

TOWN OF WELAKA
REGULAR TOWN COUNCIL MEETING

September 12, 2023, at 6:00 PM
Honorable Willie Washington, Jr. Town Council Room
400 4th Avenue, Welaka, FL 32193

(This meeting will be broadcasted, for view only, on the Town of Welaka's Facebook Page)

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE & INVOCATION**
- 3. ROLL CALL BY TOWN CLERK**, Meghan Allmon
- 4. ADOPTION OF PREVIOUS MINUTES:** August 8, 2023, Regular Meeting Minutes
- 5. APPROVAL OF CURRENT AGENDA**
- 6. RECOGNITIONS**
 1. Kathy Washington - FLC Gold Certificate of Excellence & FLC Finance, Taxation & Personnel Committee appointment to serve
 2. Tyler Buford - Wastewater Treatment Operator, Class C License received
- 7. PRESENTATIONS / REPORTS TO TOWN COUNCIL**
 1. Kimberleigh Dinkins, Senior Conservation Associate for Save the Manatee Club
 2. Lori Slaven, Executive Director Lee Conlee House - Domestic Violence Awareness
 3. Citizens Advisory Committee Update
 4. Events Committee Update
- Presentations are scheduled by individuals or businesses to inform the Town Council of issues, projects, etc. The Council shall not take formal action upon issues or matters presented under presentations at the same meeting. If formal action is desired, such matters shall be deferred and scheduled for a subsequent or future Council Meeting for consideration. Council may, however, by a majority vote, act on items they deem necessary and appropriate. Items not requiring Council action shall be directed to the mayor for consideration and further action.*
- 8. PROCLAMATIONS** - PROC 2023-07 Domestic Violence Awareness - Month of October, 2023
- 9. RESOLUTIONS** - None.
- 10. PUBLIC HEARINGS** - None.
- 11. CORRESPONDENCES**
 - a. 8/13/23 Councilwoman Dugger - emailed Town Clerk requesting to email her side-by-side

memo to the Council and Chief of Police.

b. 8/28/23 Councilwoman Dugger - emailed Town Clerk requesting to email a Colorado state side-by-side website to the Council and Chief of Police.

12. PUBLIC COMMENTS

A 'Request To Speak Form' shall be completed and submitted to the Town Clerk to officially address the Town Council. There will be no response to the speaker by Council or Town Staff, except the Council Members desiring to address a comment made during this part of the meeting may do so under Section 13 of this section. One specific issue per Form may be submitted, and you will have up to 3 minutes to address the Council.

13. CONSENT AGENDA ITEMS - None.

14. NON-CONSENT AGENDA ITEMS

1. TOWN MATTERS

a. Town Council Appointments for Tree Board Members

Alexa Peronard - Sponsored by Mayor Jamie Watts

Janis Brown - Sponsored by Council President Jessica Finch

Patti Nielsen - Sponsored by Council President Jessica Finch

2. ZONING BOARD - None.

3. CODE ENFORCEMENT BOARD

a. Town Council Appointment for Code Board Member

David Zimmer - Sponsored by Mayor Jamie Watts

15. DEPARTMENT REPORTS

1. PUBLIC WORKS DEPARTMENT REPORT

2. UTILITY DEPARTMENT REPORT

3. POLICE CHIEF MICHAEL PORATH REPORT

4. TOWN ATTORNEY PATRICK KENNEDY REPORT

a. Code Enforcement Liens - 640 Palmetto Street & 633 Elm Street

5. TOWN CLERK MEGHAN ALLMON REPORT

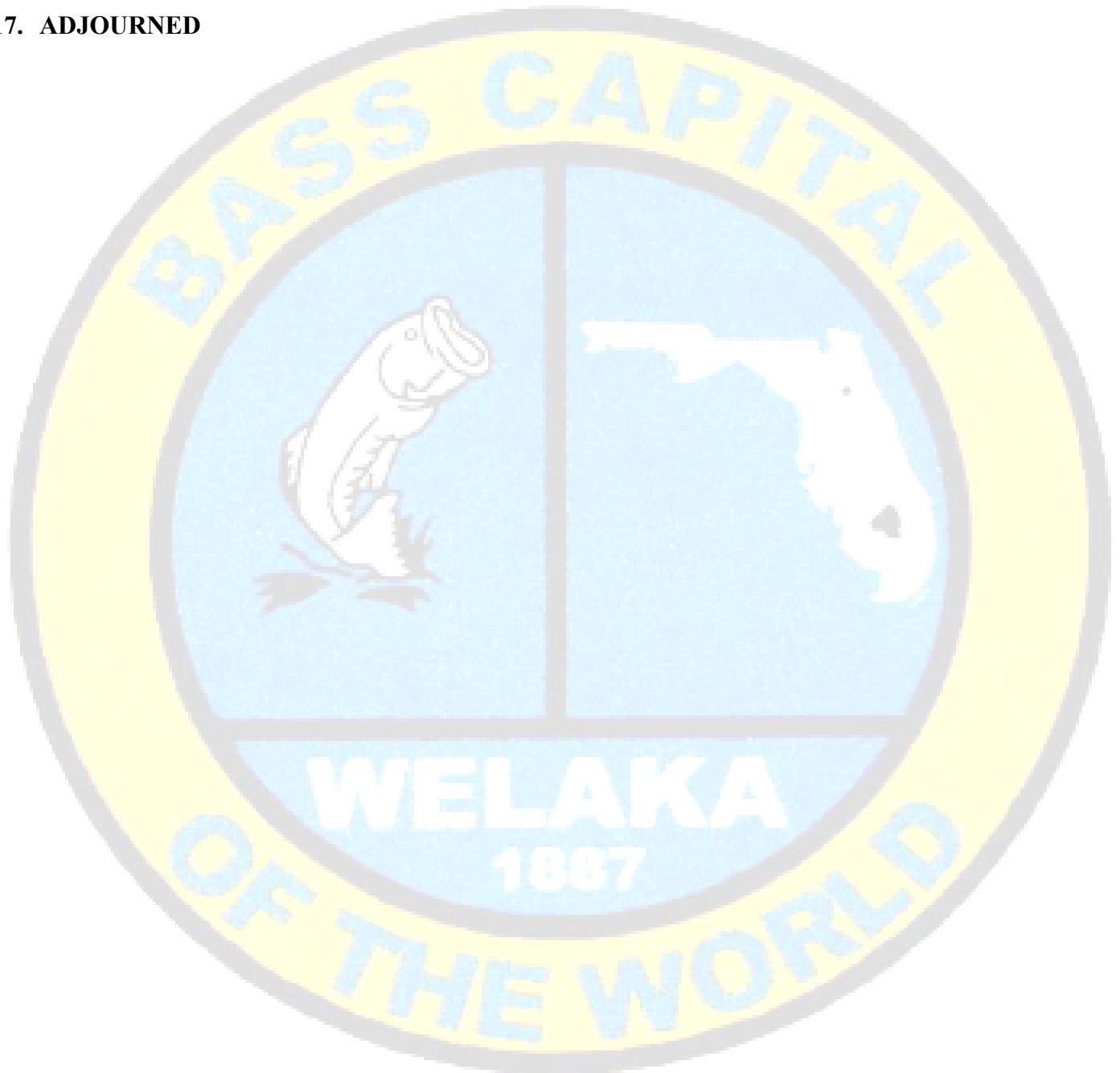
16. MAYOR & TOWN COUNCIL REPORTS

1. MAYOR WATTS

a. Town property insurance renewal quote increase & deductible decision

2. **COUNCIL PRESIDENT JESSICA FINCH**
3. **COUNCILWOMAN TONYA LONG**
4. **COUNCILWOMAN KATHY WASHINGTON**
5. **COUNCILWOMAN KIMBERLY DUGGER - Employee Health Insurance**

