



Palm Beach County Commission on Ethics

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Executive Director
Steven P. Cullen

April 30, 2013

Ms. Gail James (Vorpapel)
Senior Code Enforcement Officer
2300 North Jog Road
West Palm Beach, FL 33411

Re: C13-011

Dear Ms. James,

Enclosed please find a copy of complaint C13-011, including the Complaint, Memorandum of Inquiry, Memorandum of Legal Sufficiency and supporting documentation.

This matter will be placed before the Commission on Ethics (COE) at its regularly scheduled meeting on June 6, 2013 at 1:30 pm at the Palm Beach County Governmental Center, 301 North Olive Avenue, 12th Floor McEaddy Conference Room, West Palm Beach, FL 33401.

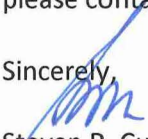
All documents are exempt from public records disclosure unless and until the complaint is dismissed, probable cause is found, or you request in writing that the information be released.

The June 6th proceeding will be in executive session and closed to the public unless you request otherwise in writing. You have an opportunity, in accordance with the procedures as set forth in the Commission on Ethics Rules of Procedure, to file a written response to the advocate's recommendation prior to the probable cause hearing. Any documentary evidence that you wish to provide will also be considered by the COE.

Along with the COE Advocate, you will be permitted to make a brief oral statement in the nature of oral argument to the commission, based upon the investigator's report, your written response and the recommendation of the advocate, before the probable cause determination. If the COE finds no probable cause, the complaint will be dismissed. If probable cause is found, the COE will set a final public hearing in the matter. At any time prior to a final public hearing, a negotiated settlement may be entered into upon approval by the COE.

Should you or your representative have any questions regarding the complaint, or the procedures as described, please contact the COE Advocate, Megan Rogers, at (561) 233-0727.

Sincerely,


Steven P. Cullen,
Executive Director

SPC/gal

Enclosures

To Whom It May Concern,

03/23/2013

I understand you don't take anonymous tips, but do what you may with information. Employee of PZB Code Enforcement has taken hotel rooms from a business that has a contract doing foreclosure listings. This same employee is also an officer of a corporation who gets business cleaning up properties from this same business that list our foreclosures in PBC.

I understand our Dept Heads turned this over to the Personal office for review. I would hope they would have turned this over to your office instead.

Again, I believe this something you really need to look at.



PALM BEACH COUNTY COMMISSION ON ETHICS

Memorandum of Inquiry

To: Steven P. Cullen, Executive Director
From: James A. Poag, Investigator
Re: AN 13-008 – PZ&B Employee

- **Background**

This matter came to the attention of Commission on Ethics staff via an anonymous letter dated March 23, 2013. According to the letter, a Palm Beach County (the County) Planning, Zoning & Building Code Enforcement employee has accepted prohibited travel expenses from a County vendor. The letter also alleges that this same employee is an officer of a non-profit organization that receives business from the previously mentioned County Vendor. All employees and elected/appointed officials of the County are under the jurisdiction of the Commission on Ethics as of June 1, 2011.

- **Inquiry**

On March 28, 2013, I was assigned this inquiry for follow-up. I reviewed the anonymous letter contained in the file in its entirety. However, the email failed to provide any specific details. In order to obtain additional information, I contacted Palm Beach County Human Resources Director Wayne Condry. I asked Condry if his office was aware of the allegations contained in the letter. According to Condry, his office had not received the letter directly; however, Planning, Zoning & Building Department Director Brenda Conner notified him about the letter and forwarded the information to Assistant County Attorney David Ottey. Then I asked Condry if he had any details about the allegations raised in the letter. Condry stated that the “employee of PZ&B Code Enforcement” mentioned in the letter was Senior Code Enforcement Officer Gail Vorpagel. He explained that Vorpagel was quoted in the newspaper endorsing a non-profit organization that deals with foreclosed properties within the County; however, he did not have all of the details. Condry suggested I make contact with Attorney Ottey directly for additional information.

Following my conversation with Condry, I contacted Attorney Ottey. He said he received some information from Conner and Rebecca Caldwell, Executive Director, Palm Beach County Planning, Zoning & Building Department, regarding Vorpagel and her involvement with Neighborhood Champions, a non-profit organization that saves foreclosed properties. Ottey said that he also received information regarding Neighborhood Champions being directly associated with Federal Property Registry Corporation (FPRC), which is a vendor of the County. According to Ottey, he was awaiting additional information from Conner and Caldwell prior to determining the appropriate agency to investigate the allegations.

I conducted an internet search and located the website for Neighborhood Champions (NC) (www.neighborhoodchampions.org). The website showed that NC researches the ownership and mortgage trail of abandoned homes, attempts to obtain the deed, pay back taxes and liens, and get the mortgage holder to terminate the mortgage. Once NC acquires the property, they repair the home in order to sell, rent or donate it. Anne Griffin is the Managing Director of NC.

The Board of Directors of NC includes senior code compliance and neighborhood services professionals. A search of the Florida Division of Corporations website (www.sunbiz.org), listed Vorpagel as an Officer of NC. According to their website, NC has an affinity partnership with VacantRegistry.com (VPR) which is operated by FPRC.

It should be noted that an affinity partnership is defined as a licensing arrangement in which one company allows another company to use its brand (name, log, etc) and access to its audience to sell a product or service, in return for a royalty and/or a benefit to the audience.

The Palm Beach County Board of County Commissioners (PBCBCC) Agenda Item Summary from the October 18, 2011 meeting revealed that PBCBCC entered into a term contract with FPRC for mortgage foreclosure registration (contract submitted to file). A review of PBCBCC Contracts and Awards for Approval revealed on September 25, 2013, the FPRC term contract was renewed by the PBCBCC.

NC lists its principal address as 6767 Wickham Road, 4th Floor, Melbourne, FL. According to the Florida Division of Corporations website, FPRC lists the same address as NC; however their offices are located in Suite 500.

On April 3, 2013, I spoke with Rebecca Caldwell who informed me that she had been made aware of the situation involving Vorpapel on March 25, 2013. Caldwell stated that when she was notified of the allegations, she contacted Attorney Ottey. She was directed to collect additional documentation and forward it to Attorney Ottey in order for him to determine the appropriate agency to investigate the allegations. I asked Caldwell if she would provide me with all of the documentation that she had collected. She agreed and provided me with the following documents which are submitted to file:

1. Copies of emails from Vorpapel's official County email account
2. Palm Beach Post Article (August 21, 2012)
3. Palm Beach Post Article (February 5, 2013)
4. Article posted on Neighborhood Champions website (www.neighborhoodchampions.org)
5. Letter dated March 5, 2013 addressed to Gail Vorpapel from Ann Griffin
6. Articles of Incorporation of Neighborhood Champions
7. Articles of Incorporation of Federal Property Registry Corporation
8. Warranty Deed between Ron L. Sills Sr. and Paula K. Sills and Neighborhood Champions, Inc (Tortuga Dr. Property)
9. Palm Beach Code Enforcement Case Notes-4826 Tortuga Drive
10. Ch. 14- Palm Beach County Housing Code: Article I. Property Maintenance Code

A review of the emails provided by Caldwell showed on January 22, 2013, Vorpapel received an email from Thomas Darnell, VPR Managing Director, inviting her to attend a sales meeting scheduled to be held on January 31, 2013 in Melbourne, FL. The email also said that while in attendance at the sales meeting, NC could hold their first board meeting. VPR offered to pay for travel, food and lodging for Vorpapel.

On January 25, 2013, Vorpapel responded to Darnell's email indicating that she would be in attendance at the meeting scheduled for January 31st and she requested to bring Senior PBC Code Enforcement Officer Bobbi Boynton with her. She also sent an email to PBC Code Enforcement/Contractors Certification Director Kurt Eismann, requesting that she and Boynton be allowed to attend the VPR meeting. Vorpapel indicated in her email that VPR would pay for their lodging, travel and meals. She also requested that her time off be considered as training time.

It should be noted that all email communication regarding the VPR meeting was sent and received through Vorpapel's official County email address (gvorpapel@pbcgov.org).

I conducted a search of the Palm Beach County Human Resources Interface System (HRIS) in order to obtain copies of leave request for Vorpapel and Boynton for the date of the VPR meeting. My review revealed on February 1, 2013, Vorpapel was approved for a paid training day. Boynton was approved for a vacation day for the same date. A review of Vorpapel and Boynton's PZ&B Code Enforcement Bi-Weekly Attendance Summary for the period of January 26, 2013 thru February 8, 2013 reflected the same information contained in HRIS. Additionally, Vorpapel's Travel Justification Form states "the vacant registry company we contract with is offering training to all their communities on upgrades to the website. They are providing accommodations and meals during the training."

I reviewed the August 21, 2012 article printed in the Palm Beach Post (the Post) where Vorpapel is quoted as supporting the effectiveness of VPR. A February 5, 2013 article printed in the Post and on NC website stated that Vorpapel is, "working with a new non-profit group to stem the damage done by decaying homes." The article also

explains how the efforts of NC saved a home located on Tortuga Drive in suburban West Palm Beach. The article goes on to state that NC is informally linked to Melbourne-based VPR.

Further review of the emails provided by Caldwell revealed the following:

- November 15, 2012:** Boynton sends email to Vorpapel in reference to the property located at 4826 Toruga Drive. Boynton indicates that VPR is interested in acquiring the property.
- November 16, 2012:** Vorpapel sends email to Anne Griffin, Managing Director of Neighborhood Champions. Vorpapel asks Griffin if she had already forwarded the information regarding the Tortuga Drive property to NC. She states, "I thought this might be a good candidate for neighborhood champions." (It should be noted that the signature section of Griffin's email correspondence list the name of FPRC and their address. Griffin's email address is listed as agriffin@vacantregistry.com)
- November 17, 2012:** Griffin responded to Vorpapel and informed her that they have been working to gain ownership of the property located at Tortuga Drive and that they located the property owners. Griffin stated that they planned to pursue the homeowner in order to get them to relinquish the home to them.
- December 17, 2012:** Griffin sends a message to Vorpapel, subject: NC Prospect Properties. Griffin informed Vorpapel that were working with Wells Fargo to acquire 8 properties and the Tortuga property. She asked Vorpapel if any of the 8 properties had current code violation and she also requested an address for the owners of the Tortuga property (Stills family).
- Vorpapel responded to Griffin and provided her with a Code Enforcement Department spreadsheet which lists each of the 8 properties and her case notes. Vorpapel also indicated that they had no address for the Stills.
- January 4, 2013:** Thomas Darnell, Managing Director, vacantregistry.com, sent an email to NC and copied Vorpapel in reference to their acquisition of the property at Tortuga Drive. Darnell wrote, "I would like to congratulate Ron on a great job capturing our first Neighborhood Champions residential property." He also wrote, "I have spoke with Gail (Vorpapel) at the County and all of their liens will be released upon proof of ownership and transferred/attached to only the initial owners of record and their personal assets."
- January 7, 2013:** Vorpapel sends email to NC, subject: another candidate for neighborhood champions. Vorpapel wrote , "This is another one of those situations that falls through the cracks." Attached to the email was a letter addressed to Eismann from Robert T. Maguire regarding a property located at 6155 Birchtree Terrace, Lake Worth, FL.
- Griffin responds to Vorpapel's email thanking her for the information
- January 9, 2013:** Vorpapel sends an email to Griffin indicating that the County would hold off on the abatement of an unspecified property until she heard back from Griffin.
- January 16, 2013:** Griffin replies to Vorpapel, subject: another candidate for NC. Griffin wrote, "this property is scheduled for tax deed sale, any way you can find out when???"
- January 17, 2012:** Vorpapel replies to Griffin and stated "Ann, I searched the clerk's website in deeds for sale, and this property is not scheduled for sale. Sales are done online Wednesday 2 times a month."

Griffin replies to Vorpapel, "I know it's not scheduled, but the tax certificates are being taken care of by outside party if you have a contact in tax assessors office we can give them the info and they can start the process of foreclosure it will be 1 of the easiest routes..."

Vorpapel forward the information contained in the email conversation to Glenn Meeder, Collections Coordinator, PBC Financial Management and Budget. Vorpapel asks Meeder if he could assist in finding out when the tax sale is scheduled because she cannot locate the information.

Meeder replies to Vorpapel and explains the process. He also writes, "I have a call into the tax collector's office to find out who a good contact would be to get the contact information of the certificate holder."

January 28, 2013: Griffin sends Vorpapel an email requesting the status of a DRAFT proposal that would create a partnership between Palm Beach County and NC.

January 29, 2013: Vorpapel responds to Griffin informing her that the proposal has not been completed because there is a lot of "changing of the guards" taking place in her department however she planned to discuss it at the Board meeting.

February 5, 2013: Vorpapel sends an email to Griffin and copies Ronald Mulberry (rmulberry@vacantregistry.com), officer of FPRC, subject: a few more for NC to look at. Vorpapel informed Griffin that she mentioned one of the properties to Ron last night. The email contained a list of four properties and their status.

Griffin responds to Vorpapel and requests copies of the pictures from each property. She also informs Vorpapel that she will begin researching the properties.

Mulberry responds to Vorpapel, "that was a good meeting in Gramercy Park last night and great PR for Neighborhood Champions." He also wrote, "Last week you mentioned a non-profit that may offer free painting for Tortuga. Please provide me with the name of that group and we will reach out to them."

Vorpapel responds to Mulberry and informed him that the organization is paint your heart out and that she has already gotten the application. (It should be noted that paint your heart out is a community service program offered through Palm Beach County Solid Waste Authority which Vorpapel is also associated as part of her duties with PBC Code Enforcement).

A separate email transmission was also sent on this date from Griffin to Vorpapel requesting that she sign and return documents necessary to open a bank account for NC.

February 12, 2013: Griffin sent Vorpapel an email concerning NC co-branding with Palm Beach County. Mulberry and Darnell were also copied on the email.

Mulberry responds to the letter stating, "Letter is good, but wondering if referring to NC as "division" is appropriate?"

Darnell responds by stating, "agreed not a division."

Griffin responds stating, "well hopefully Gail (Vorpapel) has not sent the proposal up the food chain."

Vorpagel responds to all stating, "I received the letter and quickly reviewed it. I did catch the "d" word" (with a smiley face).

I reviewed a copy of the final letter addressed to Vorpagel from Griffin dated March 5, 2013. According to the language contained in the letter, NC "receives funding and managerial assistance from vacantregistry.com (Federal Property Registration Corporation)."

Following my review of the information obtained from Caldwell, I conducted a search of the HRIS system to obtain copies of Acknowledgement of Receipt of Palm Beach County Code of Ethic Training for both Vorpagel and Boynton. My search confirmed that Vorpagel received ethics training on October 5, 2011 and Boynton received training on September 14, 2011.

- **Additional Documents Submitted to File**

1. Copy of Neighborhood Champions homepage (www.neighborhoodchampions.org)
2. Copy of Florida Division of Corporations registration for NC, retrieved from: www.sunbiz.org
3. Copy of Neighborhood Champions Affinity Partnership page (www.neighborhoodchampions.org)
4. PBC Agenda Item Summary-October 18, 2011
5. Contract for Services between PBCBCC and FPRC dated October 18, 2011
6. PBCBCC Contracts and Awards for Approval
7. Copy of Florida Division of Corporations registration for FPRC, retrieved from: www.sunbiz.org

- **Applicable Law**

The Following section of the PBC Commission on Ethics Ordinance establishes jurisdiction in this investigation:

Sec. 2-254. Creation and jurisdiction.

