

# City of Coral Gables

405 Biltmore Way  
Coral Gables, FL 33134  
[www.coralgables.com](http://www.coralgables.com)



## Meeting Minutes

Wednesday, July 21, 2021

8:30 AM

City Hall, Commission Chambers, 405 Biltmore Way, Coral Gables,  
FL 33134

### **Code Enforcement Board**

*Chairperson Andres Mural, Jr*  
*Vice Chairperson George Kakouris*  
*Board Member Ignacio Borbolla*  
*Board Member Maria Cruz*  
*Board Member Jeffrey Flanagan*  
*Board Member J.M. Guarch, Jr.*  
*Board Member Christopher Zoller*

**CALL TO ORDER**

Meeting was called to order by Vice Chairman, George Kakouris.

**ROLL CALL**

**Present:** 5 - Vice Chair Kakouris, Board Member Borbolla, Board Member Cruz, Board Member Flanagan and Board Member Zoller

**Excused:** 2 - Chairperson Murai Jr and Board Member Guarch

**APPROVAL OF THE MINUTES**

**PUBLIC HEARING**

**NEW CASES**

3411 Granada Boulevard

Agreed order in place.

Violation Description - Section 34-55 of the City Code, to wit: by failing to consistently maintain lot by allowing overgrown hedges and grass and weeds on the patio and dead vegetation (leaves and palm fronds) on the Property and swale and by allowing water in the swimming pool and pond in the rear yard to become stagnant. Sections 34-202 and 34-203 of the City Code, to wit; by failing to register the Property as vacant and provide updated registration information, and by failing to maintain the Property, as set forth herein. Sections 226 and 255 of Chapter 105, Minimum Housing Code, of the City Code; to wit: by allowing a dirty and broken accessory structure (fountain) that is full of dead vegetation (leaves) in the front yard Sections 255 and 278 of Chapter 105, Minimum Housing Code, of the City Code, to wit: by allowing the Structure's roof, driveway, patio, and walls to become dirty and portions of the walls to lack any paint. Sec. 105-26 of the City Code and Section 105.4.1.1 of the Florida Building Code; to wit: by allowing the building permit for renovation of Structure [permit # BL-17-03-1081 for the roof and BL 17-06-1622 for the renovations ("Permits")] to expire on 05-27-18 and 12-09-18, respectively). Sections 3-207(D) of the City Zoning Code, to wit: by failing to fully complete building in substantial compliance with plans and specifications upon which a building permit was within one (1) year after the commencement of erection of any building, addition, or renovation; including, but not limited to, by failing to make active progress on the Permits and all subpermits for the Structure, which were issued on 3-7-17 for the roof and 8-7-17 for the renovations, and which expired as set forth above.

Remedy - Consistently mow grass and trim hedges and remove weeds

and dead vegetation from Property and swale and drain and cover or clean swimming pool and pond in rear yard.

Register the property on <https://prochamps.com> and provide all information missing from the Property registration and maintain the Property, as set forth herein.

Clean and repair fountain and remove all dead vegetation.

Clean roof, driveway, patio, and walls and pass final inspection on color pallet approval/permit to paint Structure, as required.

Apply to re-open and pass final inspection on all required permits to complete the Structure.

Pass final inspection on all required permits to complete the Structure.

Owner - Alex Redondo & Jualianna Castro

Code Enforcement Officer Bermudez

Agreed Order read into the record by City Attorney, Miriam Ramos

3501 Durango Street

Violation Description - Building permit BL-08-06-0850 (NEW GREEN INDIAN SANDSTONE PAVERS & BELGARD BRICK DRIVEWAY) is expired and has been uncompleted for more than a year.

Remedy - Must reactivate permit and call all inspections to close the permit.

Owner -Carlos Nunez &W Lisette

Code Enforcement Officer Bermudez

**This Code Enforcement Board Violation was Continued**

6621 Santana Street

Violation Description -Expired permit BL18042837 (New Swimming Pool)

Remedy - Must Reactivate permit BL18042837

Owner - Roberto Gonzalez JR Angie Crespo

Code Enforcement Officer Roman

Found guilty. Comply within 5 days of Board's hearing to re-activate and submit re-vision. Comply with 30 days of Board's hearing by closing out

permit(s). \$150.00 daily fine to commence if no compliance. Administrative Fee of \$108.75 assessed by the Board.