17. ADJOURNED



TOWN OF WELAKA TOWN COUNCIL MEETING
August 8, 2023, 6:00 PM
Honorable Willie Washington, Jr. Council Room
400 4th Ave., Welaka FL 32193

MINUTES

(This meeting was broadcasted for view only on the Town of Welaka's Facebook page)

1. Mayor called Meeting to order at 6:00 PM.
2. Everyone stood and said the pledge of allegiance and Kathy Washington gave the invocation.
3. **ROLL CALL** taken by Assistant Town Clerk, Ellen Dickason.
Mayor Jamie Watts - present, Council President Jessica Finch - present, Councilwoman Kimberly Dugger - present, Councilwoman Kathy Washington - present, Councilwoman Tonya Long – present (arrived late), and Town Attorney Patrick Kennedy - absent.

4. ADOPTION OF PREVIOUS MINUTES from 7/11/2023 MEETING

Corrections:

Washington – Resolutions, ad valorem 5.50?

Mayor – Yes, 5.5050.

Motion to adopt 7/11/2023 Town Council Meeting Minutes made by Dugger and seconded by Washington.

Passed 4/0.

5. APPROVAL OF CURRENT AGENDA

Motion for approval to accept current 8/8/2023 Town Council Meeting Agenda made by Finch and seconded by Washington. Passed 4/0.

6. RECOGNITIONS

- a. Pauline Kinney, Utility Field Tech – Mueller Product Valve/Hydrant/Drilling/Tapping Training Course passed.
- b. Emma Sledge, Utility Clerk – FRWA 10-Hour Clerk Training Course passed.
- c. Meghan Allmon, Town Clerk – FLC Certified Annual Member & Ethics Course passed.

7. PRESENTATIONS / REPORTS TO TOWN COUNCIL

1. Citizens Advisory Committee Update:

Michael Anthony - spoke about permitting for golf carts. Maybe have a resident fee and nonresident fee?

Porath - would like inspections with a small fee, establish a database so we have good records.

Watts - stated that the new service will have the capability of keeping database and possibly changing to calendar year.

Anthony - discussed side by sides. They are illegal by the state of FL. We need to stand by the state law. This can become a liability especially with town giving permits. Recommend 2-year moratorium to get rid of side by sides (SxS).

Watts - it would create additional liability on the manufacturers per manufacturers during a recent legislative session in Tallahassee. We need to be fair to those who have purchased SxS. We need to give a grace period. People who have them will be grandfathered in. No new SxS permits issued.

Anthony – stated all vacation rentals should be given brochures to the renters, so they know the rules and where to drive.

Watts - where are we at with the golf cart ordinance?

Porath – 90% draft version, but it got tabled to see about SxS. He also recommends a grace period but not allowing any new SxS. If SxS is not permitted, it is a criminal violation.

Watts – does Council want to move forward?

Porath – we need public input. Drivers should be required to have a driver’s license.

Watts – he also believes a driver’s license should be required. Workshops in the evening should be set up.

Washington – agrees with an evening workshop.

Finch – pretty much, the weekenders seem to be abusing it. Most members of the Town Council have a SxS.

Porath – agrees it’s the weekenders that brought this to the forefront. Explained a low-speed vehicle is any that go under 25 mph.

Watts – in a couple of weeks we can do a workshop. Have the Town Clerk prepare an agenda for the workshop, find out schedules of Council Members and put on the calendar.

Washington – so right now we won’t issue permits for SxS?

Watts – no, we are going to leave as is until workshops are done.

Anthony – discussed the Tree Board.

Watts – we will be taking that up later in the meeting.

Anthony – property in Town here, 24 acres is under contract. Can the attorney send a letter stating not to cut any trees until a Board is established? He also recommended Janice Brown to be on the Tree Board.

Anthony – the Pickleball Park grant looks to be in motion. Are we making a Resolution tonight?

Watts – no, not tonight because there is a public meeting requirement. When we get back from the conference, we can possibly have a Special-Called Meeting to approve the Resolution. Please have Fred Fox do everything else with full understanding, we are going to make the Resolution. I don’t want to wait 2 weeks, make the Resolution, and then have him start on everything else.

Anthony – we need a Finding of Necessity study done for the CRA grant and we want a professional to write that for us. We have a quote from the Northeast Florida Regional Council, NEFRC. Would like to tag the ARPA funds for that money. It is \$40,000 over 18 months.

Finch – per the attorney, timeframes seem excessively long, price seems higher. NEFRC can do it because they have a lot of information from the divisioning workshops. The attorney would like to submit a proposal himself.

Watts – 18 months is a new taxing cycle. Every time we keep moving this forward, every time the property values go up, we don’t capture that money.

Anthony – we need to get better bids, needs to be a high priority. We need to tag some of those funds because I know it is getting spent. Tag the funds so when we find the right proposal, we can make it happen.

Finch – the attorney will look around for grants for funding. This is the first step.

Anthony – grant will take longer.

Watts – what is the deadline to fall underneath next tax cycle? CRA district gives us a funding mechanism. Must use the money in the funding district. The taxable value of the Town went up this year.

Washington – are you requesting we use the ARPA funds for CRA?

Anthony – yes that is what we are requesting.

Washington – residents came together and made a list of items of concerns to spend ARPA funds on. Let’s take care of small fires before big fires.

Anthony – let’s tag that money for uses and get moving.

Courtney Desouza – please take into consideration the attorney’s workload, not just price.

Watts – any ARPA dollars spent must go through the Council.

Audience – how is the CRA district identified?

Watts – this is the first part of the initial study to determine what we have in the county that qualifies?

Finch – blight = vacant land. The list that Washington talked about is somewhere and she would like to review it also.

Councilwoman Tonya Long joined meeting at this time, 6:29 PM.

Dugger – needs more information also.

Watts – Meghan has the list. There is about \$90,000 left of ARPA Funds.

Anthony – Since we are moving forward with the CRA, there are 4 waterfront properties up for sale. We should tie up the properties and get them for the Town.

Desouza – hate that someone would take advantage of the Town.

Watts – appraisal would have to be done.

Anthony - the Town can sign a letter of intent for the properties until the CRA is in effect.

Finch - will try to investigate this and find out the process. The property at Teronda did close. Will look into some funds.

Audience – as far as the CRA, who determines the guidelines and who is eligible?

Finch – once the CRA is established, there is a CRA Board created. Most often it is the Council. The CRA defines its purpose and what improvements it will make. There's an endless number of possibilities to use CRA funds for. Emphasized that the longer we wait the higher the tax base is. What happens is that when the data is established, everything freezes, and we start to get the county portion of the money also. It's a win-win for Welaka.

Watts – any monies received must be used in the CRA district. Resolution needs to be done when we get back from FLC Conference.

