

Construction Licensing Enforcement and Appeals Board

May 2, 2017

The meeting was called to order at 7:00 pm. In the Highlands County Board of County Commission Chambers at 600 S. Commerce Ave., Sebring Florida, with the following members present: Troy Maloyed, Gary Bagwell, John Palmer, Terry Webster, Rob Horne and Scott LeConey. Also present: Eric Longshore, Building Official

Troy Maloyed made motion to accept the minutes from the April 4, 2017 meeting, seconded by John Palmer and passed by unanimous vote.

1. Business:

A. Applicant John P. Doty applying for the handyman registration.

Mr. Doty spoke to his work history and experience. Troy Maloyed questioned Mr. Doty's credit history noting small accounts that appear to have been ignored. Mr. Doty explained that some accounts were disputed or removed from earlier reports. Discussion ensued that responsibility of board is to protect citizens. Mr. Doty expressed that public would not be at risk as no deposits are ever taken only payment upon completion of work. Discussion then moved to construction experience as affidavits show more lawn care experience than construction experience. Terry Webster noted the limitations of the handyman license and John Palmer noted the project cost limitations of the handyman license. Scott LeConey raised question of 5 categories of experience needed for handyman license. Troy Maloyed made motion to table until next meeting to provide opportunity for Mr. Doty to present experience affidavits showing construction experience and to provide opportunity to clear up credit issues. Seconded by Gary Bagwell motion passed by unanimous vote.

B. Hear complaint filed by Bonnie Daak against Nathan Koogler.

Chairman LeConey provided synopsis of case from information that the board members have received and asked Mrs. Daak if she had anything to add. Mrs. Daak stated that she was nervous and had Donald O'Connell speak on her behalf. Mr. O'Connell shared extent of work that had been performed and progress of permitting and that completion of project would begin this week. Building Official added his recollection of stage of completion of project. Gary Bagwell asked about hiring unlicensed contractor and Mrs. Daak stated that she repeatedly asked about the permit and that Mr. Koogler consistently stated that permit was obtained but never produced. Gary Bagwell asked if concrete had been paid for and Mr. O'Connell said he believed so which lead to Scott LeConey asking if other subs and suppliers had been paid with Mrs. Daak and Mr. O'Connell stating they were unsure but did not know of any unpaid subs or suppliers. Mr. Koogler was then asked to step forward and asked by Chairman LeConey if anything presented was inaccurate. Mr. Koogler stated that a survey was paid for and given to Mrs. Daak and then shared timeline of business and money mismanagement admitting to mistakes made. He shared history of work experience but lack of business and money management stating that he "hit a wall" from bad business practice. John Palmer asked when Mr. Koogler was approved to take the exam and Building Official stated December of 2015. Working for over a year without a license lead to questions of working without permits or under another contractors' license. Lengthy discussion was held about proper qualifying of businesses vs. selling of licenses. Mr. Koogler again explained getting behind on draws for this particular job and that he does have liability and worker's compensation insurance. Troy Maloyed asked if he had any way to pay Mrs. Daak back money owed and he stated that he could not at this time but would hope to make restitution at some point. General discussion was held about costs to complete project and it was determined that Mr. Koogler and Mrs. Daak would have to negotiate amount owed in return. Troy Maloyed made motion to rescind sponsorship to take exam and that future consideration of application by Mr. Koogler would not be considered for a period of 2 years from the time that Mrs. Daak produced documentation to the Building Official that restitution had been made and that no other complaints had been filed against Mr. Koogler. Seconded by John Palmer motion passed by 5 to 1 vote with Rob Horne voting no.

2. The next meeting date was set for June 6, 2017.

3. With no other business the meeting was adjourned at 7:50 pm.

Respectfully submitted,



Eric Longshore, Building Official