A motion was made by Board Member Cruz, seconded by Board Member Flanagan, that this matter be found Guilty. The motion passed by the following vote.

**Yeas:** 5 - Vice Chair Kakouris, Board Member Borbolla, Board Member Cruz, Board Member Flanagan and Board Member Zoller

**Excused:** 2 - Chairperson Murai Jr and Board Member Guarch

601 Santurce Avenue

Violation Description - Permit PL-19-04-4744 is expired.

Remedy - Must reactivate permit, call for inspections and close out permit.

Owner - Gregg Alan Spieller Trs Gregg Alan Spieler Restated Tr

Code Enforcement Officer Quintana

**This Code Enforcement Board Violation was Complied prior to hearing**

540 Reinante Avenue

Violation Description - Boat Lift installed without approval and permits.

Remedy - Obtain approval and permits for the boat lift or must remove.

Owner - Cheryl Hamersmith C/O Alex Jimenez

Code Enforcement Officer Quintana

**This Code Enforcement Board Violation was Continued prior to hearing**

10305 Sabal Palm Avenue

Violation Description - Permit BL-09-10-2332 is expired.

Remedy - Must reactivate permits, call for inspections and final out permit.

Owner - Nicola Louise Brown

Code Enforcement Officer Quintana

**This Code Enforcement Board Violation was Complied prior to hearing**

16 Coral Way

Violation Description - Permit #17081698 is expired

Remedy - Must reactivate permit , obtain all pending inspections and finalize permit.

Owner - Miracle Real estate LTD.

Code Enforcement Officer J. Garcia

Found guilty, comply within 5 days of Board's hearing to re-activate permit(s). Comply 30 days within Board's hearing to close permit(s). \$250.00 daily fine to commence if no compliance. Administrative Fee of \$108.75 assessed by the Board.

**This Code Enforcement Board Violation was found Guilty**

4100 Salzedo Street

Violation Description -(13) expired permits not finalized. - BL19124800, BL10054462, BL11096879, BL13100598, BL14023086, BL17072294, EL13122604, ME15045567, ME18084259, ME20025824, PL14082345, ZN09091791, ZN09091794

Remedy - Must reactivate, obtain all necessary inspections and finalize permits.

Owner - One Village Place Condominium Association

Code Enforcement Officer J. Garcia

Case Closed.

4425 Ponce de Leon Boulevard

Violation Description - property has (9) expired permits that were never finalized. Permits .

BL20015102, BL14023219, BL14123203, BL18123268, BL19044605, BLEL13020617, EL15065432, EL18123305, EL14033400 .

Remedy - Must re-open permits, obtain all pending inspections and finalize permit

Owner - Merrick Park LLC.

Code Enforcement Officer J. Garcia

**This Code Enforcement Board Violation was Continued prior to hearing**

232 Zamora Avenue

Violation Description - Expired permit- Demolition BL-17-05-1848, which includes ZN -17-05-1852 - temporary chain link fence.

Remedy - Must reactivate permit, final all inspections and final permit.

Owner - 232 Zamora LLC

Code Enforcement Officer Delgado

Found guilty, comply within 48 hours of Board's hearing to re-activate permit(s). Comply within 6 months of Board's hearing to remove fence. \$250 daily fine to commence if no compliance. Administrative Fee of \$108.75 assessed by the Board.

**A motion was made by Board Member Borbolla, seconded by Board Member Flanagan, that this matter be found Guilty. The motion passed by the following vote.**

**Yeas:** 5 - Vice Chair Kakouris, Board Member Borbolla, Board Member Cruz, Board Member Flanagan and Board Member Zoller

**Excused:** 2 - Board Member Guarch and Chairperson Murai Jr

1260 Medina Avenue

Violation Description - Installed gray awning at rear without a permit, driveway extended without a permit, pavers and walkway without a permit, enclosed garage without a permit (including electrical, plumbing and a/c wall unit), removed window at west side and replaced with a door without a permit.

Bamboo fence and shed is prohibited.

Remedy - Must obtain approvals and permits for all work done. Return enclosed garage to its original state. Remove bamboo fence and shed.