Finch – we have 2 grants for the parks but for 2 different parks.

2. Events Committee Update:

Courtney Desouza - next meeting is on 9/11/23 at 5:45 PM in the Town Council room. Working on a Halloween event and Christmas at the River. Said that \$10,000 was spent on fireworks thanks to the vendors, resident donations, and company sponsors.

Watts - nothing but positive comments about Food Truck Friday events and the fireworks show.

Dugger – willing to sponsor volunteer Wendy Wood so she can vote on the Events Committee.

8. PUBLIC HEARINGS – None.

9. RESOLUTIONS – None.

10. PROCLAMATIONS - None.

11. PUBLIC COMMENTS:

Amy Castrillo – introduced herself and stated she is a nurse; she is speaking on AZA Health Clinic. They allow care to continue and are based on sliding scale. Would hate to see them leave the area. They see 400-450 patients a month from Welaka and surrounding areas. They do primary care. Very important to know what services are provided. Laura is the CEO of Aza and knows how to write grants.

Watts – under the current agreement we don't get rent so we need to cancel the agreement, but we would like them to come up with a fair price and equity rent for the Town to receive. Hoping to make an appointment with someone from Aza to discuss.

Washington – talked about the background of why they don't pay rent. They are losing money each year. They have not received a proposal to respond back to the Town.

Watts – this is on the agenda tonight for proposal, what the Council wants on the RFP so we can put it together. After 18 years we need to look at others also. Healthcare has changed and need to look at other providers.

12. CONSENT AGENDA ITEMS - None.

13. NON-CONSENT AGENDA ITEMS

1.a. TOWN MATTERS - Town Council Appointments for Citizens Advisory Committee and Events Committee.

CITIZENS ADVISORY COMMITTEE

Lisa Teal - Sponsored by Mayor Jamie Watts

Robert (Scott) Turnbull - Sponsored by Council President Jessica Finch

Sandra Walker - Sponsored by Councilwoman Kathy Washington

John Karichkowsky - Sponsored by Councilwoman Tonya Long

Michael Anthony - Sponsored by Councilwoman Kimberly Dugger

Dugger made a motion to approve Committee Members and Long second. Approved 5/0.

EVENTS COMMITTEE

Courtney Desouza – Sponsored by Mayor Jamie Watts

Debbie Edwards – Sponsored by Council President Jessica Finch

Sandra Walker – Volunteer Voting Member

Crystal Dryer – Volunteer Voting Member

Diana Gonzales – Volunteer Voting Member

Wendy Wood – Volunteer Voting Member

Rachel Minion – Volunteer Voting Member

Washington made a motion to approve Committee Members and Finch second. Approved 5/0.

Watts – Thanked Isiah Mills for all his work and support on the Citizens Advisory Committee.

Desouza – would like to try to do something for all volunteers around the holidays, previous last 2 years and current.

Watts - Clerk will get cards to thank members for their service.

1.b. Tree Committee & updating the ordinance discussion:

Finch – brought to her attention that we need to have a Tree Board due to our status as tree city. Need to find people who are passionate about trees.

Watts – current Ordinance would allow appointments at the next Council Meeting. If the Council is okay, have people fill out forms and to be present at the next Council Meeting.

Washington – how many on board?

Watts – 5.

Washington – how will we determine if more than 5?

Watts – same way as the Citizens Advisory Committee.

1.c. Medical Clinic RFP preparation:

Watts – what do we want this to look like? Growth is happening here in the area. He believes it needs to stay in the building and they should accept those without insurance along with insured and seniors covered also.

Long – what percentage are they right now not insured patients?

Watts – we need to get this hashed out tonight because Aza has 90 days to respond. We can tell them what we would like to see. If they don't show what we want, they might not get approval.

Desouza – recommend that they keep 3-5 same day appointments available each day for residents.

Finch – they are pressured to see so many patients a day.

Dugger – staffing might be an issue.

Desouza – ask for 2 providers.

Castrillo – the building isn't configured for more than 1 provider.

Watts – what other things does the Council want to see in a clinic?

Dugger – thanked Amy Castrillo for her public comments. We might be surprised by what we receive from the RFP.

Castrillo – urgent care which Aza cannot provide. Primary patients can't go to urgent care for primary care.

Distinguish the needs between urgent care and primary care. We need primary care over urgent care right now.

Audience – urgent cares only take private insurance.

Audience – insurance doesn't mean a thing; money is still needed to pay.

Desouza – discussed mobile units for care, best to build out what you want and see who applies. Charity type of program for patients with no insurance.

Audience – it's a plus to have them here.

Finch – can Aza currently make referrals to specialists?

Castrillo – yes, they can.

Desouza – can the building be built out?

Long – can they provide urgent care along with primary?

Castrillo – she doesn't know, and the room isn't feasible for urgent care. Staff are not available for urgent care.

Washington – service everyone.

Mayor – same day appointments, financial assistance, they should see everyone. He will send to Town Attorney to start on this. Any questions go to the attorney, so we don't violate sunshine laws. Medical questions and suggestions, and what meets the community needs, are best. Hopefully Special Meeting soon.

1.d. Starting the Town Council Meetings at 5:30 PM instead of at 6:00 PM each month

Watts - stated that Long wanted to change the time of meetings. How does the Council feel?

Washington – suggests leaving time at 6 PM.

Dugger – we control the meetings and respect people's time. It's a small Town and we don't want to be too rigid. Would like to see us adhere to our requirements of meetings.

Watts – trying to encourage citizens to participate. Doesn't have a problem keeping it at 6 PM. We can move things around if needed.

Finch – meetings need to stay on topic and have an additional meeting the following week, if necessary.

Dugger – since we have a lot of topics, have a scheduled meeting the Monday before the Council Meeting.

Mayor – we can have an executive session which allows us to deal with things in a public meeting and would speed up the Council Meeting process. What will help is having a City Manager that is not a voting member. It makes it easier for Council Members to talk to him/her. Let's have a few more meetings and discussions trying to move things around before we go with other meetings.

2. ZONING RECOMMENDATIONS – None.

3. CODE ENFORCEMENT – Chief Porath spoke about 517 7th Avenue having been mowed.

4. UTILITY MATTERS – None.

14. DEPARTMENT REPORTS

1. PUBLIC WORKS DEPARTMENT REPORT:

Watts stated that John Stuart came to him about our Kubota Tractor having constant leaks, not sure of cost to repair. He wants to look over lawn mower and tractor/bush hog combo. Will look at Florida Sheriffs Association contracts to piggyback off of. Looking at John Deere for service.

2. UTILITY DEPARTMENT REPORT:

Watts met with Katherine Van Zant about a USDA grant through Florida Rural Water, possibly having a workshop soon. The Master Planning Grant for the Utility Department says what is the future going to look like. Identify vulnerabilities. FRW is working with us on this grant. Some grants have been awarded with the help of Katherine Van Zant. CDBG, we dodged a bullet with the Zinner auto-read meters, the system quit working in multiple municipalities. Van Zant is looking at other options for the Town. Discussed lift stations and how they work. The Master Planning Grant will show what we need those to look like in the future.

