motion to approve staff recommendations. Diane Quilty second's motion
Motion was passed unanimously: 6/0
Motion to reopen case: Diane Quilty. Kevin Correll second motion. Passes 6/0
CILB went over staff recommendations with Mr. Wood
Richard Van Acker motions to close public portion. Kevin Correl seconds
Passes: 6/0
Recommendation to not disturb recommendation by Diane Quilty. Kevin Correl seconds
Passes:6/0

2 Max C Perkins **Tom A**
dba Perkins GC LLC
Certified General Contractor
License No. CGC1532517
Case No. CIL-25-00093

Max C Perkins: Was Not Present

- Max C Perkins was not present to provide testimony to the Construction Industry Licensing Board, hereinafter, (Board)
- Licensing investigator Tom Atkinson provided testimony to the Board.

The Respondent was charged with the following:

ORDER

THIS MATTER was heard by the Charlotte County Construction Industry Licensing Board, hereinafter (Board), on **August 6th, 2026**, for consideration of the administrative complaint filed **Max C Perkins dba Perkins GC LLC. License No. CGC1532517.**

Service of the administrative complaint was made by certified mail. The Respondent, being duly advised, was not present at the proceeding.

FLORIDA BUILDING CODE

110.3 and 110.5, adopted by Charlotte County Code 3-2-23: The building official upon notification from the permit holder or his or her agent, shall make the following inspections, and shall either release that portion of the construction or shall notify the permit holder or his or her agent of any violations which must be corrected in order

to comply with the technical codes. The building official shall determine the timing and sequencing of when inspections occur and what elements are inspected at each inspection. Additionally, it shall be the duty of the holder of the building permit or their duly authorized agent to notify the building official when work is ready for inspection. It shall be the duty of the permit holder to provide access to and means for inspections of such work that are required by this code.

CHARLOTTE COUNTY CODE

Section 3-2-47(b)(4) - Willful or deliberate disregard and violation of any lawful order of the board, any provisions of any code adopted pursuant to this chapter, or any state law regulating the construction industry, including **Chapter 489 and Part I of Chapter 455.**

3-2-47(b)(20) -Failing to obtain inspections including but not limited to final inspection.

You were previously notified of these violations by a warning letter dated October 14, **2025**. You are hereby notified to comply with these cited sections within thirty **(30) days** by renewing permit(s), as well as obtaining timely inspections including final inspections.

- **Please be advised that it is your responsibility to contact the Licensing Division to verify that the violations have been corrected.**
- **This matter will be presented to the Contract Industry Licensing Board where fines of up to $1000.00 per violation may be assessed.**

Upon consideration, it is **ORDERED**:

1. The allegations of fact set forth in the Notice of Violation are approved and adopted and incorporated herein by reference as findings of fact.

2. The conclusions of law alleged and set forth in the Notice of Violation are approved and adopted and incorporated herein.

UPON THESE FINDINGS, it is **FURTHER ORDERED**:

That **MAX C PERKIN'S permitting** privileges and right to work as a contractor in Charlotte County be **SUSPENDED.**

It is further ordered a copy of this case along with a copy of this case along with a copy the Board's order be forwarded to the Department of Business and Professional Regulation and Florida Construction Industry Licensing Board (FCILB) with the recommendation the FCILB order **MAX C PERKINS** renew the permits in a timely manner and obtain final inspections as required by the Florida Building Code. It is also recommended that if **MAX C PERKINS** fails to comply, the FCILB order the State Certified Building Contractor's License of **MAX C PERKINS** be **SUSPENDED** by the Florida Construction Industry Licensing Board.

In accordance with Florida Statutes, Chapter 489.131(7)(c)(d), & (e), the disciplined contractor, the complainant, or the Department of Business and Professional Regulation may challenge the local jurisdiction enforcement body's recommended penalty for Board action to the State Construction Industry Licensing Board. A challenge shall be filed within sixty (60) days of the issuance of the recommended penalty to the State Construction Industry Licensing Board in Tallahassee, Florida.