Owner - Amellia Martinez

Code Enforcement Officer Delgado

**This Code Enforcement Board Violation was Continued prior to hearing**

395 Alcazar Avenue

Violation Description - Ch. 105-26 City Code (EXP): Expired/ abandoned permit# BL-15-03-4374 covering proposed alteration, repair, replacement, installation, or construction on the roof of the building.

Remedy - Please re-activate the permit BL-15-03-4374, call for all pending inspections, pass pending inspections and close out permit

Owner - Zebra Ebra Properties Inc % Burger King #71

Code Enforcement Officer Delgado

Found guilty, comply within 5 days of Board's hearing to re-activate permit(s). Comply within 30 days of Board's hearing to close permit(s). \$250 daily fine to commence if no compliance. Administrative Fee of \$108.75 assessed by the Board.

**This Code Enforcement Board Violation was found Guilty**

2800-2810 Le Jeune Road

Violation Description - WWP- Installation commenced of new driveway in rear and installation of artificial turf without required permit.

Remedy - Stop Work - Must obtain all "after the fact" permits for driveway and installation of artificial turf.

Owner - SEAN MCGROVER BARBARA MAXWELL

Code Enforcement Officer Schwartz

**This Code Enforcement Board Violation was Continued prior to hearing**

1230 Genoa Street

Violation Description - 1) Sections 34-202 and 34-203 of the City Code - Failure to maintain (as set forth herein) and register vacant property.  
2) Section 105-26 of the City Code and Section 105.1 of the Florida Building Code and Sections 3-207 and 3-208 and of the City Zoning Code - Installation of wall unit air conditioner, including opening cut into wall, without a permit.  
3) Sections 224, 226, 227, 248, 250, 253, 254, 255, 275, 278, 280, and 281 of Chapter 105, Minimum Housing Code, of the City Code - As to the

detached garage/accessory structure: Failure to maintain an accessory structure by allowing: rodent and termite infestation; the roof to collapse and for the structure to fall into disrepair, creating a hazard; an accumulation of trash and debris in the structure; cracks and loose plaster on the walls.

4) Sections 224, 248, 250, 253, 254, 255, 275, 278, 279, 280, and 281 of Chapter 105, Minimum Housing Code, of the City Code - As to the single-family home: Failure to maintain the structure by allowing: a structural beam in the living room to crack and sag; termite infestation; roof leaks; holes in car port ceiling; an accumulation of trash and debris in the structure; cracks and loose plaster to fall from the ceiling and walls; the exterior walls, walkway, pavers, front door, chimney, and concrete ribbons to become dirty or cracked; driveway approach to become pitted.

Remedy -1) Register the Property and apply for, obtain, and pass final inspection on all required permits to maintain the property.

2) Apply for, obtain, and pass final inspection on all required development approvals, including, but not limited to, building permits to legalize or demolish unpermitted work.

3) Tent and fumigate the structure to remove the rodent and termite infestation; remove all trash and debris and apply for, obtain, and pass final inspection on color pallet approval to paint the Structure and building permits for the repairs, as required.

4) Tent and fumigate the structure to remove the termite infestation; remove all trash and debris and apply for, obtain, and pass final inspection on color pallet approval to paint the Structure and building permits for the repairs, as required.

Owner - Linda M Marling

Code Enforcement Officer Schwartz

**This Code Enforcement Board Violation was Continued prior to hearing**

614 Santander Avenue

Violation Description - EXP- Property has open and expired permit

Remedy - Must renew expired permits and obtain/pass all inspections to close

Owner - Herkaza Corp.

Code Enforcement Officer Schwartz

Found guilty, comply within 48 hours of Board's hearing to re-activate



permit(s). Comply within 30 days of Board's hearing to close permit(s). \$250 daily fine to commence if no compliance. Administrative Fee of \$108.75 assessed by the Board.

**This Code Enforcement Board Violation was found Guilty**

820 Tangier Street

Violation Description - Expired Permit on Property

BL-16-08-7145

\*\* Change of Contractor to permit BL-20-03-6693

\*\* expires 9/2/21 - will re inspect\*\*

Remedy -Must Re-activate permit and obtain all required inspections to close.

Owner -Madhavan Nair &W Rema

Code Enforcement Officer Schwartz

**This Code Enforcement Board Violation was Continued prior to hearing**

671 Biltmore Way

Violation Description - WWP- Interior / Exterior renovation, enclosing a open air area without permit. Including Electrical and Mechanical. Doing renovations on roof / common area without permit at walkway and deck area.