The Palm Beach County Commission on Ethics (hereinafter "commission on ethics") is hereby established. The jurisdiction of the commission on ethics shall extend to *any person required to comply with the countywide code of ethics*, the county lobbyist registration ordinance, and the county post-employment ordinance... (Emphasis added)

The following portions of the PBC Code of Ethics ordinance are relevant to this Investigation:

Section 2-442. Definitions.

Official or employee means any official or employee of the county or the municipalities located within the county, whether paid or unpaid. The term "*employee*" includes but is not limited to all *managers, department heads and personnel of the county or the municipalities located within the county* ... (Emphasis added)

Sec. 2-443. Prohibited conduct.

- (a) An official or employee *shall not use his or her official position or office*, or take or fail to take any action, or influence others to take or fail to take any action, in a manner which he or she knows or should know with the exercise of reasonable care *will result in a special financial benefit, not shared with similarly situated members of the general public, for any of the following persons or entities*: (Emphasis added)
- (7) A civic group, union, social, charitable, or religious organization, or other not for profit organization of which he or she (or his or her spouse or domestic partner) is an officer or director.

- (f) *Accepting travel expenses. No official or employee shall accept, directly or indirectly, any travel expenses including, but not limited to, transportation, lodging, meals, registration fees and incidentals from any county or municipal contractor, vendor, service provider, bidder or proposer as applicable. The board of county commissioners or local municipal governing body as applicable may waive the requirements of this subsection by a majority vote of the board or local municipal governing body. The provisions of this subsection shall not apply to travel expenses paid by other governmental entities or by organizations of which the county or municipality as applicable is a member if the travel is related to that membership. (Emphasis added)*
- (I) *Disclosure or use of certain information. A current or former official or employee shall not disclose or use information not available to members of the general public and gained by reason of his or her official position, except for information relating exclusively to governmental practices, for his or her personal gain or benefit or for the personal gain or benefit of any other person. (Emphasis added)*

The inquiry revealed that Vorpapel is an officer of Neighborhood Champions (NC), a non-profit organization that researches the ownership and mortgage trail of abandoned homes, attempts to obtain the deed, pay back taxes and liens, and get the mortgage holder to terminate the mortgage. Once NC acquires the property, they repair the home in order to sell, rent or donate it. Anne Griffin is the Managing Director of NC. Documentary evidence revealed that NC has an established affinity partnership with vacantregistry.com (VPR) which is operated by Federal Property Registry Corporation. According to documentation sent to Vorpapel by Griffin, NC, "receives funding and managerial assistance from vacantregistry.com (Federal Property Registration Corporation)."

Palm Beach County Board of County Commission (PBCBCC) Agenda Item Summary for the October 18, 2011 meeting revealed that PBCBCC has entered into a contract for services with Federal Property Registration Corporation (FPRC).

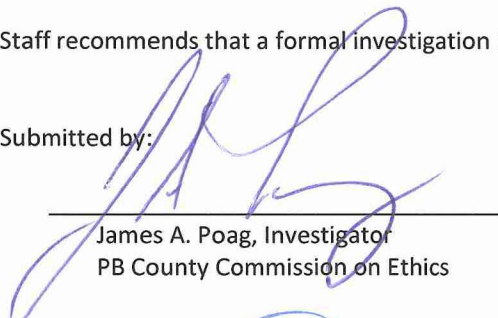
A review of emails from Vorpapel's official county email address and information from PBC HRIS system revealed that Vorpapel and fellow code enforcement officer Bobbi Boynton attended a meeting on February 1, 2013, in which their travel expenses were paid for by VPN, a vendor of the County.

A review of Vorpapel's emails revealed that she may have used her official position as a Senior Code Enforcement Officer to provide information not available to the public to NC in violation of Section 2-443 (I) *Disclosure or use of certain information* of the Palm Beach County Code of Ethics. Documentary evidence also revealed that she may have used this same "inside" information to steer foreclosed properties to the same non-profit organization of which she is a board member.

Based on the information obtained from the anonymous letter, considered in concert with the documentary evidence obtained during this inquiry, there is legal sufficiency to open an investigation into this matter.

Staff recommends that a formal investigation be commenced.

Submitted by:


James A. Poag, Investigator
PB County Commission on Ethics


Date

Reviewed by:


(Initials)


Date

PALM BEACH COUNTY COMMISSION ON ETHICS

MEMORANDUM OF LEGAL SUFFICIENCY

To: Palm Beach County Commission on Ethics
From: Steven P. Cullen, Executive Director
Re: AN 13-008 – Gail James (Vorpapel), Palm Beach County Senior Code Enforcement Officer

- **Recommendation**

Regarding the Complaint against Respondent, Gail James (Vorpapel), Senior Palm Beach County Code Enforcement Officer, COE staff recommends a finding of **LEGAL SUFFICIENCY** be entered in complaint number C13-001.

Legal sufficiency exists where there is an allegation of a violation of an ordinance within the jurisdiction of the Ethics Commission, purportedly committed by an individual within the authority of the Ethics Commission, based upon facts which have been sworn to by a material witness or witnesses, and if true would constitute the offenses alleged, relating to a violation occurring after the effective date of the code, and filed with the Ethics Commission within two years of the alleged violation.

- **Background**

This matter came to the attention of Commission on Ethics staff via an anonymous letter dated March 23, 2013. According to the letter, a Palm Beach County Code Enforcement employee accepted prohibited travel expenses from a County vendor. The letter also alleges that this same employee is an officer of a non-profit organization that receives business from the previously mentioned County vendor.

During his initial inquiry Commission on Ethics (COE) Investigator James Poag was able to establish that PBC Planning, Zoning & Building (PZ&B) Director Brenda Conner, who has supervision authority over the Code Enforcement Division, had established that the Code Enforcement employee in question was Senior Code Enforcement Officer Gail James (Vorpapel), and herein after referred to as Respondent. Respondent changed her name from Gail Vorpapel to Gail James on April 20, 2013, due to her recent marriage. Respondent has been employed with Palm Beach County since 1981.

The information concerning the allegations listed in the anonymous letter and the identity of Respondent were also made available to PZ&B Executive Director Rebecca Caldwell. It was then passed on to county Human Resources Director Wayne Condry and Assistant County Attorney David Ottey for review. David Ottey was in the process of collecting additional information in order to establish the appropriate agency to conduct an investigation when contacted by Investigator Poag.

- **Initial Inquiry**

The initial inquiry established that Respondent was an employee of Palm Beach County, and thus was under the jurisdiction of the COE, as well as the Palm Beach County Code of Ethics as of June 1, 2010. Further, through the use of both sworn interviews of witnesses and documentary evidence, Investigator Poag was able to establish the following facts:

- That Respondent is an officer or director of Neighborhood Champions, Inc. (Neighborhood Champions), a registered not for profit Florida corporation that researches the ownership and mortgage trail of abandoned homes, attempts to obtain the deed, pay back taxes and liens, and get the mortgage holder to terminate the mortgage. Once NC acquires the property, they repair the home in order to sell, rent or donate it.

- That Neighborhood Champions has an established affinity partnership¹ with vacantregistry.com which is listed on its website as a “business unit of Federal Property Registry Corporation.”
- That Federal Property Registry Corporation became a vendor of Palm Beach County on October 18, 2011, when a contract for Federal Property Registry Corporation to provide services to the county was approved at a meeting of the Board of County Commissioners.
- That Neighborhood Champions Manager Anne Griffin, stated in an email to Respondent that Neighborhood Champions, “receives funding and managerial assistance from vacantregistry.com.”
- That Respondent submitted a request to her supervisor to be allowed to attend an out-of-town training session given by the vacant registry company (vacantregistry.com), to learn about updates to their website, and that the company was paying for accommodations and meals for the trip.
- That Respondent and another Code Enforcement Officer attended this training, may have accepted travel expenses for this trip from Federal Registry Property Corporation, a vendor of the county, and Respondent attended a Neighborhood Partners board meeting held at this same location and time frame.
- That documentary evidence exists to believe that Respondent also may have disclosed certain non-public information obtained in the course of her duties as a code enforcement officer to Neighborhood Partners to assist them in their mission.

- **Applicable law**

As a Palm Beach County employee, Respondent is subject to the provisions of the revised Palm Beach County Code of Ethics (the Code), as of June 1, 2010, when all county officials and employees came under the jurisdiction of the Commission on Ethics and the Code, based on Section 2-254, *Creation and jurisdiction*, of the Palm Beach County Commission of Ethics Ordinance.

The following sections of the Palm Beach County Code of Ethics are relevant to this inquiry.

Sec. 2-442. Definitions.

Official or employee means any official or employee of the county or the municipalities located within the county, whether paid or unpaid. The term “employee” includes but is not limited to all managers, department heads and personnel of the county or the municipalities located within the county ... (Emphasis added)

Sec. 2-443. Prohibited conduct.

- (a) An official or employee *shall not use his or her official position or office*, or take or fail to take any action, or influence others to take or fail to take any action, in a manner which he or she knows or should know with the exercise of reasonable care *will result in a special financial benefit, not shared with similarly situated members of the general public, for any of the following persons or entities:* (Emphasis added)
- (7) A civic group, union, social, charitable, or religious organization, or other not for profit organization of *which he or she (or his or her spouse or domestic partner) is an officer or director.* (Emphasis added)
- (f) *Accepting travel expenses. No official or employee shall accept, directly or indirectly, any travel expenses including, but not limited to, transportation, lodging, meals, registration fees and incidentals from any county or municipal contractor, vendor, service provider, bidder or proposer as*

¹ Affinity Partnerships consist of two parties. The first party known as the ‘affinity group’; seeks to add value to its existing customers, members or donors by promoting products and services they don’t currently sell, for example financial services. The second party known as the ‘product supplier’; seeks to acquire new customers by using the strength of another organization’s relationship with its customers, through which to distribute its product or service. *Wikipedia Online Encyclopedia, (www.wikipedia.org).*

applicable. The board of county commissioners or local municipal governing body as applicable may waive the requirements of this subsection by a majority vote of the board or local municipal governing body. The provisions of this subsection shall not apply to travel expenses paid by other governmental entities or by organizations of which the county or municipality as applicable is a member if the travel is related to that membership. (Emphasis added)

- (i) *Disclosure or use of certain information*. A current or former official or employee shall not *disclose or use information not available to members of the general public and gained by reason of his or her official position*, except for information relating exclusively to governmental practices, for his or her personal gain or benefit or for the personal gain or benefit of any other person. (Emphasis added)


Based in the information uncovered in the initial inquiry, there is legally sufficient information to establish that Respondent acted in a manner that may have violated Section 2-443 (a)(7), in that she used information obtained during the course of her employment as well as using county resources to benefits a non-profit organization of which she was an officer or director. Further, Respondent may have accepted prohibited travel expenses from a county vendor in violation of Section 2-443(f) by allowing Federal Property Registration Corporation to pay all or a portion of her out-of-town training expenses. And that Respondent may have disclosed for the benefit of Neighborhood Champions, certain non-public information she obtained from her employment to benefit Neighborhood Champions and/or Federal Property Registration Corporation.

- **Conclusion**

The sworn testimony of material witnesses as well as documentary evidence obtained during Inquiry does allege sufficient facts that if true would constitute a violation of the Palm Beach County Code of Ethics Section 2-443(a)(7), *Misuse of public office or employment*, and Section 2-443(f), *Accepting travel expenses* and Section 2-443(i), *Disclosure or use of certain information*.

Therefore, there is **LEGAL SUFFICIENCY** to open a formal investigation into these matters.

BY:



Steven P. Cullen, Executive Director
Florida Bar No. 362204
Commission on Ethics

4/26/13

Date



PALM BEACH COUNTY COMMISSION ON ETHICS

2633 Vista Parkway, West Palm Beach, Florida 33411

Hotline: 877-766-5920 or 561-233-0724

COMPLAINT FORM

1. Complainant

Name: Steven P. Cullen E-Mail: ethics@palmbeachcountyethics.com
Address: 2633 Vista Parkway
City: West Palm Beach, FL Zip Code: 33411
Phone No #: 561-233-0724

2. Respondent

Name: Gail James (Vorpapel) E-Mail: gvorpapel@pbcgov.org
Address: 2300 North Jog Road
City: West Palm Beach, FL Zip Code: 33411
Home #: _____ Work #: 561-233-5507 Cell #: 561-662-9342
Title/Office Held or Sought: Senior Code Enforcement Officer

3. IF KNOWN, CHECK THE BOX OR BOXES THAT APPLY

- ☒ Allegation is against person in County/Municipal Government
☐ Allegation is about County/Municipal Whistleblower Retaliation
☐ Allegation is against a Vendor, Lobbyist, or a Principal of a Lobbyist

4. STATEMENT OF FACTS ATTACHED

Exhibit 1 – Memorandum of Inquiry
Exhibit 2 – Memorandum of Legal Sufficiency
Exhibit 3 – Supporting Documentation

5. OATH

STATE OF FLORIDA
COUNTY OF PALM BEACH

Personally known to me and appeared before me, Steven P. Cullen, Executive Director of the Palm Beach County Commission on Ethics, whose signature appears below, being duly sworn, says that the allegations set forth in this complaint are based upon facts which have been sworn to as true by a material witness or witnesses and which if true would constitute the offenses alleged and that this complaint is instituted in good faith. Signed and sworn to on this 26th day of April, 2013.



GINA LEVESQUE
MY COMMISSION # EE 207356
EXPIRES: July 17, 2016
Bonded Thru Budget Notary Services

Steven P. Cullen
Steven P. Cullen, Executive Director

Gina Levesque
(Signature of Notary Public, State of Florida)

(Print, Type, or Stamp Commissioned
Name of Notary Public)

PALM BEACH COUNTY COMMISSION ON ETHICS
MEMORANDUM OF INVESTIGATION

To: Steven P. Cullen, Executive Director
From: James A. Poag, Investigator
Re: C13-011-Gail James (Vorpapel)

- **Background**

This matter came to the attention of Commission on Ethics staff via an anonymous letter dated March 23, 2013. The inquiry revealed that Gail James (Vorpapel), Sr. Code Enforcement Officer (Respondent), Palm Beach County Code Enforcement Division, was the subject mentioned in the anonymous complaint. Based on the information obtained during the inquiry, on April 26, 2013, a formal complaint was filed against the Respondent by Steven P. Cullen, Executive Director, Palm Beach County Commission on Ethics. The Memorandum of Inquiry as filed under case number AN13-008 is incorporated by reference. All information and evidence obtained during the initial inquiry is also incorporated by reference into this Memorandum of Investigation.

- **Investigation**

Based on the documentary evidence contained in AN13-008, I determined that interviews needed to be conducted with several County staff members.

- **Sworn Statement: Glen Meeder, Collections Coordinator, PBC Office of Financial Management & Budget**

On April 9, 2013, Glenn Meeder was interviewed at the Palm Beach County Governmental Center located at 301 N. Olive Ave, West Palm Beach, FL 33411. The interview was recorded and Meeder was placed under oath. No other persons were present during this interview.

