

BACKGROUND TIME LINE FOR CASE 18-23-CESM

CATHLEEN CIUBA, Previous Owner
AHMAD MOHAMMED, Current Owner
3451 Dawn Court, Lake Mary

| DATE | ACTION | RESULT |
|--------------------|---|--|
| September 21, 2017 | Violation first observed by CEO | Violations of unpermitted construction including interior alteration of the garage into living space. |
| July 2, 2018 | Statement of Violation and Request for Hearing submitted to the County by Building Inspector | Case opened and Notice of Hearing for August 9, 2018 Special Magistrate hearing sent to Respondent. Certified Mail receipt not received; however, regular mail was not returned. |
| July 25, 2018 | Property posted by CEO due to lack of official service | |
| August 9, 2018 | Order Granting Continuance to October 11, 2018 Special Magistrate Hearing | Certified Mail receipt not received; however, regular mail was not returned. |
| October 11, 2018 | Special Magistrate Hearing continued to November 8, 2018 | Regular mail was not returned. |
| October 24, 2018 | Property posted by CEO due to lack of official service | |
| November 8, 2018 | Special Magistrate Hearing – Findings of Fact, Conclusions of Law and Order | Order entered by Special Magistrate giving a compliance date of January 10, 2019 for the violations with a fine of \$50.00 per day if violations are not corrected by compliance date. The Respondent, Cathleen Ciuba was not present at the hearing. Certified Mail receipt not received; however, regular mail was not returned. |
| January 16, 2019 | Affidavit of Non-Compliance filed by the Building Inspector after January 15, 2019 reinspection | The violations remain on the property. Certified Mail receipt not received; however, regular mail was not returned. |
| March 1, 2019 | Property posted by CEO due to lack of official service | |
| March 14, 2019 | Special Magistrate Hearing – Order Finding Non-Compliance and Imposing Fine/Lien | Order entered by the Special Magistrate imposing a lien of \$3,150.00 with fine continuing to accrue at \$50.00 per day until compliance is obtained. The Respondent, Cathleen Ciuba. was not present at the hearing. Certified Mail receipt was received by Code Enforcement Board Office. |

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| July 8, 2022 | Warranty Deed recorded | Ownership transferred to Tutinvestment Homes LLC |
| February 6, 2023 | Quit Claim Deed recorded | Ownership transferred to Ahmad Mohammed |
| June 23, 2023 | Affidavit of Compliance filed by the Building Inspector after reinspection on June 22, 2023 | The violations were corrected. Lien totals \$84,300.00 for 1686 days of non-compliance. |
| July 11, 2023 | Request for Reduction of Lien received | |