Remedy -Must permit existing situation to legalize. Stop work on deck and obtain all "after the fact: permits.

Owner -Biltmore Village Condo

Code Enforcement Officer Schwartz

Found guilty, comply within 30 days Board's hearing to submit for new permit(s). \$250 daily fine to commence if no compliance. Administrative Fee of \$108.75 assessed by the Board.

**This Code Enforcement Board Violation was found Guilty**

5665 Ponce de Leon Boulevard Main Campus UNIV MIA AMD

**Violation Description - Permit #16-12-6509 Installation of Car Lifts**

Permit over a year old.

Remedy - Need to re-activate permit, call for the inspections and close out the permit.

The permit needs to be closed out.

Owner - University of Miami

Code Enforcement Field Supervisor Sheppard

**This Code Enforcement Board Violation was Continued prior to hearing**

**HISTORIC NEW**

1013 Castile Avenue

**Violation Description -**

1. Sections 34-202 and 203 of the City Code, to wit: failure to register and maintain a vacant abandoned property.
2. Section 105-26 of the City Code and Section 105.1 of the Florida Building Code and Sections 3-207 and 3-208 and of the City Zoning Code, to wit: work without a permit on the single-family home and accessory structure on the Property (collectively referred to as "Structures") that (a) exceeds the scope of existing development approvals, including, but not limited to, building permit BL 16-12-7121 and all subpermits required to complete the Structures ("Permits") by (i) altering rafter tails and size of window openings of single-family home, and (ii) removing balcony of and altering stucco on accessory structure; and (b) by allowing the Permits to expire as of 4-21-21.
3. Sections 250, 253, and 254 of Chapter 105, the City Minimum Housing Code, to wit: by maintaining the Structures without screens, windows, and doors, so that the Structures are not weather and watertight and are not effectively protected against the entrance of insects.
4. Sections 226 and 255 of Chapter 105, the City Minimum Housing Code, to wit: by maintaining the Structures without windows and doors and in a state of partial construction, such that the exterior of the Structures are not maintained with reasonable attractiveness so as not to cause a substantial depreciation in property values in the immediate neighborhood.
5. Section 278 of Chapter 105, the City Minimum Housing Code, to wit: by not maintaining the floors, walls, ceilings, and roofs of the Structures in a clean and sanitary condition.
6. Sections 3-207 (D) of the City Zoning Code; to wit: failure to fully

complete the Structures in substantial compliance with plans and specifications upon which a building permit was within one (1) year after the commencement of erection of any building, addition, or renovation; including, but not limited to, by failing to make active progress on the Permits, which were issued on 3-7-17, had their last approved inspection (for roof sheathing) on 9-4-18, and which expired on 4-21-21.

7. Section 3-1108 of the City Zoning Code, to wit: demolition by neglect of an historic structure; including, but not limited to, by allowing: (a) deteriorated or ineffective waterproofing of exterior walls, roofs, foundations or floors, including broken or missing windows or doors; (b) defective or insufficient weather protection which jeopardizes the integrity of exterior or interior walls, roofs or foundations, including lack of paint or weathering due to lack of paint or other protective covering; (c) structures which are not properly secured and are accessible to the general public; (d) faults or defects in the property that renders the Structures not properly watertight.

Remedy - 1. Register and maintain the Property and apply to re-open and pass final inspection on all Permits to complete the Structures.

2. As to paragraphs 2 through 7 above, re-open as needed and pass final inspection on all Permits to complete the Structures.

1013 Castile Avenue Corp. c/o Iris I. Romero

Oasis in the Gables, LLC  
c/o SPC Management Service Inc.  
Registered Agent

Code Enforcement Field Supervisor Sheppard

Agreed order read into the record by City Attorney, Miriam Ramos.

**This Code Enforcement Board Violation was found Guilty**

**Yeas:** 5 - Board Member Borbolla, Board Member Cruz, Board Member Flanagan, Vice Chair Kakouris and Board Member Zoller

**Excused:** 2 - Board Member Guarch and Chairperson Murai Jr

1104 Malaga Avenue

Violation Description -

1. Sections 34-202 and 34-203 of the City Code, to wit: failure to maintain (as set forth herein) and register vacant Property

2. Sections 226, 250, 251, 254, 255, and 278 of Chapter 105, Minimum Housing Code, of the City Code, to wit: repeat violation: Structure's roof, chimney, exterior walls, front and rear steps, patios, and porches, and garage stairs are dirty and in need of cleaning or painting;

and front doors are discolored and fading; garage doors are damaged; and some windows are boarded

3. Section 34-104 of the City Code: to wit: repeat violation, there is abandoned vehicle (Jaguar s-type) on the Property.