I asked Meeder if his office had any involvement with the foreclosure registry in which Palm Beach County Government currently contracts with Federal Property Registry Corporation (FPRC) to operate. Meeder explained that his office is not directly involved with the foreclosure registry and that Planning and Zoning Code Enforcement (PBCCE) was the department responsible for dealing with that project. He went on to explain that the foreclosure registry was a tool used by PBCCE in order to identify the owners of foreclosed properties that have been abandoned. Then I asked Meeder if he knew who Neighborhood Champions (NC) was. He stated that he believed, from a meeting the he had with NC that they are affiliated with FPRC. Meeder explained that it was his understanding the NC would track down the missing property owners in order to acquire the property and rehabilitate them so that they could be placed into the real estate market.

I asked Meeder if he was familiar with the process that NC uses in order to acquire these foreclosed properties. Meeder explained if NC wanted to acquire a property, they would work with the bank and the homeowner in order to negotiate a deal. He also explained that NC would attempt to acquire a property once it's in distress through the acquisition of several code enforcement violations in addition to pending foreclosure. Meeder stated that if the County has lien on the property for code violations and the bank forecloses on the property, the County lien is wiped out and the County recoups nothing. According to Meeder, the banks would rather broker a deal with an agency like NC as opposed to foreclosing on the property, therefore if the mortgage is still on the property, NC has to come to the County in order to negotiate a settlement on the code fines.

Then I asked Meeder if his department was responsible for handling the collection of the code fines. He said, "Yes," and explained that there is a process that involves a special magistrate to determine the amount of the lien. According Meeder once the lien comes to his office for collection, the avenue for appeal to the special magistrate lien is gone, unless code enforcement requests that the lien be sent back their office due to special circumstances. I asked Meeder if he knew Respondent, Gail James (Vorpapel). He stated that he knew her and that she was a Code Enforcement Supervisor. Then I asked him if Respondent was one of the contact persons he worked with in

resolving the code enforcement liens. He replied "no," and explained that Respondent may participate in some meetings however, it would be the Director of Code Enforcement that would make the determination about settling the lien. Meeder also explained that Respondent would be in the best position to know exactly what was wrong with the property and what would be needed in order to settle the lien. Then I asked Meeder if he was aware of Respondent's involvement with NC. He stated that he knew that they (NC) talked with Respondent and the reason he knew this was because they had a meeting over at PBCCE regarding a specific property that was a hardship story. It should be noted that the property Meeder is referring to is located at 4826 Tortuga Drive, West Palm Beach, FL.

My line of questioning then changed direction and I asked Meeder about a January 17, 2013 email exchange in which Respondent asked him if he could assist in finding out when the tax sale is scheduled because she could not locate the information. I allowed Meeder to review a copy of the email. Following his review of the email I asked him to explain to me the content of this email exchange. Meeder explained that any property that is coming up for a tax deed sale will be listed in the Palm Beach County Clerk's database. According to Meeder, the information is available on-line to the public. He stated in this particular situation, he had some friends over in the PBC Tax Collectors office so he placed a call to get the information. I asked him if this was something that he does on a regular basis a part of his job duties. He replied, "No," and explained that it was a one-time deal that came through NC who wanted to restore the property, so he just called to see if the Tax Collector had any information that could assist them in acquiring the property.

End of Interview

- **Sworn Statement: Brenda Conner, Director of Administration, PBC Planning, Zoning, & Building Department Administration (PZ&B)**

On April 15, 2013, Brenda Conner was interviewed at the Palm Beach County Planning, Zoning, & Building Department Administration building located at 2300 N. Jog Rd., West Palm Beach, FL 33411. The interview was recorded and Conner was placed under oath. No other persons were present during this interview.

According to Conner, she is responsible for all of the human resource functions within the department. She also serves as the HR liaison between PZ&B and PBC Human Resources Department. I asked Conner when she was made aware that Respondent was a board member of NC. She stated on March 20, 2013 she was notified by another Code Enforcement employee that Respondent was a board member for a non-profit organization called Neighborhood Champions that is affiliated with FPRC. Conner stated that once she received the information, she immediately notified Rebecca Caldwell, Executive Director PZ&B. Conner and Caldwell began to investigate Respondent's emails and felt that there was some suspicious activity taking place and at that time they referred the documents over to the Palm Beach County Commission on Ethics (COE).

Then I asked Conner to explain Respondent's job duties. She stated that she is not intimately involved with Respondent's job duties, however, Kurt Eismann, Director of Code Enforcement would be better suited to provide the details. However, Conner explained that Respondent is the contact person for the foreclosure registry (FPRC). Conner also stated from reviewing Respondent's emails she noticed that Respondent is the first person notified when a property is listed as a foreclosure.

I asked Conner if she could confirm Respondent's attendance to a training held on February 1, 2013 hosted by a County vendor (FPRC). Conner stated that she was aware that Respondent attended the training and that she was approved to take a training day to attend. According to Conner, she along with Eismann approved Respondent's training request, however, at the time she signed the request; she did not notice that the vendor was responsible for the travel expenses. Conner admitted that it was an oversight on her part. She stated that she was under the assumption that the County was paying for Respondent's travel.

Then I asked Conner if she was aware that Bobbi Boynton, Senior Code Enforcement Officer also attended the training with Respondent. She stated that she knew that request had been made for Boynton to attend the training, however, the request was denied. According to Conner, Boynton took an approved vacation day for the date of the training; however, she could not confirm whether or not she attended.

I asked Conner if she could explain how vacantpropertyregistry.com (VPR) was associated with FPRC. According to Conner, she believed that VPR is a sub company of FPRC. Conner stated that during her review of Respondent's email exchanges, she noticed that each of the persons communicating with Respondent's email address were associated with vacantregistry.com.

End of Interview

- **Sworn Statement: Kurt Eismann, Director, PBC Code Enforcement Division**

On April 16, 2013, Kurt Eismann was interviewed at the Palm Beach County Planning, Zoning, & Building Department Administration building located at 2300 N. Jog Rd., West Palm Beach, FL 33411. The interview was recorded and Eismann was placed under oath. No other persons were present during this interview.

I asked Eismann if he was aware that Respondent was a board member of NC. According to Eismann in approximately February 2013, Respondent approached him about attending a training hosted by NC. At the time she informed him she along with other municipal employees were being offered training. Then I asked Eismann who was responsible for paying for the training. He stated that it was his understanding the County would allow Respondent to take paid County time to attend and that the County would be responsible for her transportation. Eismann stated that the non-profit (NC) would be providing the room. Then I asked Eismann if it was his understanding that the non-profit (NC) was paying for lodging and not the vendor (FPRC). He stated "that's correct." I asked Eismann if he reviewed the travel request prior to signing. I advised him that the travel request clearly indicated that the vendor would be responsible for paying for lodging, travel and meals. Eismann stated that from his understanding it was unclear as to who was responsible for paying for the training. He also stated, "I probably should have asked more questions. I may have been in a rush when I signed the request."

Eismann also explained that a request was made by Boynton to also attend the training, however, that request was denied. According to Eismann, Boynton took an approved vacation day to attend the training. Then I asked if he knew that the vendor paid for Boynton's travel. He stated that he did not know. She was on vacation and he believed that she took her personal vehicle.

Then I asked Eismann if he could explain the relationship between FPRC and VPR. Eismann stated that he believed that FPRC is operated by VPR; however, he didn't know very much about FPRC, and that's why he wanted to send an employee to the training to obtain more information. Then I asked if NC was involved with FPRC/VPR. He stated that he didn't know. I asked Eismann if he was aware that the Respondent was a board member of NC at the time he approved her to attend the training. He replied, "No, I was not," and explained that he did not become aware of it until sometime after she returned from the training. According to Eismann after returning, Respondent informed him that she had been asked to become a board member for NC. He stated that he advised her that it would probably be inappropriate and to stay away from it because of the implications.

Then I asked Eismann to explain Respondent's job duties. He stated that she is a Senior Code Enforcement Officer and she assists him in his duties with code enforcement. She is also the lead person/liaison between Palm Beach County and VPR. Then I asked him to describe her tasks as related to VPR. He explained that she assists with training of other officers, is the contact person for properties with issues, and any kind of issues the officers may encounter with properties listed on the registry. I asked if Respondent's duties would include recommending properties for acquisition to non-profit agencies such as NC. He stated, "I don't believe so." Then I asked, as her supervisor did he believe that it was appropriate for Respondent to recommend properties to NC for their program. He replied, "Most likely not."

End of Interview

- **Sworn Statement: Rebecca Caldwell, Executive Director, PBC Planning, Zoning, & Building Department Administration (PZ&B)**

On April 16, 2013, Rebecca Caldwell was interviewed at the Palm Beach County Planning, Zoning, & Building Department Administration building located at 2300 N. Jog Rd., West Palm Beach, FL 33411. The interview was recorded and Caldwell was placed under oath. No other persons were present during this interview.

According to Caldwell she was notified by Conner about Respondent's involvement with NC. Caldwell stated that upon being notified by Conner, she immediately took the situation to Verdenia Baker, Deputy County Administrator. She stated that she was advised by Baker to pull Respondent's emails and to discuss the situation with David Ottey, Assistant County Attorney to determine the appropriate agency to investigate the allegations.

Caldwell explained that the current Director of Code Enforcement is scheduled to retire in approximately two weeks. In early March 2013, Respondent came to her to discuss the possibility of her filling the vacancy. During their conversation, Respondent gave her a copy of the newspaper article in which she spoke about NC. Caldwell stated that she admonished Respondent and told her that she had gone over the line and that she should never have given any agency an endorsement on behalf of the County. According to Caldwell Respondent also provided her with a letter from NC seeking to partner with the County and use its logo on their material (letter submitted to inquiry file). Caldwell stated that she told Respondent that she would review it; however, she did not go into great detail with Respondent.

Caldwell also stated that a review of Respondent's email revealed an email exchange that referenced the letter. According to Caldwell, she found the exchange very troubling because in the emails there was some concern about referencing NC as a division of FPRC/VPR. Caldwell described the exchange between Respondent and NC as "childlike." She also stated that it appeared like they were attempting to hide something in the re-write of the letter by not referring to NC as a division of FPRC/VPR.

Then I asked if she could clarify the relationship between FPRC and VPR. According to Caldwell, VPR is a subsidiary of FPRC. She went on to explain that the business conducted in emails between Respondent and other individuals were on behalf of NC, all of the email addresses of the other individuals are vacantpropertyregistry.com. Caldwell also expressed her concern over the incestuous relationship of the organizations.

End of Interview

- **Sworn Statement: Bobbie Boynton, Sr. Code Enforcement Officer, PBC Code Enforcement Division**

On April 24, 2013, Bobbie Boynton was interviewed at the Palm Beach County Commission on Ethics office located at 2633 N. Vista Parkway, West Palm Beach, FL 33411. The interview was recorded and Boynton was placed under oath. No other persons were present during this interview.

According to Boynton she and the Respondent are co-workers. Boynton stated that she recently became aware that the Respondent was on the Board of Directors for NC.

Then I asked Boynton to explain the purpose of the federal property registry and how it's used in the performance of her job. Boynton explained that the federal property registry is used to enter properties that are in foreclosure or about to be foreclosed into a central database. The database provides the contact information of the bank or property owner. The code enforcement officer uses that information to contact the responsible property in order to notify them of violations and other property issues. Then I asked Boynton, if her duties required her to recommend properties to non-profit agencies such as NC for rehabilitation. She replied, "No, not that I'm aware of."

Then I asked Boynton about the vacation day that she took on February 1, 2013. According to Boynton, she took the day off to attend training with Respondent regarding changes to the VPR website. Boynton stated that Respondent asked her to attend the training with her because Respondent's husband was unable to attend. Boynton stated the reason she attended was because she had little knowledge of how to utilize the VPR website. I asked Boynton if she lodged with Respondent during the training and if those accommodations were paid for by the vendor (FPRC/VPR). She stated that she did lodge with Respondent; however, at the time she had no

knowledge that the vendor was paying for their accommodation. Boynton said that she thought that Respondent paid for their accommodations with her Discover card.

According to Boynton, she took a vacation day to attend and that the County did not pay anything for her. She stated that her request to use a training day was denied; however Respondent was approved by their Director to use a County paid training day, so she believed that it was ok for her to attend the training on her own time using a vacation day. I asked Boynton, what took place at the training. She stated that they attended training on the changes to the VPR website, and following the training NC held a board meeting which she did not attend. I asked if Respondent attended the meeting, and she said "Yes." Boynton was adamant that she did not know that the vendor was paying for their accommodations and that she would not have attended if she did.

End of Interview

- **Sworn Statement: Gail James (Vorpapel), Sr. Code Enforcement Officer, PBC Code Enforcement Division**

On April 25, 2013, Gail James (Vorpapel) was interviewed at the Palm Beach County Commission on Ethics office located at 2633 N. Vista Parkway, West Palm Beach, FL 33411. The interview was recorded and Respondent was placed under oath. No other persons were present during this interview.

Prior to the start of the interview, Respondent confirmed that she had been recently married and that her last name was no longer Vorpapel. Respondent stated that James was her legal last name and that it had been changed in Palm Beach County HRIS system just a few days prior to the interview.

I asked Respondent to explain her involvement with NC. According to Respondent, she was currently a board member of NC. Then I asked Respondent to explain what NC does. According to Respondent, they assist communities in dealing with foreclosed properties by acquiring those vacant or abandoned properties and rehabilitating them for re-sale, rental or to be donated. I asked Respondent how long she had been involved with NC as a board member and she replied, "For a few months now."

Then I asked Respondent if she could explain how NC was affiliated with VPR. She stated that VPR is a sponsor for NC. According to Respondent, VPR loaned NC the start-up capital to fund the organization. I asked if VPR was associated FPRC. She replied, "It's the same thing."

I asked Respondent to explain her duties as the liaison for PBCCE and VPR. She explained that she is notified of all the foreclosure filings that are entered into the system by Code Enforcement staff and she maintains a folder of all the information. She also stated that she is responsible for maintaining the VPR database and providing training to other staff members. Then I asked if her duties included recommending foreclosed properties organizations for acquisition and rehabilitation. She replied, "No." I specifically asked if she recommended any properties to NC. She stated that she didn't make any recommendations; however, during a meeting she did mention a house to NC that was located in Gramercy Park. It should be noted that the house the Respondent is referring to is at 4826 Tortuga Drive, West Palm Beach, FL.

Then I asked Respondent if she had recommended any other properties to NC. Initially, she denied making any other recommendations, however when confronted with email documentation that shows she recommended four other properties to NC, Respondent stated that she did recommend a property located at 6155 Birchtree Terrace, Lake Worth, FL listed on a January 7, 2013 email communication. Additional email documentation revealed that Respondent also recommended additional properties listed in email communications sent on December 17, 2012 and February 5, 2013. Again, I asked Respondent if she sent recommendations to any agencies other than NC. She stated that she only sent recommendations to NC, because they are the only organization that she is aware of that provides the rehabilitation services.