MOTION TO CLOSE PUBLIC PORTION: Kevin Correll motions to close public portion Gregg Brown seconds. Passes: 6/0
MOTION FOR CILB RECOMMENDATIONS DISCUSSION: Chris Knight made a motion to approve staff recommendations. Kevin Correll second's motion
Motion was passed unanimously: 6/0

3 **Nicholas D Arlandson** **Ken G**
dba Heron Homes Inc
Certified Residential Contractor
License No. CRC1333680
Case No. CIL-25-00054

Nicholas D Arlandson: Was Present

- Nicholas D Arlandson was present to provide testimony to the Construction Industry Licensing Board, hereinafter, (Board)
- Licensing investigator Ken Garcia provided testimony to the Board.

ORDER

THIS MATTER was heard by the Charlotte County Construction Industry Licensing Board, hereinafter (Board), on **August 6th, 2026**, for consideration of the administrative complaint filed **Nicholas D Arlandson dba Heron Homes Inc., License No. CRC1333680.**

Service of the administrative complaint was made by certified mail. The Respondent, being duly advised, was present at the proceeding.

FLORIDA BUILDING CODE

Section 110.3 and 110.5, adopted by **Charlotte County Code 3-2-23**: The building official upon notification from the permit holder or his or her agent, shall make the following inspections, and shall either release that portion of the construction or shall notify the permit holder or his or her agent of any violations which must be corrected to comply with the technical codes. The building official shall determine the timing and sequencing of when inspections occur and what elements are inspected at each inspection. Additionally, it shall be the duty of the holder of the building permit or their duly authorized agent to notify the building official when work is ready for inspection. It shall be the duty of the permit holder to provide access to and means for inspections of such work that are required by this code.

CHARLOTTE COUNTY CODE

Section 3-2-47(b)(4) - Willful or deliberate disregard and violation of any lawful order of the board, any provisions of Charlotte County Code, chapter 3-2, chapter 3-9, any provisions of any code adopted pursuant to this chapter, or any state law regulating the construction industry, including Chapter 489 and Part I of Chapter 455.

3-2-47(b)(20) - Failing to obtain inspections including but not limited to final inspections.

You were previously notified of these violations by a warning letter dated **September 8, 2025**. You are hereby notified to comply with these cited sections within **thirty (30) days** by obtaining timely inspections including final inspections.

Upon consideration, it is **ORDERED**:

1. The allegations of fact set forth in the Notice of Violation are approved and adopted and incorporated herein by reference as findings of fact.

2. The conclusions of law alleged and set forth in the Notice of Violation are approved and adopted and incorporated herein.

That **NICHOLAS D ARLANDSON new** permitting privileges be **suspended**, and the permits listed in the notice be renewed within 90 days. Per the Florida Building Code, **NICHOLAS D ARLANDSON must** obtain final inspections of all outstanding permits within 6 months or in accordance with the Florida Building Code. If

NICHOLAS D ARLANDSON allows any of the permits in the Notice to expire again without the required inspections, the permitting privileges and right to work as a contractor in Charlotte County shall be **REVOKED** without the need for a further administrative hearing and a follow up notice shall be sent to the Florida Construction Industry Licensing Board notifying them of the failure to comply with the Boards Order.

It is further ordered if, **NICHOLAS D ARLANDSON** complies with the order in the time frame specified and the permits are renewed and issued with final inspections, **NICHOLAS D ARLANDSON** SHALL be **NOT** required to reappear before the Board to have his permitting privileges **REINSTATED**.

It is further ordered a copy of this case along with a copy the Board's order be forwarded to the Department of Business and Professional Regulation and Florida Construction Industry Licensing Board with the recommendation the State Certified Building Contractor's License of **NICHOLAS D ARLANDSON** be disciplined up to and including suspension of **NICHOLAS D ARLANDSON** Contractors license by the Florida Construction Industry Licensing Board.

In accordance with Florida Statutes, Chapter 489.131(7)(c)(d), & (e), the disciplined contractor, the complainant, or the Department of Business and Professional Regulation may challenge the local jurisdiction enforcement body's recommended penalty for Board action to the State Construction Industry Licensing Board. A challenge shall be filed within sixty (60) days of the issuance of the recommended penalty to the State Construction Industry Licensing Board in Tallahassee, Florida.