Remedy -

1. Register the Property as vacant at <https://prochamps.com> and apply for, obtain, and pass final inspection on all required permits to maintain the Property or occupy the Property.
2. Clean roof, chimney, exterior walls, patios, porches, and steps, and stairs, apply for, obtain, and pass final inspection on color pallet approval to paint Structure and any required development approvals, including, but not limited to, building permits for repair of the garage doors and windows
3. Remove, cover, or register and repair the abandoned vehicle.

Owner - Dennis Pozzessere &W Heather

Code Enforcement Field Supervisor Sheppard

**This Code Enforcement Board Violation was Continued prior to hearing**

1243 Sorolla Avenue

Violation Description -

1. Sections 34-202 and 34-203 of the City Code; to wit: Failure to maintain (as set forth herein) and register vacant Property.
2. Section 105-26 of the City Code and Section 105.1 of the Florida Building Code and Sections 3-207 and 3-208 and of the City Zoning Code; to wit: work on fascia boards and soffits of roof without a permit.

Remedy -

1. Register the Property as vacant on <https://prochamps.com> and apply for, obtain, and pass final inspection on all required permits to maintain the Property or occupy the Property.
2. Apply for, obtain, and pass final inspection on all required development approvals, including, but not limited to, building permits to legalize or demolish unpermitted work.

Owner - Silvia C V Mantilla de Rodriguez Rayza J Rodriguez, and Amalia de la Caridad de Fernandez

Code Enforcement Field Supervisor Sheppard

Agreed Order read into the record by City Attorney, Miriam Ramos.

**A motion was made by Board Member Flanagan, seconded by Board Member Borbolla, that this matter be found GUILTY. The motion passed by the following vote.**

**Yeas:** 5 - Board Member Borbolla, Board Member Cruz, Board Member Flanagan, Vice Chair Kakouris and Board Member Zoller

**Excused:** 2 - Board Member Guarch and Chairperson Murai Jr

1330 Coral Way

Violation Description - Replacement of damaged wood from 2nd floor balcony without approval and permit

Remedy - Must obtain approval and permit

Owner - Marlen Perneti

Code Enforcement Officer Delgado

Found guilty, comply within 30 days of Board's hearing to obtain permit(s). \$150 daily fine to commence if no compliance. Administrative Fee of \$108.75 assessed by the Board.

**A motion was made by Board Member Flanagan, seconded by Board Member Cruz, that this matter be found GUILTY. The motion passed by the following vote.**

**Yeas:** 5 - Board Member Cruz, Board Member Flanagan, Vice Chair Kakouris, Board Member Borbolla and Board Member Zoller

**Excused:** 2 - Board Member Guarch and Chairperson Murai Jr

25 Campina Court

Violation Description - Wooden fence installed with out a permit.

Remedy - Remove fence

Owner - Yohandel Ruiz

Code Enforcement Officer J. Garcia

This Code Enforcement Board Violation was Continued prior to hearing

**REQUESTING TO BE HEARD ON NOTICE OF INTENT TO LIEN**

1109 Asturia Avenue

**Request for Hearing on Notice of Intent to Lien**

**CEB - 9-23-2020 - Continued 90 days (December cancelled)**

**CEB 2-20-2019 - Agreed Order read into the record**

Violation Description - Section 34-55 of the City Code, to wit: failure to maintain the Property, including but not limited to, by allowing dead vegetation and vines to grow on the Structure and roof and overgrown bushes and vines. Sections 34-202 and 34-203 of the City Code; to wit: failure to maintain (as set forth herein) and register vacant Property. Sections 226, 250, 251, 255, and 278 of Chapter 105, Minimum Housing Code, of the City Code; as to the garage: Failure to maintain an accessory structure by allowing garage doors to become damaged and walls to become dirty. Sections 250, 252, 255 and 278 of Chapter 105, Minimum Housing Code, of the City Code; as to the single-family home: There are loose roof tiles on the awning over the front door. Sections 255 and 278 of Chapter 105, Minimum Housing Code, of the City Code; as to the single-family home: Structure's walls, concrete ribbons, porch landing, and rear steps are dirty and mildewed; railing on front porch is bent; Structure is in need of cleaning or painting.