Then I asked Respondent if she attended training on February 1, 2013 hosted by VPR. She said that she did, in fact, attend the training and confirmed Boynton's attendance. I asked Respondent to explain the purpose of the training. She stated that it was to provide VPR users information about the changes to their website. Then I asked Respondent who was responsible for paying for lodging and other accommodations. According to Respondent her accommodations were paid by VPR. Then I asked Respondent if any other activities took place during the training.

Respondent stated that following the training, NC held a board meeting where she had an opportunity to meet the other board members from throughout the state. I asked Respondent if she was aware that the Palm Beach County Code of Ethics prohibits employees from accepting travel expenses from vendor of the County unless the County Commission waives that prohibition. She replied, "I am now." Then I asked Respondent to verify the signature affixed to a Palm Beach County Ethics Training Acknowledgement form dated October 5, 2011. Respondent reviewed the document and verified that the signature belonged to her.

Then I asked Respondent if NC attempted to partner with the County. She stated that there was an attempt to co-brand with the County and that she presented the letter to Caldwell; however, she did not know the status. I asked Respondent to explain her involvement in the request from NC, particularly the development of the request letter. Initially, she denied any involvement in developing the letter until confronted with email documentation. I showed Respondent a copy of an email transmission dated February 12, 2013, in which Respondent and several member of NC discussed the language that should be contained in the letter. At that time Respondent confirmed that she was asked to review the letter and provide her input concerning how to describe the relationship between VPR and NC.

Then I asked Respondent about an email dated February 5, 2013, in which she was asked to execute documents that would allow NC to open a bank account. Specifically, I asked Respondent if this was part of her official job duties. She replied, "No, I forwarded that email to my personal email account."

End of Interview

- **Documents Submitted to File**

1. All documents are submitted via AN13-008

- **Applicable Law**

The Following section of the PBC Commission on Ethics Ordinance establishes jurisdiction in this investigation:

Sec. 2-254. Creation and jurisdiction.

The Palm Beach County Commission on Ethics (hereinafter "commission on ethics") is hereby established. The jurisdiction of the commission on ethics shall extend to *any person required to comply with the countywide code of ethics*, the county lobbyist registration ordinance, and the county post-employment ordinance... (Emphasis added)

The following portions of the PBC Code of Ethics ordinance are relevant to this Investigation:

Section 2-442. Definitions.

Official or employee means any official or employee of the county or the municipalities located within the county, whether paid or unpaid. The term "*employee*" includes but is not limited to all *managers, department heads and personnel of the county or the municipalities located within the county* ... (Emphasis added)

Sec. 2-443. Prohibited conduct.

- (a) An official or employee *shall not use his or her official position or office*, or take or fail to take any action, or influence others to take or fail to take any action, in a manner which he or she knows or should know with the exercise of reasonable care *will result in a special financial benefit, not shared with similarly situated members of the general public, for any of the following persons or entities*: (Emphasis added)

(7) A civic group, union, social, charitable, or religious organization, or other not for profit organization of which he or she (or his or her spouse or domestic partner) is an officer or director.

(f) *Accepting travel expenses.* No official or employee shall accept, directly or indirectly, any travel expenses including, but not limited to, transportation, lodging, meals, registration fees and incidentals from any county or municipal contractor, vendor, service provider, bidder or proposer as applicable. The board of county commissioners or local municipal governing body as applicable may waive the requirements of this subsection by a majority vote of the board or local municipal governing body. The provisions of this subsection shall not apply to travel expenses paid by other governmental entities or by organizations of which the county or municipality as applicable is a member if the travel is related to that membership. (Emphasis added)

(l) *Disclosure or use of certain information.* A current or former official or employee shall not disclose or use information not available to members of the general public and gained by reason of his or her official position, except for information relating exclusively to governmental practices, for his or her personal gain or benefit or for the personal gain or benefit of any other person. (Emphasis added)

- **Summary of Investigation**

The investigation revealed that Respondent is a registered officer of Neighborhood Champions (NC), a non-profit organization that researches the ownership and mortgage trail of abandoned homes, attempts to obtain the deed, pay back taxes and liens, and get the mortgage holder to terminate the mortgage. Documentary evidence and witness testimony confirmed that Federal Property Registry Corporation (FPRC) operates Vacant Property Registry (VPR).

According to Palm Beach County Board of County Commission (PBCBCC) Agenda Item Summary for the October 18, 2011 meeting, PBCBCC entered into a contract for services with Federal Property Registration Corporation (FPRC).

Respondents sworn statement confirmed the she accepted travel expensed from FPRC/VPR to attend training held of February 1, 2013 in violation of Section 2-443 (f) *Accepting travel expenses*, of the Palm Beach County Code of Ethics (the Code). Witness testimony also revealed during this training in which the Respondent used a pre-approved paid training day, she also participated in a NC board meeting.

Documentary evidence and witness testimony revealed that Respondent misused her official position as a Senior Code Enforcement Officer to provide information not available to the public to NC and also steer foreclosed properties to the same non-profit organization of which she is a board member in violation of Section 2-443 (a)(7) *Prohibited Conduct* & (l) *Disclosure or use of certain information* of the Code.

Submitted by:


James A. Poag, Investigator
PB County Commission on Ethics


Date

Reviewed by:


(Initials)


Date

PALM BEACH COUNTY/CONTRACTS AND AWARDS FOR APPROVAL
BOARD OF COUNTY COMMISSIONERS MEETING DATE OF
09/25/12

P. Foreclosure

Contractor(s)	Project	Contract Amount SBE / M/WBE Amount	Department(s) or Division(s) Accounting Line(s)	Executor	Minutes #
EXHIBIT C					
Federal Property Registration Corp.	Renewal of term contract for mortgage foreclosure registration for the period of 10/01/2012 through 09/30/2013 per master Agreement #100091A.	\$1,400,000.00 Estimated Revenue \$ 700,000.00 (50% retained by Consultant) SBE: \$0	Planning, Zoning and Building 1402-600-6241-6990	Scarlett	

This revenue generating contract has generated \$1,427,250 (\$142,725/month) during the previous ten (10) months of the current twelve (12) month term contract, of which the County has received \$713,625 (50%) and the consultant retained \$713,625 (50%). Based upon historical usage and a fee of \$150 per applicant as specified in Palm Beach County Ordinance No. 2011-015, \$1,400,000 in revenue is anticipated to be generated during this twelve (12) month renewal term. Of this amount, the consultant will retain \$700,000 (50%) and remit \$700,000 (50%) to the County. This estimate is based on the number of vacant foreclosed properties in unincorporated Palm Beach County. This purchase is off the City of Jacksonville Agreement #P-46-10. This term contract has one (1) renewal remaining. Awardee is located outside Palm Beach County in the city of Melbourne, Florida. There is no SBE currently certified for this commodity or service.

EXHIBIT D					
Precision Contracting Services, Inc.	Increase and extension of term contract for fiber optic network cabling for the period 01/18/2012 through 01/17/2013 per Master Agreement #950433A.	Increased Amount: \$ 665,000.00 Total with Increase: \$ 1,877,000.00 SBE: \$0	Countywide	Scarlett	

The County has encumbered \$783,500 (\$104,500/month) during the previous seven and a half (7.5) months of the current nine (9) month term contract, which includes a three (3) month extension pursuant to the Purchasing Director's authority. ISS is requesting an additional contract extension of three (3) months, or award of new contract, whichever occurs first, and an increase of \$665,000 over the previous authorized amount of \$1,212,000 in order to continue currently scheduled and upcoming fiber optic projects while a new bid is re-solicited, evaluated, and awarded. Awardee is located in Palm Beach County. This purchase is off Martin County Solicitation #2011-2385. There is no SBE currently certified for this commodity or service.



Next event in: () 00

[\(HTTP://NEIGHBORHOODCHAMPION](http://neighborhoodchampions.org/)

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[NEWS \(HTTP://NEIGHBORHOODCHAMPIONS.ORG/?PAGE_ID=11\)](http://neighborhoodchampions.org/?page_id=11)

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COMMUNITY

COMMUNITY

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OUR PROGRAMS

HOAP

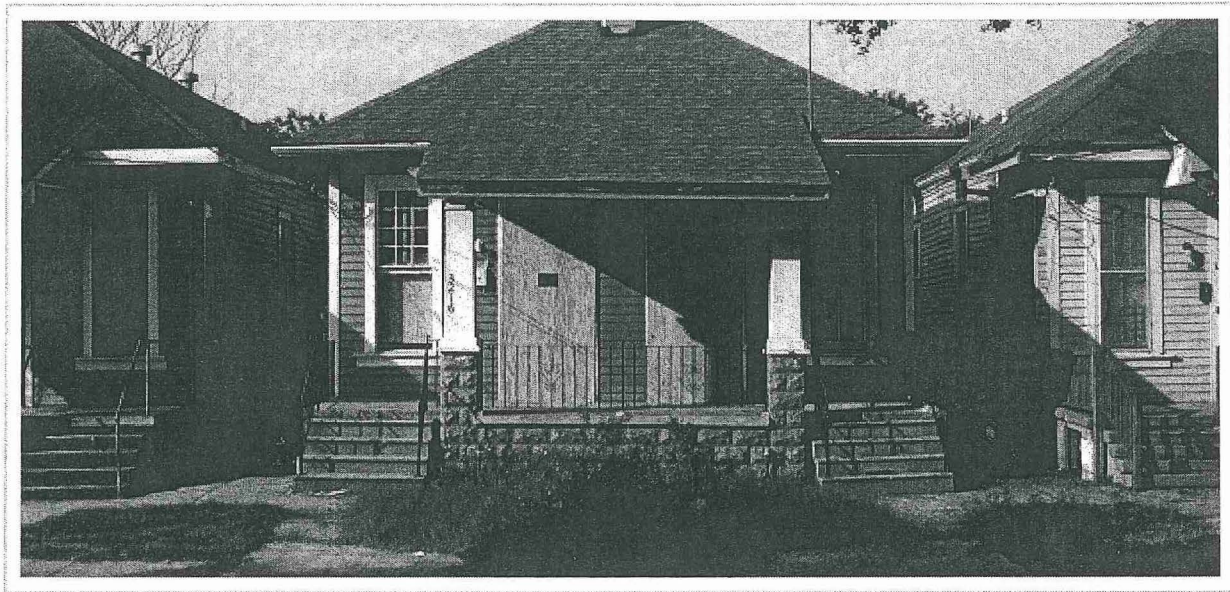
CRP

In response to rising Home Owner Associations (HOAs) need for financial relief created by the fore associated blight within their demographic purview, Neighborhood Champions develops and implei target areas. The partnership will include collaborative strategies derived through best practices us

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<http://neighborhoodchampions.org/wp-content/uploads/2012/07/abandoned-house.jpg>

DIMINISHING BLIGHT AND STABILIZING HOME VALUES

In response to the foreclosure crisis Neighborhood Champions (NC) helps communities all over the nation fight blight through aggressive strategies employed in league with local government and various partnering agencies.

The Board of Directors include senior code compliance and neighborhood service professionals from communities and counties. These strategies include education, collaboration, and internal employment of programs that induce blight resolution, home value stabilization, and new home-ownership opportunities.

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AFFINITY PARTNERS

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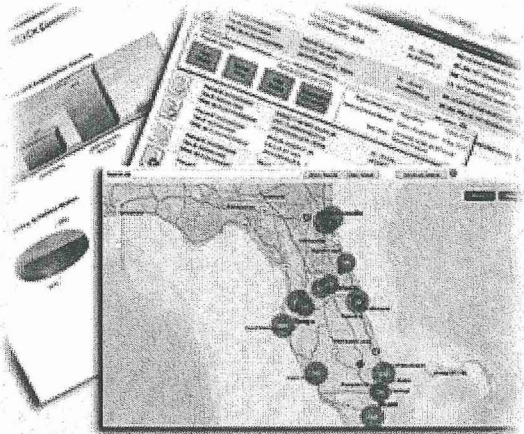
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Our Vacant Property Registry (VPR) Solution

It may just make your life & your community much better

VacantRegistry.com is the most proven, successful, efficient and effective **vacant property registration** solution available. When you partner with us your community will immediately begin seeing the results of a successful VPR and your citizens will gain increased appreciation for smart government policy at work for their benefit. Learn about our [vacant property solution](#).



VPR Application's Features

Benefits & Advantages

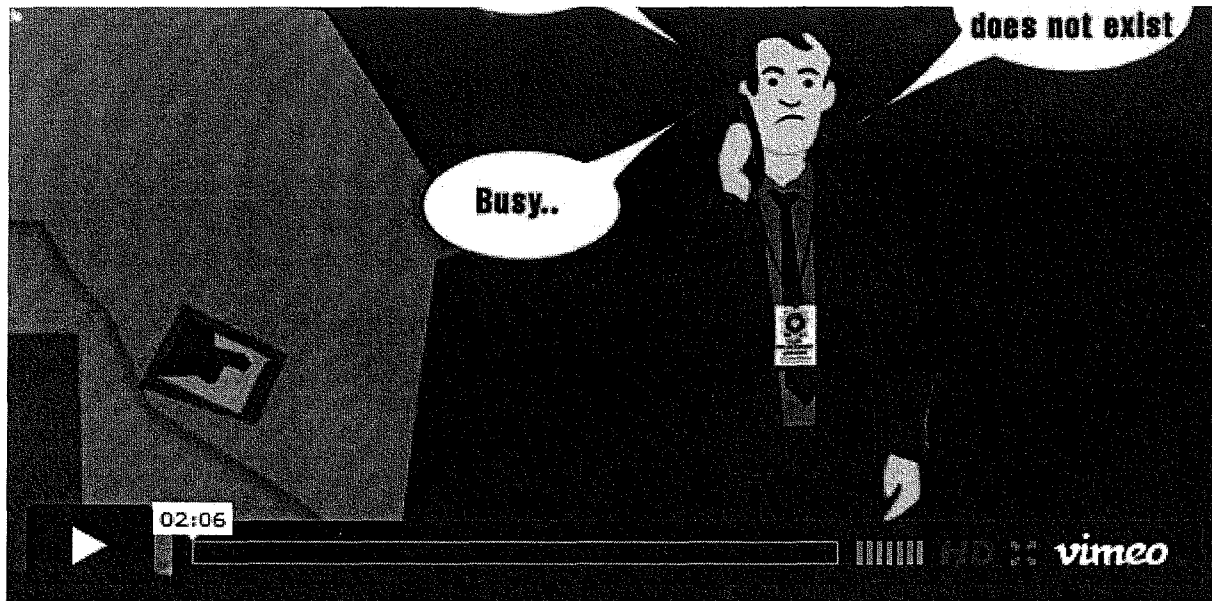
- Nothing to Setup
- No Cost to Community
- Proven Success
- Better Compliance
- Higher Quality Registry
- Gain a Community

More Advantages

<http://neighborhoodchampions.org/wp-content/uploads/2012/09/registries.png>


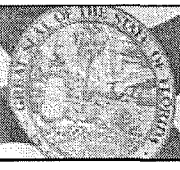
Vacant Registries

Neighborhood Champions (NC) is proud of its affinity partnership with [VacantRegistry.com](http://www.vacantregistry.com) (<http://www.vacantregistry.com>). VacantRegistry.com is committed to providing data intelligence while leveraging banking relationships to help fulfill NC's mission of diminishing blight, stabilizing home values, and creating new home-ownership opportunities. NC hopes to grow and expand this type of partnership in other communities that administer a Vacant Property Registry or have similar needs.