3. POLICE CHIEF MICHAEL PORATH REPORTS

Porath discussed his grants for motor vehicles and JAG grants for Motorola – there's a delay for Bostwick repeaters. Hopefully Motorola will give us some different radios to use. Hiring a new Officer by August 25th. Tommy Owens, retired from Putnam County. Believe he'll be a good fit for this Town. Discussed need for new Officers in our town. Moving forward, he wants to get 7 officers including the Chief. That will make it a 24/7 Police Department. Hitting hard with traffic enforcement. FHP is working in our county area more. Good working relationship with surrounding areas.

4. TOWN ATTORNEY PATRICK KENNEDY REPORTS – None. Absent.

5. TOWN CLERK MEGHAN ALLMON REPORTS - None. Absent.

15. MAYOR & TOWN COUNCIL REPORTS

1. MAYOR WATTS:

Town Hall digital sign D&P Electrical Contractor quote approved for \$1,175.00. Three quotes were received, \$2,450, \$2,500 and D&P for \$1,175.00. We applied to FDOT for a grant for 4th Avenue to be paved. Will look at appropriations for 2nd Avenue. Great people working on grants... Meghan Allmon, Katherine Van Zant, and Kellen and Team at Mittauer.

2. COUNCIL PRESIDENT JESSICA FINCH

- a. FRDAP Grant initiation for Town pickleball courts – discussed earlier in the meeting.
- b. Finding of Necessity Study for a CRA - discussed earlier in the meeting.

3. COUNCILWOMAN TONYA LONG:

Apologized for being late. Will be working on new trees to be distributed during the appropriate time of year. Watts – maybe we can have a workshop to show how to plant the trees and what to do with them.

4. COUNCILWOMAN KATHY WASHINGTON – park hours opening time. Concern with Jefferson Park. Hours change and right now opening should be early.

Porath – Public Works has been instructed to open the park as soon as they come on duty.

Washington – gates should be opened at the latest, by 7:00 AM, even on weekends.

Porath – will discuss with Public Works, especially when there's an event.

5. COUNCILWOMAN KIMBERLY DUGGER:

CivicPlus, Town website, presentation update – looking at website to make it user friendly and reduce steps.

Meeting with CivicPlus on streamlining, since we are moving forward as a Town, we want the website to reflect our Town. Dugger provided cost breakdown and timeline. Would like the Town to ask residents what they want

on the website.

Watts – we want communication and a more user-friendly site.

Long – we need to educate residents to let them know how to sign up for the notifications, 2 sided for her. So many things need to be done, want to make sure we are educating the public. What we have probably has more than we know because we haven't learned it.

Watts – look at the Green Cove Springs website, it is very user-friendly. We are spending a little extra money, but it may be necessary to help the residents.

Dugger – anything you search it will be more comprehensive.

Finch – does it include the feature that shows all the broken links?

Watts – can we wait 30 days, so we have a better budget vision?

Council – all agreed.

Watts – we'll re-look at this at the next Council Meeting.

16. ADJOURNED – 8:23 PM



301 S. Bronough St., Suite 300 • Post Office Box 1757 • Tallahassee, FL 32302-1757
850.222.9684 • Fax: 850.222.3806 • Website: flcities.com

Welaka Councilwoman Receives Gold Certificate of Excellence from Florida League of Cities University

Kathy Washington earns recognition from Certificate Program for Elected Municipal Officials

FOR IMMEDIATE RELEASE: August 9th, 2023

CONTACT: Councilwoman Kathy Washington
kwashington@welaka-fl.gov

Welaka, FL – The Town of Welaka today announced that Councilwoman Kathy Washington recently received the Gold Certificate of Excellence from the Certificate Program for Elected Municipal Officials hosted by the **Florida League of Cities (FLC) University**. FLC University is the League’s one-stop shop for municipal training needs.

The new certificate achievement program rewards municipal officials for their commitment and dedication to training and continuing education. FLC University launched the certificate program to recognize elected officials who participate in the League’s many training opportunities. The program offers three certificate levels:

- Level One: Bronze Certificate of Merit
- Level Two: Silver Certificate of Leadership
- Level Three: Gold Certificate of Excellence.

“FLC University offers a variety of in-person and virtual educational opportunities to help municipal officials learn about the latest issues, trends and best practices,” said Jolien Caraballo, 2022-2023 **FLC President** and **Vice Mayor** for the **City of Port St. Lucie**. “This achievement is a testament to Florida’s municipal elected officials’ commitment to the cities and residents they serve. On behalf of the Florida League of Cities, I applaud these hardworking elected officials for taking the time out of their busy days to participate in these valuable programs.”

The Councilwoman completed the certificate program in its inaugural year, which ran for one year from August 2022 to July 2023. Officials earned points for participating in training events offered by FLC University, including monthly webinars, online orientation, the Institute for Elected Municipal Officials (IEMO I and II), the State-Mandated Continuing Education in Ethics, and the League’s Annual Conference and legislative events.

Certificate recipients at all levels will be featured by the League’s award-winning magazine, Quality Cities (QC), and at the FLC Annual Conference.



Certificate Program for
Elected Municipal Officials
**Gold Certificate
of Excellence**

Kathy Washington

Councilwoman
Town of Welaka





301 S. Bronough St., Suite 300 • Post Office Box 1757 • Tallahassee, FL 32302-1757
850.222.9684 • Fax: 850.222.3806 • Website: flcities.com

Town of Welaka Councilwoman, Kathy Washington Appointed to Serve on the Florida League of Cities Legislative Policy Committee

Kathy Washington is appointed to the Finance, Taxation, and Personnel Committee

FOR IMMEDIATE RELEASE: September 8, 2023

CONTACT: Kathy Washington
kwashington@welaka-fl.gov / (904) 424-0764

TALLAHASSEE, FL – The **Florida League of Cities**, the united voice for Florida’s municipal governments, announced that Town of Welaka Councilwoman, Kathy Washington, was recently appointed to serve on the Florida League of Cities 2023-2024 Finance, Taxation, and Personnel Committee, one of the League’s five Legislative Policy Committees.

Legislative Policy Committee chairs, vice chairs and members were appointed by Florida League of Cities **President Greg Ross, Mayor of Cooper City.**

As a Legislative Policy Committee member, Washington will help develop the League’s Legislative Platform, which details priority issues that are most likely to affect daily municipal governance and local decision-making during the upcoming legislative session, as well as help League staff understand the real-world implications of proposed legislation. Committee members are also asked to serve as advocates for local decision-making throughout the legislative process.

“We are stronger together, regardless of our cultural and ethnic backgrounds: UNITY.”

Kathy Washington is currently serving her elected first term on the Town of Welaka Council. She has earned numerous certificates of completion through the Florida League of Cities University, including Leadership Academy Level 1 and 11, and the Gold Certificate of Excellence. She is also a member of the Florida Black Caucus of Local Elected Officials.

Kathy is a native to Welaka, a retired ARMY Veteran, and holds a Master of Business Administration degree. She is married to Glenn Dames, and they are proud parents, grandparents, and great grandparents. Currently, she works as a substitute teacher in Putnam County, is a mentor, a member of the Dunns Creek Community Church, the Lions Club International, and is a Lifetime Member of the Zeta Phi Beta Sorority, Inc.

For a complete list of committee members, as well as more information on each committee and the League’s legislative policy development process, click [here](#).