MOTION TO CLOSE PUBLIC PORTION: Gregg Brown motions to close public portion Diane Quilty seconds. Passes: 6/0
MOTION FOR CILB RECOMMENDATIONS DISCUSSION: Chris Knight made a motion to approve staff recommendations. Diane Quilty second's motion
Motion was passed unanimously: 6/0

4 Gustavo A Ramirez Ken G
dba Lemoy Construction LLC Roofing Corp.
Certified General Contractor
License No. CGC1523767
Case No. CIL-24-00347

Gustavo A Ramirez: Was Not Present

- Gustavo A Ramirez was not present to provide testimony to the Construction Industry Licensing Board, hereinafter, (Board)
- Licensing investigator Ken Garcia provided testimony to the Board.

ORDER

THIS MATTER was heard by the Charlotte County Construction Industry Licensing Board, hereinafter (Board), on **August 6, 2026**, for consideration of the administrative complaint filed **Gustavo A Ramirez dba Lemoy Construction LLC Roofing Corp.**
License No. CGC1523767.
Service of the administrative complaint was made by certified mail. The Respondent, being duly advised, was not present at the proceeding.

The Respondent was charged with the following:

FLORIDA BUILDING CODE

110.3 and 110.5, adopted by Charlotte County Code 3-2-23: The building official upon notification from the permit holder or his or her agent, shall make the following inspections, and shall either release that portion of the construction or shall notify the permit holder or his or her agent of any violations which must be corrected in order to comply with the technical codes. The building official shall determine the timing and sequencing of when inspections occur and what elements are inspected at each inspection. Additionally, it shall be the duty of the

holder of the building permit or their duly authorized agent to notify the building official when work is ready for inspection. It shall be the duty of the permit holder to provide access to and means for inspections of such work that are required by this code.

CHARLOTTE COUNTY CODE

Section 3-2-47(b)(4) - Willful or deliberate disregard and violation of any lawful order of the board, any provisions of **Charlotte County Code, chapter 3-2, chapter 3-9**, any provisions of any code adopted pursuant to this chapter, or any state law regulating the construction industry, including **Chapter 489 and Part I of Chapter 455.**

3-2-47(b)(20) - Failing to obtain inspections including but not limited to final inspections.

You were previously notified of these violations by Notice of Violation dated **June 11, 2024.** You are hereby notified to comply with these cited sections within **thirty (30) days** by renewing the expired permits, as well as obtaining timely inspections including final inspections.

You were previously notified of these violations by telephone communication, e-mails, and video conference meeting where violations were discussed.

Upon consideration, it is **ORDERED**:

1. The allegations of fact set forth in the Notice of Violation are approved and adopted and incorporated herein by reference as findings of fact.

2. The conclusions of law alleged and set forth in the Notice of Violation are approved and adopted and incorporated herein.

UPON THESE FINDINGS, it is **FURTHER ORDERED**:

That **GUSTAVO A RAMIREZ 's permitting** privileges and right to work as a contractor in Charlotte County be **SUSPENDED.**

It is further ordered a copy of this case along with a copy of this case along with a copy the Board's order be forwarded to the Department of Business and Professional Regulation and Florida Construction Industry Licensing Board (FCILB) with the recommendation the FCILB order **GUSTAVO A RAMIREZ** to renew the permits in a timely manner and obtain final inspections as required by the Florida Building Code. It is also recommended that if **GUSTAVO A RAMIREZ** fails to comply, the FCILB order the State Certified Building Contractor's License of **GUSTAVO A RAMIREZ** be **SUSPENDED** by the Florida Construction Industry Licensing Board.

In accordance with Florida Statutes, Chapter 489.131(7)(c)(d), & (e), the disciplined contractor, the complainant, or the Department of Business and Professional Regulation may challenge the local jurisdiction enforcement body's recommended penalty for Board action to the State Construction Industry Licensing Board. A challenge shall be filed within sixty (60) days of the issuance of the recommended penalty to the State Construction Industry Licensing Board in Tallahassee, Florida.

MOTION TO CLOSE PUBLIC PORTION: Chris Knight motions to close public portion Diane Quilty seconds. Passes: 6/0
MOTION FOR CILB RECOMMENDATIONS DISCUSSION: Kevin Correll made a motion to approve staff recommendations. Diane Quilty second's motion
Motion was passed unanimously: 6/0