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Detail by Entity Name					
<u>Florida Non Profit Corporation</u>					
NEIGHBORHOOD CHAMPIONS, INC.					
<u>Filing Information</u>					
Document Number	N12000004507				
FEI/EIN Number	45-5004903				
Date Filed	05/02/2012				
State or Country	FL				
Status	ACTIVE				
<u>Principal Address</u>					
6767 N. WICKHAM ROAD 4TH FLOOR MELBOURNE, FL 32940					
<u>Mailing Address</u>					
6767 N. WICKHAM ROAD 4TH FLOOR MELBOURNE, FL 32940					
<u>Registered Agent Name & Address</u>					
VAUGHT, RON 6767 N. WICKHAM ROAD 4TH FLOOR MELBOURNE, FL 32940					
<u>Officer/Director Detail</u>					
Name & Address					
Title PSTD					
VAUGHT, RON 6767 N. WICKHAM ROAD, 4TH FLOOR MELBOURNE, FL 32940					
Title D					
VORPAGEL, GAIL 13066 156TH STREET NORTH JUPITER, FL 33478					
Title D					
BEALS, TINA					

121 HERCULES DRIVE EAST
ORANGE PARK, FL 32073

Annual Reports

Report Year	Filed Date
2013	01/06/2013

Document Images

01/06/2013 -- ANNUAL REPORT	View image in PDF format
05/02/2012 -- Domestic Non-Profit	View image in PDF format

No Events No Name History

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State of Florida, Department of State

FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS

No Events No Name History

Entity Name Search

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Search

Detail by Entity Name**Florida Non Profit Corporation**

NEIGHBORHOOD CHAMPIONS, INC.

Filing Information

Document Number N12000004507
FEI/EIN Number 45-5004903
Date Filed 05/02/2012
State or Country FL
Status ACTIVE

Principal Address

6767 N. WICKHAM ROAD
4TH FLOOR
MELBOURNE, FL 32940

Mailing Address

6767 N. WICKHAM ROAD
4TH FLOOR
MELBOURNE, FL 32940

Registered Agent Name & Address

VAUGHT, RON
6767 N. WICKHAM ROAD
4TH FLOOR
MELBOURNE, FL 32940

Officer/Director Detail**Name & Address**

Title PSTD

VAUGHT, RON
6767 N. WICKHAM ROAD, 4TH FLOOR
MELBOURNE, FL 32940

Title D

VORPAGEL, GAIL
13066 156TH STREET NORTH
JUPITER, FL 33478

Title D

BEALS, TINA

121 HERCULES DRIVE EAST
ORANGE PARK, FL 32073

Annual Reports

Report Year	Contact Us	Filed Date	E-Filing Services	Document Searches	Forms	Help
2013		01/06/2013				

Document Images

01/06/2013 -- ANNUAL REPORT [View image in PDF format](#)

05/02/2012 -- Domestic Non-Profit [View image in PDF format](#)

No Events No Name History

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State of Florida, Department of State

2013 FLORIDA NON PROFIT CORPORATION ANNUAL REPORT

DOCUMENT# N12000004507

Entity Name: NEIGHBORHOOD CHAMPIONS, INC.

Current Principal Place of Business:

6767 N. WICKHAM ROAD
4TH FLOOR
MELBOURNE, FL 32940

Current Mailing Address:

6767 N. WICKHAM ROAD
4TH FLOOR
MELBOURNE, FL 32940

FEI Number: 45-5004903

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

VAUGHT, RON
6767 N. WICKHAM ROAD
4TH FLOOR
MELBOURNE, FL 32940 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE:

Electronic Signature of Registered Agent

Date

Officer/Director Detail Detail :

Title PSTD
Name VAUGHT, RON
Address 6767 N. WICKHAM ROAD, 4TH FLOOR
City-State-Zip: MELBOURNE FL 32940

Title D
Name VORPAGEL, GAIL
Address 13066 156TH STREET NORTH
City-State-Zip: JUPITER FL 33478

Title D
Name BEALS, TINA
Address 121 HERCULES DRIVE EAST
City-State-Zip: ORANGE PARK FL 32073

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 617, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: RON VAUGHT

PDST

01/06/2013

Electronic Signature of Signing Officer/Director Detail

Date



NEXT EVENT IN: 0 00 DAYS 00 HR 00 MIN 00 SEC



(HTTP://NEIGHBORHOODCHAMPIONS.ORG/)

HOME (HTTP://NEIGHBORHOODCHAMPIONS.ORG/)

SERVICES (HTTP://NEIGHBORHOODCHAMPIONS.ORG/?PAGE_ID=1858)

AFFINITY PARTNERS

NEWS (HTTP://NEIGHBORHOODCHAMPIONS.ORG/?PAGE_ID=11)

EVENTS (HTTP://NEIGHBORHOODCHAMPIONS.ORG/?PAGE_ID=27)

CONTACTS (HTTP://NEIGHBORHOODCHAMPIONS.ORG/?PAGE_ID=26)

STAY CONNECTED

Our Vacant Property Registry (VPR) Solution

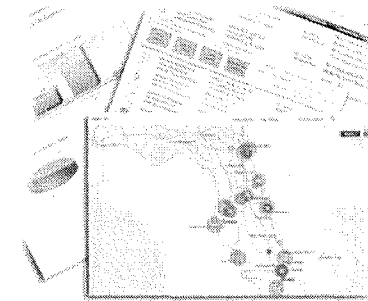
OUR PROGRAMS

HOAP CRP

In response to rising Home Owner Associations (HOAs) need for financial relief created by the foreclosure crisis and the increasing associated blight within their demographic purview, Neighborhood Champions develops and implements partnerships with HOA's within target areas. The partnership will include collaborative strategies derived through best practices used in other communities.

It may just make your life & your community much better

VacantRegistry.com is the most proven, successful, efficient and effective **vacant property registration** solution available. When you partner with us your community will immediately begin seeing the results of a successful VPR and your citizens will gain increased appreciation for smart government policy at work for their benefit. *Learn about our smart property solution.*



VPR Application's Features

Benefits

- Nothing to
- No Cost to
- Proven Suc
- Better Com
- Higher Qua
- Gain a Cor

More Advant

(<http://neighborhoodchampions.org/wp-content/uploads/2012/09/registries.png>)

Vacant Registries

Neighborhood Champions (NC) is proud of its affinity partnership with [VacantRegistry.com](http://www.vacantregistry.com) (<http://www.vacantregistry.com>). VacantRegistry.com is committed to providing data intelligence while leveraging banking relationships to help fulfill NC's mission of diminishing blight, stabilizing home values, and creating new home-ownership opportunities. NC hopes to grow and expand this type of partnership in other communities that administer a Vacant Property Registry or have similar needs.

Sign up for our Newsletter

Keep up with the latest news and events.

Submit



Neighborhood Champs 2012 © | Neighborhood Champs® is a pending tax-exempt 501(C)(3) nonprofit organization.

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Events (http://neighborhoodchampions.org/?page_id=27)

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News (http://neighborhoodchampions.org/?page_id=11)

Contacts (http://neighborhoodchampions.org/?page_id=26)

AGENDA ITEM 3.B.3.

**PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS**

BAIV 7-0
R-2011-1552
thru

AGENDA ITEM SUMMARY

R-2011-1554

Meeting Date: October 18, 2011 ☒ Consent ☐ Regular
 ☐ Workshop ☐ Public Hearing

Department:

Submitted By: Clerk & Comptroller, Palm Beach County

Submitted For: Sharon R. Bock, Clerk & Comptroller

I. EXECUTIVE BRIEF

Motion and Title:

Motion to approve the contracts and claims settlements list as submitted by various departments to the Clerk & Comptroller's Office, cumulatively totaling **\$381,550**.

Summary:

The appropriate County staff has executed each contract for the attached lists and each contract will be effective upon Board approval unless a later effective date is referenced in the contract.

Background and Justification:

The Palm Beach County Purchasing Ordinance and R-94-702 delegates certain contract execution to appropriate county staff, however, these contracts require Board approval before becoming effective.

Attachments:

Lists identifying contracts:

1)	Purchasing - Regular Totaling --	\$354,050
2)	TDC Contracts --	\$ 27,500
3)	Risk Management --	\$ -0-
	TOTAL	\$381,550

11 D 11

October 18, 2011

CONSENT AGENDA

3.B.3 – Agenda Item Summary - CONTINUED

- a) Increase of term contract with Siemens. Industry, Inc. for \$57,750 for the purchase of odor control chemicals (PRI-SC).
- b) Term contract with Palm Beach Plumbing Parts, Inc.; Bond Supply, Inc.; HD Supply Plumbing/HVAC Ltd.; Interline Brands, Inc. d/b/a Sexauer and American Plumbing & Electrical Supplies, Inc. for \$296,300 for the purchase of plumbing supplies and equipment.
- c) Term contract with Federal Property Registration Corp. for Revenue Generating for mortgage foreclosure registration.
- d) Tourist Development Council Category. "G". Grant Agreements with The South Florida Rattlers, Inc. for the Knock & Roll Wheelchair Rugby Tournament for \$2,500, grant period October 1 2011 – February 22, 2011 with the event taking place January 20-22, 2012, grant funds for officials, awards and labor.
- e) Tourist Development Council Category "G" Grant Agreements: with Boca Raton Champions Golf Charities, Inc., dba/Allianz Championships for \$25,000, grant period October 1, 2011 – March 12, 2012 with the event taking place February 6- 12, 2012. Grant funds for rights fees, site fees, rentals, labor, marketing and promotions out of county.

PALM BEACH COUNTY/CONTRACTS AND AWARDS FOR APPROVAL
BOARD OF COUNTY COMMISSIONERS MEETING DATE OF
10/18/11

	Contract Amount SBE / M/WBE Amount	Department(s) or Division(s) Accounting Line(s)	Executor	Minutes #
n contract for the purchase of odor ils (PRI-SC) for the period 09/22/2010 011 per Master Agreement	Increased Amount: \$ 57,750.00 Total with Increase: \$288,750.00 SBE: \$0	Water Utilities 4001-720-2582-5205	Scarlett	
<p>(\$19,250/month) during the previous twelve (12) months of the current fifteen (15) month term contract, which pursuant to the Director of Purchasing's authority. Due to the three (3) month extension of this contract, Water 7,750 over the previously authorized amount of \$231,000 which includes the Directors 10% funding authority, to ol (PRI-SC) on an as needed basis through contract expiration. This term contract has no renewal options. n County in the City of Sarasota, Florida. This is a sole source provider who is not a certified SBE.</p>				
or the purchase of plumbing supplies for the period 10/21/2011 through Master Agreement 08077B.	\$296,300.00 SBE: \$0	Countywide	Scarlett	

(\$24,690/month) during the previous eleven (11) months of the current twelve (12) month term contract. Based led to meet the County's requirements through the expiration of this twelve (12) month renewal term contract. l period remaining. Two (2) Awardees are located in Palm Beach County and three (3) Awardees are located in le, and Miami, Florida. The original bid was done by a competitive selection process. No SBE vendor submitted



Purchasing Department
50 South Military Trail, Suite 110
West Palm Beach, FL 33415-3199
(561) 616-6800
FAX: (561) 616-6811
www.pbcgov.com/purchasing

Form M

October 18, 2011

Siemens Industry, Inc.
2650 Tallevast Road
Sarasota, FL 34243

Dear Vendor:

This is to inform you that Palm Beach County Board of County Commissioners has increased the estimated dollar value of Term Contract SS850120D for ODOR CONTROL (PRI-SC), PURCHASE OF. The new estimated dollar value is \$288,750.

Palm Beach County reserves the right to increase or decrease the anticipated value of this fifteen (15) month contract as necessary to meet actual requirements.

If you have any questions, please contact Kristen A. Monnett at (561) 616-6824.

Sincerely,

A handwritten signature in black ink, appearing to read "Kathleen M. Scarlett".

Kathleen M. Scarlett, Director
Purchasing Department

c: File

**Palm Beach County
Board of County
Commissioners**

Karen T. Marcus, Chair

Shelley Vana, Vice Chair

Paulette Burdick

Steven L. Abrams

Burt Aaronson

Jess R. Santamaria

Priscilla A. Taylor

County Administrator

Robert Weisman

Form L



October 18, 2011

Mr. Daniel Williams
Bond Supply, Inc.
6441 Garden Road
Riviera Beach, FL 33404

TERM CONTRACT #08077B

Dear Mr. Williams:

This is to inform you that Palm Beach County Board of County Commissioners is entering into a Term Contract with your company for PLUMBING SUPPLIES & EQUIPMENT based on:

[X] RENEWAL OF CONTRACT based on BID #08-077/MB in accordance with all original specifications, terms and conditions with no deviation. AWARDED PRIMARY ITEMS #2, #29, #31, #34, #35, #37, #69, #70, #71, #78, #91, #107, #114, #115, #123, #124, #125, #129, #140, #155, #156, #157, #158, #159, #161, #174 and #189; AWARDED SECONDARY ITEMS #21, #23, #47, #53, #56, #77, #81, #92, #94, #100, #116, #117, #118, #119, #127, #128 and #167)

The term of this contract is 10/21/11 through 10/20/12, or until new contract is awarded, whichever comes first. The estimated dollar value is \$296,300.00.

The obligations of Palm Beach County under this contract are subject to the availability of funds lawfully appropriated for its purpose by the State of Florida and the Board of County Commissioners.

Palm Beach County Departments will issue individual hard copy orders against this contract as your authorization to deliver. All invoices must reference a unique document number (e.g. CPO/DO 680 XY03030500000000001111 or CPO/DO 680 XY030305*1111). Failure to provide an order number with each invoice will result in a delay in processing payment.

In accordance with the terms and conditions of this contract, the Inspector General fee may be applicable, per Ordinance No. 2009-049.

If you have any questions, please contact Colleen Cardillo at (561) 616-6839.

Sincerely,

Kathleen M. Scarlett
Director

c: Chuck Michael, Department of Airports
Garth Josephs, Facilities Management
Bonnie Stein, Fire Rescue
Vernetha Green, Water Utilities
Reid Raymond, Parks & Recreation
Don Howard, Fleet Management
Arleen Sanguinetti, Animal Care & Control
File

Purchasing Department
50 South Military Trail, Suite 110
West Palm Beach, FL 33415-3199
(561) 616-6800
FAX: (561) 616-6811
www.pbcgov.com/purchasing

Palm Beach County
Board of County
Commissioners

Karen T. Marcus, Chair
Shelley Vana, Vice Chair

Paulette Burdick
Steven L. Abrams
Burt Aaronson
Jess R. Santamaria
Pascalia A. Taylor

County Administrator
Robert Weisman



October 18, 2011

Mr. Tom Bierlein
Interline Brands, Inc.
d/b/a Sexauer
801 W. Bay Street
Jacksonville, FL 32204

TERM CONTRACT #08077B

Dear Mr. Bierlein:

This is to inform you that Palm Beach County Board of County Commissioners is entering into a Term Contract with your company for PLUMBING SUPPLIES & EQUIPMENT based on:

PER TERM AND CONDITION # 18, "RENEWAL OPTION" SHALL BE FOR THE PERIOD OF 10/21/11 THROUGH 10/20/12 FOR PLUMBING SUPPLIES & EQUIPMENT (AWARDED PRIMARY ITEMS #17, #18, #19, #20, #25, #41, #83, #87, #93, #94, #122, #135, #162, #164 and #170; AWARDED SECONDARY ITEMS #28, #29, #110, #136, #148, #153 and #187).