Founded in 1922, the Florida League of Cities is the united voice for Florida’s municipal governments. Its goals are to promote local self-government and serve the needs of Florida’s cities, which are formed and governed by their citizens. The League believes in “Local Voices Making Local Choices,” which focuses on the impact citizens and city leaders have in improving Florida’s communities. For more information, visit flcities.com.

State of Florida

Department of Environmental Protection

This Is To Certify That

TYLER WAYNE BUFORD

*Has successfully passed the examination and has met all qualifications required by
Chapter 403, Florida Statutes, and is hereby certified as a*

Wastewater Treatment Operator, Class C

License Number
WW 0029435

Date Issued
AUGUST 24, 2023



Ron DeSantis
Governor

Shawn Hamilton
Secretary

THIS CERTIFICATE IS NOT A LICENSE



State of Florida
Department of Environmental Protection
 OPERATOR CERTIFICATION PROGRAM
 2600 BLAIR STONE ROAD, M.S. 3506
 TALLAHASSEE, FLORIDA 32399-2400
 (850)245-7500

TYLER WAYNE BUFORD
 630 NORTH ST
 WELAKA, FL 32193

State of Florida
Department of Environmental Protection

LICENSE NO.: 0029435 DATE ISSUED: 08/24/2023

CLASS C WASTEWATER TREATMENT

TYLER WAYNE BUFORD

IS LICENSED UNDER PROVISIONS OF CHAPTER 403, FLORIDA STATUTES

VALID UNTIL: 04/30/2025

State of Florida
Department of Environmental Protection

ISSUED: 08/24/2023 LICENSE NO.: 0029435

THE CLASS C WASTEWATER TREATMENT OPERATOR NAMED BELOW IS
 LICENSED UNDER THE PROVISIONS OF CHAPTER 403, FLORIDA STATUTES.

VALID UNTIL: 04/30/2025

TYLER WAYNE BUFORD

RON DESANTIS SHAWN HAMILTON

GOVERNOR DISPLAY IS REQUIRED BY LAW SECRETARY

SAVE THE MANATEE CLUB
317 Wekiva Springs Road, Suite 100
Longwood, FL 32779
1-800-432-5646



Kimberleigh Dinkins is the Senior Conservation Associate for Save the Manatee Club. Kim is a Florida native and attended the University of Florida where she received a Bachelor of Science in Environmental Science with a special focus on Environmental Policy and a Master of Science in Soil and Water Science. She has over 20 years of experience working with stakeholders to improve water quality around the state and is passionate about protecting Florida's waterways for manatees and humans, alike. She lives in Ocala with her husband and two sons. On weekends, they can usually be found on a boat, fishing, or diving, in the Gulf of Mexico.

OUR MISSION

Save the Manatee Club's mission is to protect imperiled manatees and their aquatic habitat for future generations. We are a nonprofit 501(c)(3) organization.

Town of Welaka

Proclamation 2023-07

WHEREAS, domestic violence is a crime that impacts all citizens of Putnam County, and its impact is wide-ranging, taking a dramatic toll on the criminal justice system, law enforcement, the health care community, and society as a whole. Each year in Putnam County an estimated 1 in 4 women and 1 in 7 men are victims of domestic violence, which translates to 13,100 individuals affected in our county based on recent data; and

WHEREAS, it is vital for our community to support the victims of domestic violence and assist with their grave financial, physical and psychological losses; to impose legal sanctions against perpetrators of personal violence; and to help the batterers unlearn their abusive behavior; and

WHEREAS, Lee Conlee House is the only certified domestic violence center in Putnam County providing 24-hour hotline, shelter and other needed services and counseling to victims and their families, and has been awarded certification through Florida's Department of Children and Families; and

WHEREAS, the Welaka Town Council endorses and supports all programs sponsored by the Lee Conlee House in its mission to provide shelter and support services to victims of domestic violence and their families, thereby assisting in the elimination of domestic violence in our community.

NOW, THEREFORE, I, Jamie D. Watts, Mayor of the Town of Welaka, Florida, together with the members of the Welaka Town Council, do hereby proclaim that the month of October 2023 is hereby designated as


DOMESTIC VIOLENCE AWARENESS MONTH

in the Town of Welaka and urge all citizens to participate in planned socially distanced activities benefitting the Lee Conlee House in its mission to provide shelter and support services to victims of domestic violence and their families and support its goal of creating a community with zero tolerance of domestic violence.

IN WITNESS WHEREOF I have hereunto set my hand and caused the Seal of the Town of Welaka to be affixed this 12th day of September, in the Year of Our Lord Two Thousand Twenty-Three.



Town of Welaka




Mayor Jamie D. Watts

Attest:



Acting Town Clerk: Meghan E. Allmon



Date

From: Town Clerk <townclerk@welaka-fl.gov>

Sent: Tuesday, August 15, 2023 9:27 AM

To: Christopher Bryant <cbryant@welaka-fl.gov>; Jamie Watts <jwatts@welaka-fl.gov>; Jessica Finch <jfinch@welaka-fl.gov>; Kathy Washington <kwashington@welaka-fl.gov>; Kim Dugger <welakastrong2023@gmail.com>; Mike Porath <mporath@welaka-fl.gov>; Patrick Kennedy <patrickkennedypa@gmail.com>; Tonya Long <tonyalong@welaka-fl.gov>; Town Attorney <townattorney@welaka-fl.gov>; Town Clerk <townclerk@welaka-fl.gov>

Subject: FW: Side by Sides

Good Morning,

Please see the below Memo from Councilwoman Dugger that she asked me to share with you all.
Have a wonderful day.

Very Best Regards,

Meghan E. Allmon

Town Clerk

Town of Welaka

400 4th Avenue

Welaka, FL 32193

(386) 467-9800 ext. 102

TownClerk@welaka-fl.gov

www.Welaka-fl.gov



Welaka, FL
River of Lakes

From: Kim Dugger <kdugger@welaka-fl.gov>

Sent: Sunday, August 13, 2023 3:55 PM

To: Town Clerk <townclerk@welaka-fl.gov>

Subject: Side by sides

Hi Meghan

Please share with the Mayor and Council members, Chief Porath etc. thank you!

Since the word has gotten out about side by sides being illegal and thus phased out, numerous residents have approached me. The main issue is the recommendation to allow a two year period before enforcement. The concern is what this looks like on our part. After much thought, I believe it should be one year rather than two. Let me preface my further remarks by saying I feel very strongly that we need to be fair to side by side owners. Quite frankly, I was surprised at how swiftly this matter was discussed due to the potential volatility. However, I feel that we are doing the right thing.

We, as a town, allowed them and it is only fair to provide ample time to make the change. As a council our actions should represent just that, action. I believe that two years is simply too long and almost suggests inaction and that this is a low priority. One year seems fair and ample time for owners to make the change.

I appreciate the opportunity to share my thoughts.

Sincerely

Kim Dugger.