Remedy - Remove live and dead vegetation from the roof and Structure and trim the bushes and remove vines. Register the Property and apply for, obtain, and pass final inspection on all required permits to maintain the Property or occupy the Property. Repair garage doors and clean walls and apply for, obtain, and pass final inspection on color pallet approval to paint the Structure and building permits for the repairs, as required. Apply for, obtain, and pass final inspection on building permits to repair the roof tiles on the awning, as required. Clean walls, concrete ribbons, porch landing, and rear steps and apply for, obtain, and pass final inspection on color pallet approval to paint and permits to repair Structure, as required.

Owner - Suzanne Luna / Norma de la Torre

Code Enforcement Officer Delgado

**This Code Enforcement Board Violation was Continued**

250 Catalonia Avenue

**CEB 7-21-2021 - Request to be heard on the Notice of Intent to Lien**

Violation Description - Permits BL19055982, BL19024415 and BL15065689 are expired.

Remedy - Must reactivate , obtain all pending inspections and finalize permits.

Owner - Catalonia offices 2018 LLC.

Code Enforcement Officer J. Garcia

No action taken. Current Order stands.

**REQUESTED TO BE HEARD**

1500 South Dixie Highway

CEB 7-21-2021 - Requested to be heard via email.

Violation Description - Worked performed without a permit.

- Building not complaint.
- Expired permits.
- BL18012047 Expired Permit (Caulk Exterior

Windows)

- BL16046482 Expired Permit (Commercial

Interior/Exterior Alterations-ADA Repairs & Upgrades BANK OF AMERICA

Remedy - Obtain necessary approvals and permit(s).

- Building must completed as per plans and specifications upon which the building permit(s) was issued.
- Renew expired permit(s) or obtain a new permit(s) and obtain all required inspections.

Owner - Madruga Invest LLC

Code Enforcement Officer Roman

Found guilty, comply 90 days of Board's hearing to re-activate and close out permit(s). \$250 daily fine to commence if no compliance. Administrative Fee of \$108.75 assessed by the Board.

**This Code Enforcement Board Violation was found Guilty**

**HISTORIC STATUS REPORT**

1252 Obispo Avenue

CEB 7-21-2021 - Returning for Status Report. Notice of Intent to lien has been placed due to non-compliance..

CEB 4-21-2021 - G/30/\$75/\$108.75. Comply by 5-21-2021 by re-activating permit(s) or pay \$75 per day thereafter, +\$108.75 admin fee. Provide status report in 3 months - return to 7-21-2021 hearing.

Violation Description - Expired permit: BL14-11-4165 - Residential Addition.

Remedy - Must reactivate permit, call in for inspections and close out permit.

Owner - Ramesh C Airan &W Aruna R

Code Enforcement Officer Schwartz

**This Code Enforcement Board Violation was Continued prior to hearing**

1252 Obispo Avenue

CEB 7-21-2021 - Returning for Status Report. Notice of Intent to lien has been placed due to non-compliance..

CEB 4-21-2021 - G/30/\$75 Comply by 5-21-2021 by re-activating permit(s) or pay \$75 per day thereafter, admin fee waived the Board. Provide status report in 3 months - return to 7-21-2021 hearing.

Violation Description - The following permits have been open for more than a year: BL-14-11-4165 (Residential Addition) and ZN-18-06-4250 (Chain link fence).The following permits have been open for more than a year: BL-14-11-4165 (Residential Addition) and ZN-18-06-4250 (Chain link fence).

Remedy - Need to complete, call for inspections and close out permits.

Owner - Ramesh C Airan &W Aruna R

Code Enforcement Officer Schwartz

**This Code Enforcement Board Violation was Continued prior to hearing**

**DISCUSSION ITEM**



A motion was made to excuse Board Chairman, Andres, Murai, Jr. and Board Member, J.M. Guarch

The Hearing scheduled on August 18, 2021 was cancelled unanimously by the Board.

**ADJOURNMENT**

Meeting was adjourned by Vice Chairman, George Kakouris.