The term of this contract is 10/21/11 through 10/20/12, or until new contract is awarded, whichever comes first. The estimated dollar value is \$296,300.00.

The obligations of Palm Beach County under this contract are subject to the availability of funds lawfully appropriated for its purpose by the State of Florida and the Board of County Commissioners.

Palm Beach County Departments will issue individual hard copy orders against this contract as your authorization to deliver. All invoices must reference a unique document number (e.g. CPO/DO 680 XY03030500000000001111 or CPO/DO 680 XY030305*1111). Failure to provide an order number with each invoice will result in a delay in processing payment.

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If you have any questions, please contact Colleen Cardillo at (561) 616-6839.

Sincerely,

Kathleen M. Scarlett
Director

c: Chuck Michael, Department of Airports
Garth Josephs, Facilities Management
Bonnie Stein, Fire Rescue
Vernetha Green, Water Utilities
Reid Raymond, Parks & Recreation
Don Howard, Fleet Management
Arleen Sanguinetti, Animal Care & Control
File

Purchasing Department

50 South Military Trail, Suite 110
West Palm Beach, FL 33415-3199

(561) 616-6800

FAX: (561) 616-6811

www.pbccgov.com/purchasing

Palm Beach County
Board of County
Commissioners

Karen T. Marcus, Chair

Shelley Vana, Vice Chair

Paulette Burdick

Steven L. Abrams

Burt Aaronson

Jess R. Santamaria

Priscilla A. Taylor

County Administrator

Robert Weisman

Reference #: 100091/DP [] IFB/RFP [] SOLE SOURCE [X] PIGGYBACK		Title: Mortgage Foreclosure Registration	
Date Prepared: October 5, 2011		Staff: Donna Pagel Manager: Donna Pagel	
Total Value: \$2,400,000.00 (est. Revenue) (County: 50% = \$1,200,000/ Consultant: 50% = \$1,200,000)		User Department(s): Planning, Zoning & Building	
Budget Line(s): Revenue generating [] Countywide (3 or more User Depts)			
√One:	[X]	NEW (Includes option to renew for <u>two (2)</u> additional <u>12</u> month period(s)	
	[]	RENEWAL OPTION (Includes <u> </u> additional <u> </u> month renewal period(s)	
	[]	AMENDMENT, NON-RENEWAL (AMENDMENT # <u> </u>)	
	[]	INCREASE OF AUTHORIZED LIMIT (Includes <u> </u> additional <u> </u> month renewal period(s)	
		INCREASE AMOUNT: \$ <u> </u>	
	[]	EXTENSION (<u> </u> months)	
	[]	ONE TIME PURCHASE - Purchase Order (PO) #:	
√One:	[X]	TERM CONTRACT - Term of Agreement: <u>10/1/11</u> -- <u>9/30/12</u> (<u>12</u> months) MA #: <u>100091</u>	
		Previous Term Contract #: <u>N/A</u> , Previous Term: <u> </u> -- <u> </u> (<u> </u> months)	
		Previous Authorized Amount: \$ <u>N/A</u> , Encumbered Amount: \$ <u> </u>	
		Historical Usage: \$ <u> </u> /month (Encumbered Amount + <u> </u> /mo (months of usage)	
		Includes <u> </u> % increase based on CPI renewal option.	
		Additional reason for change in authorized amount:	

# OF "C" SBE BID RESPONSES	# OF NON SBE BID RESPONSES	TOTAL # OF AWARDEE(S)	# OF IPBC AWARDEE(S)	# OF OPBC AWARDEE(S)	# OF OS AWARDEE(S)
N/A	N/A	1	0	1	0

RECOMMENDED AWARDEE(S): (1) Federal Property Registration Corp.

Certified SBE: <u> </u> YES: Firm # from above: (<u> </u>) Type: <u> </u> Dollar / % amount of contract: <u> </u> <u>X</u> NO: Code: <u>P</u> Subcontract to SBE? Yes <u> </u> No <u>X</u>	Business Location: Firm #'s from above: (<u>1</u>) Code: <u>OPBC</u> If OPBC: City: <u>Melbourne, FL</u>
--	---

PURPOSE OF PROCUREMENT ACTION: This new revenue term contract piggybacks off of City of Jacksonville Agreement #P-46-10 and is expected to generate an est. \$2,400,000 over the twelve (12) month term, of which the County is expected to receive \$1,200,000 (50%). In accordance with Palm Beach County Ordinance No. 2011-015, Consultant is to provide, operate and maintain an electronic registration process for neglected, vacant, abandoned and foreclosed properties in the county and collect a fee of \$150 per applicant, of which the Consultant will retain fifty percent (50%) and remit fifty percent (50%) to the County. This estimate is based on number of vacant foreclosed properties in unincorporated Palm Beach County, which changes with economic conditions.

ATTACHMENTS (Check if attached)

- | | |
|--|--|
| <input type="checkbox"/> Letter(s) to Vendor for Dir's signature
<input checked="" type="checkbox"/> Contract(s), if applicable
<input checked="" type="checkbox"/> Form PP and Insurance Certificate
<input checked="" type="checkbox"/> Prev BCC agenda item, if applicable | <input type="checkbox"/> "AAA" form, if applicable
<input checked="" type="checkbox"/> Department justification, if applicable
<input checked="" type="checkbox"/> Entered into AMS (Adv 3), Date <u>10/5/11</u>
<input checked="" type="checkbox"/> Other/Close Procurement Folder: 578630 |
|--|--|

***** A P P R O V A L S *****

MANAGER APPROVAL: Donna Pagel DATE: 10/5/11

DIRECTOR APPROVAL: _____ DATE: _____

R2011 1552

**ADDENDUM TO
AGREEMENT BETWEEN THE CITY OF JACKSONVILLE
AND FEDERAL PROPERTY REGISTRATION CORP.
(Registry of Vacant/Abandoned Properties in Duval County, Florida)
(Contract No. 100091/DP)**

This Addendum is made as of the _____ day of OCT 18 2011, 2011, by and between Palm Beach County, a political subdivision of the State of Florida, by and through its Board of Commissioners, hereinafter referred to as the COUNTY, and Federal Property Registration Corp., 6767 N. Wickham Rd., Suite 400, Melbourne, FL 32940, a corporation authorized to do business in the State of Florida, hereinafter referred to as CONSULTANT.

WITNESSETH

WHEREAS, the CONSULTANT has entered into an Agreement with the City of Jacksonville for professional services to provide, operate and maintain an electronic registration process for neglected, vacant, abandoned and foreclosed properties in Duval County, Florida in accordance with City Ordinance No. 2010-327-E (therein referred to as the "Project"), including a copy of City Ordinance No. 2010-327-E, as may be amended hereafter ("Agreement"), attached hereto and incorporated herein as Exhibit A; and

WHEREAS, the Palm Beach County Code specifically allows the COUNTY to purchase goods and/or services under contract with municipal governments provided the vendor extends the same terms and conditions to the COUNTY to utilize the terms, conditions and pricing of the Agreement; and

WHEREAS, the COUNTY wishes to utilize CONSULTANT's services under the terms and conditions of the Agreement, as modified by this Addendum, to provide, operate and maintain an electronic registration process for neglected, vacant, abandoned and foreclosed properties in Palm Beach County, Florida in accordance with Palm Beach County Ordinance No. 2011-015, as may be amended, attached hereto and incorporated herein as Exhibit B, which is substantially the same as City Ordinance No. 2010-327-E.

NOW THEREFORE, in consideration of the mutual covenants and agreements expressed herein, the COUNTY and the CONSULTANT agree as follows:

1. Unless otherwise specifically stated, the order of precedence of the documents which make up the agreement between the parties shall be (1) Exhibit A, Agreement, as may be amended; (2) this Addendum; (3) Exhibit B, Palm Beach County Ordinance No. 2011-015, as may be amended; and (4) Exhibit C, CONSULTANT's proposal to City of Jacksonville's RFP No. P-46-10, dated July 19, 2010, a copy of which is attached hereto and incorporated herein.

audit, investigate, monitor, and inspect the activities of entities contracting with the COUNTY, or anyone acting on their behalf, in order to ensure compliance with contract requirements and to detect corruption and fraud. Failure to cooperate with the Inspector General or interfering with or impeding any investigation shall be a violation of Palm Beach County Code, Section 2-421 – 2-440, and punished pursuant to Section 125.69, Florida Statutes, in the same manner as a second degree misdemeanor.

12. This Addendum shall be governed by the laws of the State of Florida. Any legal action necessary to enforce the Addendum will be held in Palm Beach County. No remedy herein conferred upon any party is intended to be exclusive of any other remedy, and each and every such remedy shall be cumulative and shall be in addition to every other remedy given hereunder or now or hereafter existing at law or in equity, by statute or otherwise. No single or partial exercise by any party of any right, power, or remedy hereunder shall preclude any other or further exercise thereof.
13. All notices required in this Addendum shall be sent by certified mail (return receipt requested), hand delivered, or sent by other delivery service requiring signed acceptance. If sent to the COUNTY, notices shall be addressed to:

Kathleen M. Scarlett, Director
Purchasing, Palm Beach County
50 South Military Trail, Suite 110
West Palm Beach, FL 33415

With a copy to:

Barbara Alterman, Director
Planning, Zoning and Building
Palm Beach County
2300 N. Jog Road
West Palm Beach, FL 33411

If sent to the CONSULTANT notices shall be addressed to:

Thomas R. Darnell, E. Vice President
Federal Property Registration Corp.
6767 N. Wickham Rd., Suite 400
Melbourne, FL 32940
(321) 508-0992

THE REST OF THIS PAGE INTENTIONALLY LEFT BLANK

EXHIBIT A
AGREEMENT BETWEEN THE CITY OF JACKSONVILLE
AND FEDERAL PROPERTY REGISTRATION CORP.
(Registry of Vacant/Abandoned Properties
in Duval County, Florida)


(CONTRACT NO. 100091/DP)

2. The terms and conditions of the Agreement shall be deemed to be incorporated herein by reference.
3. CONSULTANT warrants that all services to be performed under this Addendum shall comply with customary, reasonable, and prudent standards of care in accordance with the standards of the industry and further warrants that it will provide such services in a professional manner to COUNTY.
4. The Effective Date shall be October 1, 2011. All services shall be completed no later than September 30, 2012, with renewal options as specified in Exhibit A, Agreement.
5. The Scope of Services is as described in the Agreement, as may be amended from time to time.
6. Deliverables shall be provided in accordance with Exhibit A.
7. The COUNTY's Project Coordinator shall be: Kurt Eismann, Director, Contractors Certification, Planning, Zoning and Building, telephone number (561) 233-5531 or designee.
8. Prior to the execution of this Addendum, CONSULTANT shall provide the COUNTY with a certificate of insurance evidencing that insurance requirements as stated in the Agreement have been complied with, and further evidencing that the Palm Beach County Board of County Commissioners has been added as an additional insured under the general liability provisions of CONSULTANT's insurance policy. Said certificates of insurance shall be provided to the COUNTY, c/o Purchasing Department, 50 South Military Trail, Suite 110, West Palm Beach, FL 33415, Attention: Donna Pagel.
9. CONSULTANT's payment to the COUNTY shall be made in accordance with ARTICLE 7 of Exhibit A, Payments for Services of Consultant and Payments to City. CONSULTANT's payment and financial statements and reports shall be mailed to the following address: Palm Beach County, Planning and Zoning Department, c/o PZB Accounting, ATTN: Pat D'Agostino, 2300 N Jog Road, Room 2w-27, West Palm Beach, FL 33411, and the payment should indicate that it is regarding the Foreclosure Registry.
10. The COUNTY's performance and obligation to pay under this Addendum for subsequent fiscal years is contingent upon annual appropriations for its purpose by the Board of County Commissioners.
11. Pursuant to Palm Beach County Code, Section 2-421 - 2-440, as amended, Palm Beach County's Office of Inspector General is authorized to review past, present and proposed COUNTY contracts, transactions, accounts, and records. The Inspector General's authority includes, but is not limited to, the power to


Execution of this Contract by the Director of Purchasing Is Not Legally Binding or in Effect until Approved by the Palm Beach County Board of County Commissioners.

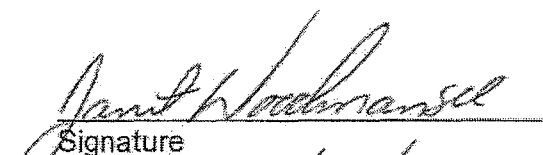
IN WITNESS WHEREOF, the Director of Purchasing of Palm Beach County, Florida on behalf of the COUNTY, and the CONSULTANT have executed this Addendum on the day and year above written.

R2011.1552 OCT 18 2011
PALM BEACH COUNTY, FLORIDA FOR ITS
BOARD OF COUNTY COMMISSIONERS
BY KATHLEEN M. SCARLETT
DIRECTOR OF PURCHASING


Kathleen M. Scarlett, Director

WITNESSES:


Signature
Kasey Ireland
Name (type or print)


Signature
Janet Woodmansee
Name (type or print)

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

By 
County Attorney

CONSULTANT:

Federal Property Registration Corp.
Company Name

BY: 
Signature

Thomas R. Darnell
Typed Name

E. Vice President
Title

Reference #: 100091/DP [] IFB/RFP [] SOLE SOURCE [X] PIGGYBACK		Title: Mortgage Foreclosure Registration			
Date Prepared: October 5, 2011		Staff: Donna Pagel Manager: Donna Pagel			
Total Value: \$2,400,000.00 (est. Revenue) (County: 50% = \$1,200,000/ Consultant: 50% = \$1,200,000)		User Department(s): Planning, Zoning & Building			
Budget Line(s): Revenue generating [] Countywide (3 or more User Depts)					
√One:	[X]	NEW (Includes option to renew for <u>two (2)</u> additional <u>12</u> month period(s)			
	[]	RENEWAL OPTION (Includes <u> </u> additional <u> </u> month renewal period(s)			
	[]	AMENDMENT, NON-RENEWAL (AMENDMENT # <u> </u>)			
	[]	INCREASE OF AUTHORIZED LIMIT (Includes <u> </u> additional <u> </u> month renewal period(s) INCREASE AMOUNT: \$ <u> </u>			
	[]	EXTENSION (<u> </u> months)			
	[]	ONE TIME PURCHASE - Purchase Order (PO) #:			
√One:	[X]	TERM CONTRACT - Term of Agreement: <u>10/1/11</u> -- <u>9/30/12</u> (<u>12</u> months) MA #: <u>100091</u>			
		Previous Term Contract #: <u>N/A</u> , Previous Term: <u> </u> -- <u> </u> (<u> </u> months)			
		Previous Authorized Amount: \$ <u>N/A</u> , Encumbered Amount: \$ <u> </u>			
		Historical Usage: \$ <u> </u> /month (Encumbered Amount ÷ <u> </u> /mo (months of usage)			
		Includes <u> </u> % increase based on CPI renewal option.			
		Additional reason for change in authorized amount:			
# OF "C" SBE BID RESPONSES	# OF NON SBE BID RESPONSES	TOTAL # OF Awardee(s)	# OF IPBC Awardee(s)	# OF OPBC Awardee(s)	# OF OS Awardee(s)
N/A	N/A	1	0	1	0
RECOMMENDED Awardee(s): (1) Federal Property Registration Corp.					
Certified SBE: ___ YES: Firm # from above: (<u> </u>) Type: <u> </u> Dollar / % amount of contract: <u> </u> <u>X</u> NO: Code: <u>P</u> Subcontract to SBE? Yes ___ No <u>X</u>			Business Location: Firm #'s from above: (<u>1</u>) Code: <u>OPBC</u> If OPBC: City: <u>Melbourne, FL</u>		
PURPOSE OF PROCUREMENT ACTION: This new revenue term contract piggybacks off of City of Jacksonville Agreement #P-46-10 and is expected to generate an est. \$2,400,000-over the twelve (12) month term, of which the County is expected to receive \$1,200,000 (50%). In accordance with Palm Beach County Ordinance No. 2011-015, Consultant is to provide, operate and maintain an electronic registration process for neglected, vacant, abandoned and foreclosed properties in the county and collect a fee of \$150 per applicant, of which the Consultant will retain fifty percent (50%) and remit fifty percent (50%) to the County. This estimate is based on number of vacant foreclosed properties in unincorporated Palm Beach County, which changes with economic conditions.					