From: Town Clerk

Sent: Monday, August 28, 2023 8:22 AM

To: Christopher Bryant <cbryant@welaka-fl.gov>; Jamie Watts <jwatts@welaka-fl.gov>; Jessica Finch <jfinch@welaka-fl.gov>; Kathy Washington <kwashington@welaka-fl.gov>; Kim Dugger <kdugger@welaka-fl.gov>; Mike Porath <mporath@welaka-fl.gov>; Patrick Kennedy <patrickkennedypa@gmail.com>; Tonya Long <tonyalong@welaka-fl.gov>; Town Attorney <townattorney@welaka-fl.gov>; Town Clerk <townclerk@welaka-fl.gov>

Subject: Memo & Link from Councilwoman Dugger

Good Morning,

Please find a link and memo below from Councilwoman Dugger regarding the side-by-side laws and regulations in Colorado.

Thank you and have a wonderful day.

Very Best Regards,

Meghan E. Allmon

Town Clerk

Town of Welaka

400 4th Avenue

Welaka, FL 32193

(386) 467-9800 ext. 102

TownClerk@welaka-fl.gov

www.Welaka-fl.gov



From: Kim Dugger <kdugger@welaka-fl.gov>

Sent: Monday, August 28, 2023 5:00 AM

To: Town Clerk <townclerk@welaka-fl.gov>

Subject: Re: LagomHR Meeting Scheduling

<https://coloradosun.com/2021/06/17/off-highway-vehicles-conflict-colorado-mountains/>

Hi Meghan

Will you please share this article with the mayor, council members and Chief Porath?

It's very interesting on how small towns in Colorado are dealing with side by sides.

I am leaving today for Georgia and will return on Friday.

Thank you!!

Kim



Town of Welaka
BOARD VOLUNTEER APPLICATION

CODE ENFORCEMENT BOARD

ZONING BOARD

TREE BOARD

Please circle the Board you are interested in volunteering for. You may choose more than one.

Personal Contact Information

Date: August 20, 2023 Name: Aleya Peronard
Current Address: 517 1st Ave Welaka FL 32193
Phone - Home: 386-603-5000 Cell: 321-652-7269
Email Address: aperonard@bellsouth.net

Emergency Contact Information

Name: Louis Relationship with Volunteer: Husband
Phone: Home: 386-603-5000 Cell: _____

Education:

Employment History (Current employer or previously retired from, if applicable):

Owner/Manager Lexi's of Welaka
deli and cafe

Which Council Member recommended you for this position? Jamie Watts

Special training, skills, hobbies:

writing, editing, organized,
cooking

Groups, clubs, organizational memberships:

None at this time

Do you have a Driver's License? Yes No

References:

Please list 3 people who know you well and can attest to your character, skills, and dependability. Include your current or last employer.

Name/Organization	Relationship to You	Phone	Length of Relationship
<u>JANET HOW FAIRCHILD</u>	<u>FRIEND</u>	<u>386-587-2687</u>	<u>10 yrs</u>
<u>INSPECTOR Elizabeth Connell</u>	<u>Friend</u>	<u>2087572081</u>	<u>3 yew</u>
<u>Edward Connell</u>	<u>FRIEND</u>	<u>2082062012</u>	<u>3 years</u>

Please read the following before signing this Application:

Privacy Practice Statement: We protect your personal information and adhere to all legislative requirements with respect to privacy. We do not rent, sell, or trade our lists of volunteers. We use your personal information to keep informed and up to date activities of the organization and its specific programs including, but not limited to; opportunities to volunteer, upcoming events, educational opportunities, and seasonal greeting.

I understand that this is an application for and not a commitment or promise of

volunteer opportunity. I certify that I have and will provide information throughout the selection process, including on this application for a volunteer position and in interviews that is true, correct and complete to the best of my knowledge. I certify that I have and will answer all questions to the best of my ability and that I have not and will not withhold any information that would unfavorably affect my application for a volunteer position. I understand that information contained on my application will be verified. I understand that misrepresentations or omissions may cause for my immediate rejection as an applicant for a volunteer position or my termination as a volunteer.

Signature: Alexa Peronard

Date: 8-20-23



Town of Welaka

BOARD VOLUNTEER APPLICATION

CODE ENFORCEMENT BOARD

ZONING BOARD

TREE BOARD

Please circle the Board you are interested in volunteering for. You may choose more than one.

Personal Contact Information

Date: August 18, 2023 _____ Name: JANIS BROWN

Current Address: 707 1ST AVENUE

Phone - Cell: 352-494-3790

Email Address: janisbrown48@gmail.com

Emergency Contact Information

Name: MICHAEL STALLINGS Relationship with Volunteer: SPOUSE

Phone: Cell: 352-494-3792

Education: BSN NURSING

Employment History (Current employer or previously retired from, if applicable):

RETIRED 12-2012 VA MEDICAL CENTER, GAINESVILLE 1982-2012

Which Council Member recommended you for this position? JESSICA FINCH

Special training, skills, hobbies: MASTER GARDENER – CLASS OF 2022, PUTNAM COUNTY EXTENSION OFFICE, AVID GARDENER, VERY INTERESTED IN THE CANOPY IN WELAKA, ENSURING ITS FUTURE.

Groups, clubs, organizational memberships:

FRIENDS OF WELAKA, BARTRAM TRAIL SOCIETY OF FLORIDA, INC. IN THE PAST WELAKA WOMANS CLUB AND HAWTHORNE WOMANS CLUB, HAWTHORNE AND PUTNAM COUNTY HISTORICAL SOCIETIES, AS WELL AS CRESCENT CITY HISTORICAL SOCIETY.

Do you have a Driver's License? Yes No

References:

Please list 3 people who know you well and can attest to your character, skills, and dependability. Include your current or last employer.

Name/Organization	Relationship to You	Phone	Length of Relationship
BONITA DEWILIBY OTT	FRIEND	352-318-1265	10+ years
MATT SURRENCY	FRIEND	352-258-4702	10+ years
LINDA CRIDER	FRIEND	352-359-0623	12 years

Please read the following before signing this Application:

Privacy Practice Statement: We protect your personal information and adhere to all legislative requirements with respect to privacy. We do not rent, sell, or trade our lists of volunteers. We use your personal information to keep informed and up to date activities of the organization and its specific programs including, but not limited to; opportunities to volunteer, upcoming events, educational opportunities, and seasonal greeting. I understand that this is an application for and not a commitment or promise of volunteer opportunity. I certify that I have and will provide information throughout the selection process, including on this application for a volunteer position and in interviews that is true, correct and complete to the best of my knowledge. I certify that I have and will answer all questions to the best of my ability and that I have not and will not withhold any information that would unfavorably affect my application for a volunteer position. I understand that information contained on my application will be verified. I understand that misrepresentations or omissions may cause for my immediate rejection as an applicant for a volunteer position or my termination as a volunteer.

Signature: James Brown

Date: 8-18-23



Town of Welaka
BOARD VOLUNTEER APPLICATION

CODE ENFORCEMENT BOARD

ZONING BOARD

TREE BOARD

Please circle the Board you are interested in volunteering for. You may choose more than one.

Personal Contact Information

Date: 8/15/2023 Name: PATTI NIELSEN
Current Address: 709 1st AVE, WELAKA, FL. 32193
Phone - Home: n/a Cell: (561) 866-2522
Email Address: CPBJ264@yahoo.com

Emergency Contact Information

Name: Carl Nielsen Relationship with Volunteer: husband
Phone: Home: n/a Cell: (561) 213-4913

Education:

Employment History (Current employer or previously retired from, if applicable):

I have been a stay at home mom, homeschooling our 2 kids for the last 20 years.
I was a South Florida photojournalist before that. I've worked at local weekly and daily newspapers. My last employment was with the Sun-Sentinel.

Which Council Member recommended you for this position? ~~Janis Stallings~~ Jessica Finch

Special training, skills, hobbies:

I have been a nature enthusiast my whole life. One of my favorite hobbies is birding. I spend a lot of time in nature.

Groups, clubs, organizational memberships:

I was on the board of my local homeschool group when my kids were younger.
I am currently a member of the Audubon Society.

Do you have a Driver's License? Yes No

References:

Please list 3 people who know you well and can attest to your character, skills, and dependability. Include your current or last employer.

Name/Organization	Relationship to You	Phone	Length of Relationship
<u>Lilly Echeverria <small>Broward County Innovation</small></u>	<u>friend</u>	<u>(954) 868-1710</u>	<u>30 years</u>
<u>Danielle Provencier / <small>Palm Beach Daily News</small></u>	<u>friend / editor</u>	<u>(954) 783-4152</u>	<u>25 years</u>
<u>Jennifer Martens / <small>Hope Home Schoolers</small></u>	<u>friend</u>	<u>(954) 260-5178</u>	<u>15 years</u>

Please read the following before signing this Application:

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I understand that this is an application for and not a commitment or promise of

volunteer opportunity. I certify that I have and will provide information throughout the selection process, including on this application for a volunteer position and in interviews that is true, correct and complete to the best of my knowledge. I certify that I have and will answer all questions to the best of my ability and that I have not and will not withhold any information that would unfavorably affect my application for a volunteer position. I understand that information contained on my application will be verified. I understand that misrepresentations or omissions may cause for my immediate rejection as an applicant for a volunteer position or my termination as a volunteer.

Signature: _____



Date: _____

8/15/2023



**Town of Welaka
Board Volunteer Application**

CODE ENFORCEMENT BOARD

Please circle the Board you are interested in volunteering for: (you may choose more than one)

Personal Contact Information

Date: 8/13/23 Name: David Zimmer
Current Address: 367 Riverhill Dr
Phone - Home: _____ Cell: 386-559-0688
Email Address: Zimmerd77@yahoo.com

Emergency Contact Information

Name: Jennifer Burres Relationship with Volunteer: Spouse
Phone: Home: _____ Cell: 904-589-0612

Education:

High School, FCTC Fire Fighter

Employment History (Current employer or previously retired from, if applicable):

City of Palatka Fire Dept

Special training, skills, hobbies:

Fire inspector, working on Building Contractor License

Which Council Member recommended you for this position?

Jamie Watts

Groups, clubs, organizational memberships:

ARB Board For River hill Sub, City Union member

Do you have a Driver's License? Yes No

References:

Please list 3 people who know you well and can attest to your character, skills, and dependability. Include your current or last employer.

Name/Organization	Relationship to You	Phone	Length of Relationship
<u>Kenny Sugden</u>	<u>Capitan</u>	<u>386-276-6102</u>	<u>10 years</u>
<u>Betsy Morgan</u>	<u>Sister</u>	<u>904-536-4767</u>	<u>48 years</u>
<u>Chris Taylor</u>	<u>Chief</u>	<u>386-983-1535</u>	<u>11 years</u>

Please read the following before signing this Application:

Privacy Practice Statement: We protect your personal information and adhere to all legislative requirements with respect to privacy. We do not rent, sell, or trade our lists of volunteers. We use your personal information to keep informed and up to date activities of the organization and its specific programs including, but not limited to; opportunities to volunteer, upcoming events, educational opportunities, and seasonal greeting.


I understand that this is an application for and not a commitment or promise of volunteer opportunity. I certify that I have and will provide information throughout the selection process, including on this application for a volunteer position and in interviews that is true, correct and complete to the best of my knowledge. I certify that I have and will answer all questions to the best of my ability and that I have not and will not withhold any information that would unfavorably affect my application for a volunteer position. I understand that information contained on my application will be verified. I understand that misrepresentations or omissions may cause for my immediate rejection as an applicant for a volunteer position or my termination as a volunteer.

Signature: 

Date: 8/18/23

The Law Offices of Patrick J Kennedy, PA

P.O. Box 298
673 3rd Avenue
Welaka, Florida 32193
386-244-4910
patrickkennedypa@gmail.com

To: Welaka Town Council
From: Patrick Kennedy 
Cc: Meghan Allmon, Town Clerk
Date: September 7, 2023

RE: Code Enforcement Lien Foreclosure – 640 Palmetto and 633 Elm St

The memorandum is a long awaited follow up regarding the potential code enforcement lien foreclosure on 640 Palmetto St and 633 Elm St.

Regarding 640 Palmetto, I made several early attempts to determine whether Ms. Arlene Dildy, the owner of record, was interested in settling this matter. However, she is currently residing in Georgia, and I am not certain our long-distance phone and email communication was working. Given the passage of time since we first brought this matter forward in 2022, I believe the time is past due for stepping up the effort to resolve this issue.

Regarding 633 Elm, the current owner Shannon Jayroe has been in touch and is willing to try and settle. He has not offered a number, yet. I would like to understand the Council's best offer before negotiating with him further.

I drafted a lien foreclosure complaint for 640 Palmetto (copy attached). This may need some additional work and include some additional defendants to insure all possible interested parties are served. However, this is the basic claim that would be filed. The complaint for 633 Elm would be a mirror image of this complaint.

With the help of my administrative assistant, I was able to confirm the total amount of the hard costs incurred as recorded in the case files (\$1,249.42) and the total dollar amount of the liens recorded directly against this property (\$1,052.95). Thus, the defensible "liens" directly attributable to the code enforcement and abatement efforts of the Town are roughly \$2,300. However, as indicated in the attached draft complaint, there is also the matter code liens on the property at 633 Elm Street (the former "juke joint" property), which was also owned by Ms. Dildy. As a result, the liens which attach to 633 Elm during her ownership also attach to 640 Palmetto.

The provable hard costs and recorded liens for one-time fines 633 Elm total \$7,377.25 and \$16,161.07 respectively. There is also a continuing lien of \$100 per day from findings of fact recorded in January 2009, which if carried through to the present-day totals more than \$160,000.00. Ironically, the Town spent money to clean up 633 Elm in July 2009; so, it appears the property was in compliance for this

code lien as of July 10, 2009. Using July 10, 2009, as the date of compliance, the total amount due for this recorded daily fine is \$17,800. This brings the total dollar value the 633 Elm St matter to \$41,338.32

I have not charged the Town for the background work to date and the effort put into the first draft of a complaint to foreclose on the Palmetto St property is minimal enough (roughly 2 hours) that I would not bill it to the Town if we were able to settle directly with Ms. Dildy without need of filing.

Recommendation:

- (1) Provide the Town Attorney with specific authority to settle each of these liens for a specified minimum amount and directions to file foreclosure if settlement does not occur within a specified time period.
- (2) Authorize up to \$4,000 in litigation fees and costs for each case if foreclosure becomes necessary.

IN THE CIRCUIT COURT OF THE _____ JUDICIAL CIRCUIT

IN AND FOR PUTNAM COUNTY, FLORIDA

CIVIL DIVISION

TOWN OF WELAKA,

Plaintiff,

Case No.:

v.