ATTACHMENTS (Check if attached)

- | | |
|---|---|
| <input type="checkbox"/> Letter(s) to Vendor for Dir's signature | <input type="checkbox"/> "AAA" form, if applicable |
| <input checked="" type="checkbox"/> Contract(s), if applicable | <input checked="" type="checkbox"/> Department justification, if applicable |
| <input checked="" type="checkbox"/> Form PP and Insurance Certificate | <input checked="" type="checkbox"/> Entered into AMS (Adv 3), Date <u>10/5/11</u> |
| <input checked="" type="checkbox"/> Prev BCC agenda item, if applicable | <input checked="" type="checkbox"/> Other/Close Procurement Folder: 578630 |

***** A P P R O V A L S *****

MANAGER APPROVAL: Donna Pagel DATE: 10/5/11

DIRECTOR APPROVAL: _____ DATE: _____

PROCUREMENT SUMMARY & APPROVAL FORM

Form D

Reference #: 100091/DP [] IFB/RFP [] SOLE SOURCE [X] PIGGYBACK		Title: Mortgage Foreclosure Registration	
Date Prepared: October 5, 2011		Staff: Donna Pagel Manager: Donna Pagel	
Total Value: \$2,400,000.00 (est. Revenue) (County: 50% = \$1,200,000/ Consultant: 50% = \$1,200,000)		User Department(s): Planning, Zoning & Building	
Budget Line(s): Revenue generating [] Countywide (3 or more User Depts)			
√One:	[X] NEW	(Includes option to renew for <u>two (2)</u> additional <u>12</u> month period(s))	
	[] RENEWAL OPTION	(Includes ___ additional ___ month renewal period(s))	
	[] AMENDMENT, NON-RENEWAL	(AMENDMENT # _____)	
	[] INCREASE OF AUTHORIZED LIMIT	(Includes ___ additional ___ month renewal period(s))	
	INCREASE AMOUNT: \$ _____		
	[] EXTENSION	(_____ months)	
	[] ONE TIME PURCHASE - Purchase Order (PO) #:		
√One:	[X] TERM CONTRACT - Term of Agreement: <u>10/1/11</u> -- <u>9/30/12</u> (<u>12</u> months) MA #: <u>100091</u>		
	Previous Term Contract #: <u>N/A</u> , Previous Term: _____ -- _____ (___ months)		
	Previous Authorized Amount: \$ <u>N/A</u> , Encumbered Amount: \$ _____		
	Historical Usage: \$ _____/month (Encumbered Amount + _____/mo (months of usage)		
	Includes _____% increase based on CPI renewal option.		
	Additional reason for change in authorized amount:		
# OF "C" SBE BID RESPONSES	# OF NON SBE BID RESPONSES	TOTAL # OF AWARDEE(S)	# OF IPBC AWARDEE(S)
N/A	N/A	1	0
			# OF OPBC AWARDEE(S)
			1
			# OF OS AWARDEE(S)
			0

RECOMMENDED AWARDEE(S): (1) Federal Property Registration Corp.

Certified SBE:

___ YES: Firm # from above: (___) Type: _____
Dollar / % amount of contract: _____

X NO: Code: P Subcontract to SBE? Yes ___ No X

Business Location:

Firm #'s from above: (1)Code: OPBCIf OPBC: City: Melbourne, FL

PURPOSE OF PROCUREMENT ACTION: This new revenue term contract piggybacks off of City of Jacksonville Agreement #P-46-10 and is expected to generate an est. \$2,400,000 over the twelve (12) month term, of which the County is expected to receive \$1,200,000 (50%). In accordance with Palm Beach County Ordinance No. 2011-015, Consultant is to provide, operate and maintain an electronic registration process for neglected, vacant, abandoned and foreclosed properties in the county and collect a fee of \$150 per applicant, of which the Consultant will retain fifty percent (50%) and remit fifty percent (50%) to the County. This estimate is based on number of vacant foreclosed properties in unincorporated Palm Beach County, which changes with economic conditions.

ATTACHMENTS (Check if attached)

[] Letter(s) to Vendor for Dir's signature

[] "AAA" form, if applicable

[X] Contract(s), if applicable

[X] Department justification, if applicable

[X] Form PP and Insurance Certificate

[X] Entered into AMS (Adv 3), Date 10/5/11

[X] Prev BCC agenda item, if applicable

[X] Other/Close Procurement Folder: 578630

*****A P P R O V A L S*****

MANAGER APPROVAL: Donna PagelDATE: 10/5/11

DIRECTOR APPROVAL: _____

DATE: _____

R2011 1552

**ADDENDUM TO
AGREEMENT BETWEEN THE CITY OF JACKSONVILLE
AND FEDERAL PROPERTY REGISTRATION CORP.
(Registry of Vacant/Abandoned Properties in Duval County, Florida)
(Contract No. 100091/DP)**

This Addendum is made as of the _____ day of **OCT 18 2011**, 2011, by and between Palm Beach County, a political subdivision of the State of Florida, by and through its Board of Commissioners, hereinafter referred to as the COUNTY, and Federal Property Registration Corp., 6767 N. Wickham Rd., Suite 400, Melbourne, FL 32940, a corporation authorized to do business in the State of Florida, hereinafter referred to as CONSULTANT.

WITNESSETH

WHEREAS, the CONSULTANT has entered into an Agreement with the City of Jacksonville for professional services to provide, operate and maintain an electronic registration process for neglected, vacant, abandoned and foreclosed properties in Duval County, Florida in accordance with City Ordinance No. 2010-327-E (therein referred to as the "Project"), including a copy of City Ordinance No. 2010-327-E, as may be amended hereafter ("Agreement"), attached hereto and incorporated herein as Exhibit A; and

WHEREAS, the Palm Beach County Code specifically allows the COUNTY to purchase goods and/or services under contract with municipal governments provided the vendor extends the same terms and conditions to the COUNTY to utilize the terms, conditions and pricing of the Agreement; and

WHEREAS, the COUNTY wishes to utilize CONSULTANT's services under the terms and conditions of the Agreement, as modified by this Addendum, to provide, operate and maintain an electronic registration process for neglected, vacant, abandoned and foreclosed properties in Palm Beach County, Florida in accordance with Palm Beach County Ordinance No. 2011-015, as may be amended, attached hereto and incorporated herein as Exhibit B, which is substantially the same as City Ordinance No. 2010-327-E.

NOW THEREFORE, in consideration of the mutual covenants and agreements expressed herein, the COUNTY and the CONSULTANT agree as follows:

1. Unless otherwise specifically stated, the order of precedence of the documents which make up the agreement between the parties shall be (1) Exhibit A, Agreement, as may be amended; (2) this Addendum; (3) Exhibit B, Palm Beach County Ordinance No. 2011-015, as may be amended; and (4) Exhibit C, CONSULTANT's proposal to City of Jacksonville's RFP No. P-46-10, dated July 19, 2010, a copy of which is attached hereto and incorporated herein.

2. The terms and conditions of the Agreement shall be deemed to be incorporated herein by reference.
3. CONSULTANT warrants that all services to be performed under this Addendum shall comply with customary, reasonable, and prudent standards of care in accordance with the standards of the industry and further warrants that it will provide such services in a professional manner to COUNTY.
4. The Effective Date shall be October 1, 2011. All services shall be completed no later than September 30, 2012, with renewal options as specified in Exhibit A, Agreement.
5. The Scope of Services is as described in the Agreement, as may be amended from time to time.
6. Deliverables shall be provided in accordance with Exhibit A.
7. The COUNTY's Project Coordinator shall be: Kurt Eismann, Director, Contractors Certification, Planning, Zoning and Building, telephone number (561) 233-5531 or designee.
8. Prior to the execution of this Addendum, CONSULTANT shall provide the COUNTY with a certificate of insurance evidencing that insurance requirements as stated in the Agreement have been complied with, and further evidencing that the Palm Beach County Board of County Commissioners has been added as an additional insured under the general liability provisions of CONSULTANT's insurance policy. Said certificates of insurance shall be provided to the COUNTY, c/o Purchasing Department, 50 South Military Trail, Suite 110, West Palm Beach, FL 33415, Attention: Donna Pagel.
9. CONSULTANT's payment to the COUNTY shall be made in accordance with ARTICLE 7 of Exhibit A, Payments for Services of Consultant and Payments to City. CONSULTANT's payment and financial statements and reports shall be mailed to the following address: Palm Beach County, Planning and Zoning Department, c/o PZB Accounting, ATTN: Pat D'Agostino, 2300 N Jog Road, Room 2w-27, West Palm Beach, FL 33411, and the payment should indicate that it is regarding the Foreclosure Registry.
10. The COUNTY's performance and obligation to pay under this Addendum for subsequent fiscal years is contingent upon annual appropriations for its purpose by the Board of County Commissioners.
11. Pursuant to Palm Beach County Code, Section 2-421 - 2-440, as amended, Palm Beach County's Office of Inspector General is authorized to review past, present and proposed COUNTY contracts, transactions, accounts, and records. The Inspector General's authority includes, but is not limited to, the power to

audit, investigate, monitor, and inspect the activities of entities contracting with the COUNTY, or anyone acting on their behalf, in order to ensure compliance with contract requirements and to detect corruption and fraud. Failure to cooperate with the Inspector General or interfering with or impeding any investigation shall be a violation of Palm Beach County Code, Section 2-421 – 2-440, and punished pursuant to Section 125.69, Florida Statutes, in the same manner as a second degree misdemeanor.

12. This Addendum shall be governed by the laws of the State of Florida. Any legal action necessary to enforce the Addendum will be held in Palm Beach County. No remedy herein conferred upon any party is intended to be exclusive of any other remedy, and each and every such remedy shall be cumulative and shall be in addition to every other remedy given hereunder or now or hereafter existing at law or in equity, by statute or otherwise. No single or partial exercise by any party of any right, power, or remedy hereunder shall preclude any other or further exercise thereof.
13. All notices required in this Addendum shall be sent by certified mail (return receipt requested), hand delivered, or sent by other delivery service requiring signed acceptance. If sent to the COUNTY, notices shall be addressed to:

Kathleen M. Scarlett, Director
Purchasing, Palm Beach County
50 South Military Trail, Suite 110
West Palm Beach, FL 33415

With a copy to:

Barbara Alterman, Director
Planning, Zoning and Building
Palm Beach County
2300 N. Jog Road
West Palm Beach, FL 33411

If sent to the CONSULTANT notices shall be addressed to:

Thomas R. Darnell, E. Vice President
Federal Property Registration Corp.
6767 N. Wickham Rd., Suite 400
Melbourne, FL 32940
(321) 508-0992

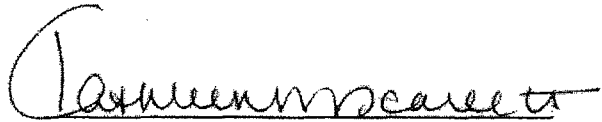
THE REST OF THIS PAGE INTENTIONALLY LEFT BLANK

Execution of this Contract by the Director of Purchasing is Not Legally Binding or in Effect until Approved by the Palm Beach County Board of County Commissioners.

IN WITNESS WHEREOF, the Director of Purchasing of Palm Beach County, Florida on behalf of the COUNTY, and the CONSULTANT have executed this Addendum on the day and year above written.

R2011-1552 OCT 18 2011

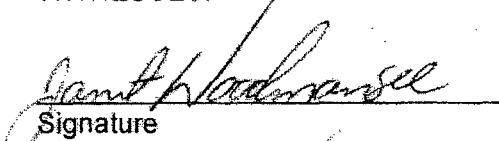
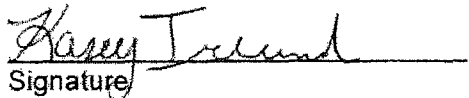
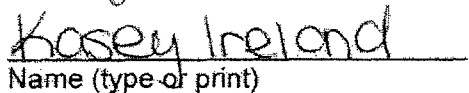
PALM BEACH COUNTY, FLORIDA FOR ITS
BOARD OF COUNTY COMMISSIONERS
BY KATHLEEN M. SCARLETT
DIRECTOR OF PURCHASING



Kathleen M. Scarlett, Director

WITNESSES:

CONSULTANT:


Signature
Name (type or print)
Signature
Name (type or print)

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

By 
County Attorney

Federal Property Registration Corp.
Company Name

BY:


Signature

Thomas R. Darnell
Typed Name

E. Vice President
Title

EXHIBIT A
AGREEMENT BETWEEN THE CITY OF JACKSONVILLE
AND FEDERAL PROPERTY REGISTRATION CORP.
(Registry of Vacant/Abandoned Properties
in Duval County, Florida)

(CONTRACT NO. 100091/DP)

R2011 1552

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Melbourne, FL 32940
(321) 508-0992

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R2011.1552

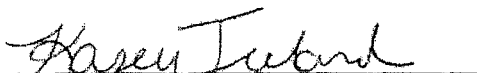
OCT 18 2011

PALM BEACH COUNTY, FLORIDA FOR ITS
BOARD OF COUNTY COMMISSIONERS
BY KATHLEEN M. SCARLETT
DIRECTOR OF PURCHASING


Kathleen M. Scarlett, Director

WITNESSES:

CONSULTANT:


Signature
Kasey Ireland
Name (type or print)


Federal Property Registration Corp.
Company Name

BY:


Signature

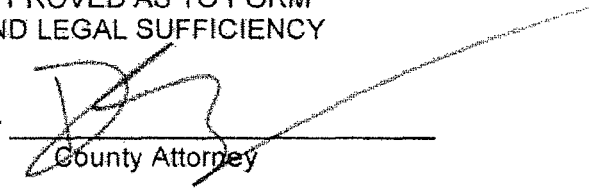
Thomas R. Darnell
Typed Name


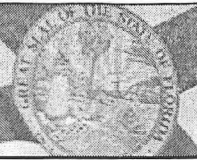
E. Vice President
Title


Signature
Janet Woodmansee
Name (type or print)

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

By


County Attorney

FLORIDA DEPARTMENT OF STATE DIVISION OF CORPORATIONS					
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[Return to Search Results](#)

Detail by Entity Name

Florida Profit Corporation

FEDERAL PROPERTY REGISTRATION CORP.