ARLENE C. DILDY

Defendant(s),

_____ /

COMPLAINT

Plaintiff **Town of Welaka** (“Plaintiff”), by and through undersigned counsel, sues Arlene C. Dildy (“Defendant”) and alleges:

INTRODUCTION

1. This is an action to foreclose non-homestead real property.
2. Defendant owns, possesses, or has an ownership interest in the following described non-homestead real property (hereinafter the “Property”), located in Putnam County:

Legal Description: WELAKA MB1 P51 BLK 62 E1/2 OF, LOT 1 (EX BK112 P544)

Parcel Number: 41-12-26-9200-0620-0012

911 Address: 640 Palmetto St, Welaka, Florida 32193

See attached “Personal Representative’s Release and Certificate of Distribution of Real Property” attached hereto as Exhibit A.

3. The failure to maintain the Property represented violations of the town’s health, safety, building and code enforcement ordinances and those violations consequently caused formal code enforcement proceedings to be held which led ultimately to Plaintiff’s lien(s) being recorded against the property. Evidence of said liens are attached hereto as Composite Exhibit B.
4. The Defendant was also the prior owner of the following described non-homestead real property (hereinafter the “Contributing Property”), located in Putnam County until such time as Defendant lost possession of same through a tax deed sale in June 2022:

Legal Description: WELAKA MB1 P51 BLK 45 LOT 1

Parcel Number: 41-12-26-9200-0450-0010

911 Address: 633 Elm St, Welaka, Florida 32193

A copy of Defendant’s prior deed for the Contributing Property is attached hereto as Exhibit C.

5. The failure to maintain the Contributing Property during Defendant’s ownership thereof represented violations of the town’s health, safety, building and code enforcement ordinances and those violations consequently caused formal code enforcement proceedings to be held which led ultimately to Plaintiff’s lien(s) being recorded against the Contributing Property. Evidence of said liens are attached hereto as Composite Exhibit D.

NATURE OF CLAIM. JURISDICTION, AND VENUE

6. This is an action to foreclose the liens owned and held by Plaintiff.
7. This Court has subject-matter jurisdiction over this action pursuant to Fla. Stat. § 26.012

8. Venue is proper because the real property is located in Putnam County and because the events complained of occurred in Putnam County.

COUNT I

Foreclosure of Lien(s) Imposed Against the Property

9. Plaintiff re-incorporates and re-alleges paragraphs 1-6 as if fully stated herein.
10. This is an action in equity to foreclose code enforcement liens imposed against the Property pursuant to Fla. Stat. § 162.09(3), which provides that “A certified copy of an order imposing a fine, or a fine plus repair costs, may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the violator (emphasis added)”.
11. Plaintiff is the owner and holder of the liens imposed against the Property.
12. The liens are recorded in the Official Records of Putnam County. See the attached Exhibits B and D.
13. Principal is due on the liens imposed against the Property totaling \$ 17,214.02, plus additional daily fines \$17,800, as well as attorney’s fees, costs, and title search expenses.
14. The Property is not, nor can it be, homestead property and therefore the protections afforded under Article X, Section 4 of the Florida Constitution do not apply.
15. There have been no payments on any of the lien(s) even though the lien(s) have been recorded in the Official Records of Putnam County for a period in excess of three months.
16. Plaintiff has also complied with all conditions precedent to the filing of this lawsuit or those conditions have otherwise been waived.

17. Plaintiff is obligated to pay The Law Offices of Patrick J. Kennedy, P.A. a reasonable attorney's fee for the services rendered in this lawsuit and is entitled to recover these fees and all other court costs it incurs.

WHEREFORE, Plaintiff requests that the Court:

- A. Adjudge that Plaintiff has liens on the Property and that all defendants named herein be foreclosed;
- B. Order an accounting to be taken under its direction determining what sums are due and owing to Plaintiff for the principal and interest on the liens herein described and protecting Plaintiff's liens on the Property;
- C. Enter judgement in Plaintiff's favor in the amount determined by the accounting;
- D. Determine that the Plaintiff's lien is superior to the interest of all other persons who may claim any interest in the real estate at issue in this proceeding, including specifically the interest of the Defendant;
- E. Order that, in default of payment of the judgement, the Property be sold according to the law and that the proceeds from the sale be paid to Plaintiff to satisfy the judgement;
- F. Order that the proceeds of the foreclosure sale also be used to direct payment of any unpaid municipals or installments thereof imposed or falling due since the institution of this lawsuit or, alternatively, order that the foreclosure sale is made subject to such municipals;
- G. Order that all court costs, including reasonable attorney's fees and any additional relief that the court deems appropriate, be awarded to Plaintiff; and
- H. Retain jurisdiction to award such other relief as the court may allow, including the award of a deficiency against the owner of the Property at the time the lien(s) were recorded.

Dated: (insert date)

The Law Offices of Patrick J. Kennedy, P.A.
Counsel for Plaintiff
P.O. Box 298
Welaka, FL 32193
Telephone: (386) 524-4401
Email: patrickjkennedypa@gmail.com

By: / Patrick J. Kennedy /
Patrick J. Kennedy, P.A.
Florida Bar No. 0968382



RENEWAL QUOTE FOR 2023-2024

Town of Welaka
FMIT 0630

<u>Coverage</u>	<u>Deductible</u>	<u>Limit</u>	<u>Premium</u>
General/Professional Liability	\$0	\$1,000,000	\$21,213
Cyber Liability	\$0	\$1,000,000	\$1,050
Automobile Liability	\$0	\$200,000	\$2,018
Automobile Physical Damage	Per Schedule		\$1,824
Property	\$500	\$3,582,654	\$44,996
Your FMIT property insurance is changing from a Specified Value coverage basis to a Blanket and Agreed Value coverage basis.			
Workers' Compensation	\$0	Total Payroll	
Experience Modification	0.86 10/1/23	\$536,744	\$17,443
TOTAL NET PREMIUM			\$88,544

*Includes: Drug Free Credit: No
Safety Credit: No

Please Note: All descriptions of coverage provided herein are intended for illustration and general discussion purposes. Do not rely upon this communication for coverage. Refer to the FMIT Coverage Agreement(s) for applicable coverage terms, conditions, limits and obligations.

The premiums quoted above are priced according to the coverage lines presented. Any change or deletion of coverages may result in re-pricing of remaining coverage lines.

*Please see next page for options if applicable.



RENEWAL QUOTE FOR 2023-2024

Town of Welaka
FMIT 0630

DEDUCTIBLE / LIMIT OPTIONS

<i>Property - Wind Coverage</i>	<i>Named Storm Deductible</i>	<i>Annual Premium</i>	<i>Check Option</i>	
			<i>Accepted</i>	<i>Rejected</i>
Option 1	5%	\$44,996	0	0
Option 2	7.5%	\$39,596	0	0
Option 3	10%	\$35,547	0	0

Please note: All descriptions of coverage provided herein are intended for illustration and general discussion purposes. Do not rely upon this communication for coverage. Refer to the FMIT Property Coverage Agreement for applicable coverage terms, conditions, limits, and obligations.

Special Note: The 5% Named Storm Deductible option will be the default option unless FMIT is notified otherwise by completing and returning this form to your Account Executive.