Filing Information

Document Number	P09000038286
FEI/EIN Number	264760904
Date Filed	04/29/2009
State or Country	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	10/11/2010
Event Effective Date	NONE

Principal Address

6767 N Wickham Rd
Suite 500
Melbourne, FL 32940

Changed: 01/06/2013

Mailing Address

6767 N Wickham Rd
Suite 500
Melbourne, FL 32940

Changed: 01/06/2013

Registered Agent Name & Address

DARNELL, THOMAS R
6767 N. WICKHAM RD.
SUITE 500
MELBOURNE, FL 32940

Name Changed: 01/24/2011

Address Changed: 01/06/2013

Officer/Director Detail

Name & Address

Title DP

BRACE, RODNEY R

1179 SALT MARSH CIRCLE
PONTE VERDA BEACH, FL 32082

Title DVP

DARNELL, THOMAS R
6767 N Wickham Rd
Suite 500
MELBOURNE, FL 32940

Title DGC

TSAMOUTALES, NICHOLAS III
6767 N Wickham Rd
Suite 500
Melbourne, FL 32940

Title DVP

MULBERRY, DAVID
6767 N Wickham Rd
Suite 500
Melbourne, FL 32940

Annual Reports

Report Year	Filed Date
2011	01/24/2011
2012	01/06/2012
2013	01/06/2013

Document Images

01/06/2013 -- ANNUAL REPORT	View image in PDF format
01/06/2012 -- ANNUAL REPORT	View image in PDF format
12/16/2011 -- ANNUAL REPORT	View image in PDF format
01/24/2011 -- ANNUAL REPORT	View image in PDF format
10/11/2010 -- REINSTATEMENT	View image in PDF format
04/29/2009 -- Domestic Profit	View image in PDF format

[Events](#) **No Name History**

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State of Florida, Department of State

pzb public records

From: Gail Vorpapel
Sent: Friday, January 25, 2013 12:31 PM
To: Kurt Eismann
Subject: FW: Neighborhood Champions

Kurt,

Bobbi and I would like to attend this training. The VPR company is taking care of lodging, travel and meals, we would only need Friday the 1st off as a training day.

Gail Vorpapel
Senior Code Enforcement Officer
Code Enforcement Division, Palm Beach County
561-233-5507 - Office
561-662-9342 - Cell



Planning, Zoning
and Building
2300 N. Jog Road

West Palm Beach, Florida 33411

From: Thomas Darnell [mailto:tdarnell@vacantregistry.com]
Sent: Friday, January 25, 2013 11:47 AM
To: Gail Vorpapel
Cc: Michele Lowell; Gloria Hamric
Subject: Re: Neighborhood Champions

Actually you will be going through the new 2.0 VPR release, that Friday. It is the complete makeover including automated lender notifications and reporting. Will this suffice or do you need a formal invite? Thanks.

Sent from my iPhone

On Jan 25, 2013, at 11:07 AM, Gail Vorpapel <gvorpage@pbcgov.org> wrote:

Hi Tom,

I have committed to come to the meetings on the 31st I would like to bring one of my fellow supervisors with me, **Bobbi Boynton**.

Can you elaborate what the VPR meeting is about?

Thanks!

Gail Vorpapel
Senior Code Enforcement Officer
Code Enforcement Division, Palm Beach County
561-233-5507 - Office
561-662-9342 - Cell

<image003.jpg>

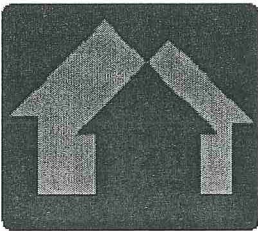
From: Thomas Darnell [mailto:tdarnell@vacantregistry.com]

Sent: Tuesday, January 22, 2013 9:48 AM

To: Gail Vorpapel; Tina M. Beals; Ron Vaught; Ann Griffith

Subject: Neighborhood Champions

VacantRegistry is having its sales meeting in Melbourne (Suntree) on the 31st (dinner) and the actual meeting is the following day until after lunch. We would love for all of you to attend, and make it possible for you to also have your first board meeting or at least get together to have your first meeting. We will take care of travel, food, lodging.. Please let me know. We are very excited about our partnership in your respective communities and NC... Please call me on my cell @ your convenience. I will get a formal invite out.



Thomas R. Darnell

Managing Director

VacantRegistry.com

Tel: (321) 421.6639 | Mobile: (321) 508-0992

www.vacantregistry.com

"Protecting Home Values & Keeping Communities Safe"



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Gail Vorpapel

From: Gail Vorpapel
Sent: Friday, January 25, 2013 12:31 PM
To: Kurt Eismann
Subject: FW: Neighborhood Champions

Kurt,

Bobbi and I would like to attend this training. The VPR company is taking care of lodging, travel and meals, we would only need Friday the 1st off as a training day.

Gail Vorpapel
Senior Code Enforcement Officer
Code Enforcement Division, Palm Beach County
561-233-5507 - Office
561-662-9342 - Cell



Planning, Zoning
and Building
2300 N. Jog Road

West Palm Beach, Florida 33411

From: Thomas Darnell [mailto:tdarnell@vacantregistry.com]
Sent: Friday, January 25, 2013 11:47 AM
To: Gail Vorpapel
Cc: Michele Lowell; Gloria Hamric
Subject: Re: Neighborhood Champions

Actually you will be going through the new 2.0 VPR release, that Friday. It is the complete makeover including automated lender notifications and reporting. Will this suffice or do you need a formal invite? Thanks.

Sent from my iPhone

On Jan 25, 2013, at 11:07 AM, Gail Vorpapel <gvorpage@pbcgov.org> wrote:

Hi Tom,

I have committed to come to the meetings on the 31st I would like to bring one of my fellow supervisors with me, Bobbi Boynton.

Can you elaborate what the VPR meeting is about?

Thanks!

Gail Vorpapel
Senior Code Enforcement Officer
Code Enforcement Division, Palm Beach County
561-233-5507 - Office
561-662-9342 - Cell

<image003.jpg>

From: Thomas Darnell [<mailto:tdarnell@vacantregistry.com>]
Sent: Tuesday, January 22, 2013 9:48 AM
To: Gail Vorpapel; Tina M. Beals; Ron Vaught; Ann Griffith
Subject: Neighborhood Champions

VacantRegistry is having its sales meeting in Melbourne (Suntree) on the 31st (dinner) and the actual meeting is the following day until after lunch. We would love for all of you to attend, and make it possible for you to also have your first board meeting or at least get together to have your first meeting. We will take care of travel, food, lodging.. Please let me know. We are very excited about our partnership in your respective communities and NC... Please call me on my cell @ your convenience. I will get a formal invite out.



Thomas R. Darnell

Managing Director

VacantRegistry.com

Tel: (321) 421.6639 | Mobile: (321) 508-0992

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PALM BEACH COUNTY
EMPLOYEE LEAVE REQUEST

Date 04/03/2013

Page 1

Leave #: 833510

Employee : BOYNTON, BOBBIE R

Department : PZB - (04500)

Pay Period : 01/26/2013 - 02/08/2013

Division : PZ&B Code Enf - (04520)

Status : Process Completed

Comments :

Type	From Date/Time	To Date/Time	Total Hrs
Vacation (With Pay)	Fri 02/01/2013 07:00 AM	Fri 02/01/2013 05:30 PM	10.00

Routing Status :

Initiated
Approved
Completed

Employee Name :

Boynton, Bobbie R
Eismann, Kurt F
Lamb, Karon R

Approval Date :

1/30/13 8:15 am
1/30/13 10:42 am
1/30/13 3:45 pm



PALM BEACH COUNTY
EMPLOYEE LEAVE REQUEST

Date 04/03/2013

Page 1

Leave # : 837160

Employee : VORPAGEL, GAIL L

Department : PZB - (04500)

Pay Period : 01/26/2013 - 02/08/2013

Division : PZ&B Code Enf - (04520)

Status : Process Completed

Comments :

Type	From Date/Time	To Date/Time	Total Hrs
Training (With Pay)	Fri 02/01/2013 08:00 AM	Fri 02/01/2013 04:30 PM	8.00

Routing Status :

Initiated
Approved
Completed

Employee Name :

Vorpagel, Gail L (Gail)
Eismann, Kurt F
Lamb, Karon R

Approval Date :

2/5/13 11:53 am
2/5/13 3:39 pm
2/6/13 8:53 am

SECTION CODE ENFORCEMENT
SUPERVISOR KURT EISMANN

BI-WEEKLY ATTENDANCE SUMMARY
PAY PERIOD 1/26/13 - 2/1/13

PLANNING, ZONING AND BUILDING DEPARTMENT
CODE ENFORCEMENT - 4513

EMPLOYEE NAME	C/O ADJ HRS	DAY DATE	S/S	M	T	W	T	F	S/S	M	T	W	T	F	TOTAL BIWEEKLY/CO POSTINGS
000019885 BERNAL, MAGGIE		SKL	2/6/27	28	29	30	31	1	2/13	4	5	6	7	8	SKL VCL 4.0 VCN OT C-EARN C-USED MISC
000012108 BOYNTON, BOBBIE		SKL						1.0							SKL VCL 1.0 VCN OT C-EARN C-USED MISC
000009125 CARACCIO, LARRY		SKL					2.0								SKL 2 VCL VCN OT C-EARN C-USED 2.5 MISC
000012976 COLON, RICHARD		SKL													SKL VCL VCN OT C-EARN C-USED MISC

EXPLANATIONS: 2/6/13 Admin Leave with pay 4.0 hrs. Adm. Leave without pay 2/7/13 8.0 hrs + 2/8/13 8.0 hrs. See attached memo.
2/6/13 Maggie worked 6 hrs Adm. Leave with pay 2/7/13 + 2/8/13 Adm. Leave due to Sick. With Out Pay (2.0 hrs + 2.0 hrs)
 LEAVE WITH PAY: Compassionate = CML Family Leave = FLS, FLV, FMC Jury Duty = JRY Military = MIL (17 DAYS) Parent Teacher Conference = PTF Worker's Comp = W7C (Free Days) Worker's Comp = WPW Training = TRA
 LEAVE W/O PAY: Leave of Absence = LNP TYN=TARDY Worker's Comp = WPN

File: E:\payroll.frm

SUPERVISOR SIGNATURE

[Signature] 2/6/13

SECTION CODE ENFORCEMENT
SUPERVISOR KURT EISMANN

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PAY PERIOD 1/26/13 - 2/1/13

PLANNING, ZONING AND BUILDING DEPARTMENT
CODE ENFORCEMENT - 4513

EMPLOYEE NAME	C/O	ADJ	HRS	DAY DATE	S/S	M	T	W	T	F	S/S	M	T	W	T	F	TOTAL BIWEEKLY/CO POSTINGS
000008481 VORPAGEL, GAIL				25	1/28				1	1	2/3	4	5	6	7	8	SKL VCL 8 VCN OTS OTP CTS= CTP COE O/C / STU / TEM= TRA-8
000008844 WIGGINS, DEBORAH													8.5	8.5	8.5		SKL 25.5 VCL VCN OTS OTP CTS CTP COE 6.0 O/C / STU / TEM=
000008578 WILLIAMS, ANTHONY				4													SKL VCL 4 VCN OTS OTP CTS CTP COE O/C / STU / TEM=
000004222 WYTOVICH, KAREN																	SKL VCL VCN OTS OTP CTS CTP COE O/C / STU / TEM=

EXPLANATIONS:

LEAVE WITH PAY: Compassionate = CML Family Leave = FLS, FLV, FMC Jury Duty = JRY Military = MIL (17 DAYS) Parent Teacher Conference = PTF Worker's Comp = W7C (Free Days) Worker's Comp = WPW Training = TRA
LEAVE W/O PAY: Leave of Absence = LNP TYN=TARDY Worker's Comp = WPN

FILE:payroll.frm

SUPERVISOR SIGNATURE

 2/6/13

1843

TRAVEL JUSTIFICATION FORM

Name: Gail Vorpapel Division: Code Enforcement

Travel Request Reimbursement Form required: Yes _____ No ✓

Destination (City & State) Melbourne Florida

Date of Travel: 1/31/13 to 2/1/13 Beginning Time: 3:00 pm Ending Time: 5:30 pm

Title of Conf/Seminar/Meeting: Changes and upgrades to the VPR website

Sponsor of Conf/Seminar/Meeting: VacantRegistry.com (FPRC)

Why do you feel this travel is necessary, and how will it benefit the County: The vacant registry company we contract with is offering training to all their communities on the upgrades to the website.

They are providing accommodations and meals during the training.

Indicate meals that are being requested:

0 Breakfasts (\$6.00) # 0 Lunches (\$12.00) # 0 Dinners (\$22.00) Total: \$ 0.00

Transportation: Personal Car ✓ County Vehicle _____ Airlines _____

If by Airline, give 3 comparisons:

_____ \$ _____ One Way Fare \$ _____

_____ \$ _____ One Way Fare \$ _____

_____ \$ _____ One Way Fare \$ _____

Is vacation combined with trip: Yes _____ No ✓

List the names of others attending: _____

If traveling to same location, are you carpooling: Yes _____ No _____

If not, please explain: _____

Employee Signature: Gail Vorpapel Date: 1-28-13

Division Head Signature: [Signature] Date: 1/28/13

Department Head Signature: Brenda Conner Date: 1/29/2013

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Posted: 6:00 a.m. Tuesday, Aug. 21, 2012

Foreclosure registry aids code enforcement, but can't overcome all obstacles

Nearly \$1.4 million has been collected through the registry, half of which goes to county

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By Kimberly Miller

Palm Beach Post Staff Writer

JUPITER — Someone once loved the little house at 6738 Fourth St. enough to hand-glue seashells to the mailbox and paint the walls a sunny yellow.

But that was a long time ago. The shells, bleached white from the sun, are dropping off and while the walls are still bright, an open sliding glass door in back leads into rooms littered with stale human artifacts — dirty paper plates, a little girl's pink plastic high-heeled shoe, a filthy Winnie-the-Pooh blanket, a super-size squirt gun, dozens of DVD cases.

It's been a year since Palm Beach County began requiring banks to pay \$150 to register their foreclosures. Nearly \$1.4 million has been collected, and officers slogging through foreclosure inventory are happy to now know who to contact when a property sours.

Sometimes, though, that's only half the battle.

As with everything sucked into the foreclosure machine, success can be muted by the multi-layered home repossession system of lenders, loan servicers, property managers, their sub-contractors and the sheer volume of properties.

Palm Beach County has a vacant home rate of 6.7 percent, second only to Detroit for the percent of all unoccupied housing units, according to the real estate analysis firm Trulia. While not all homes are foreclosures, keeping up with the ones that are can be tedious and time consuming.

The cinderblock and stucco home on Fourth Street is in Palm Beach County's registry, which is managed by Melbourne-based VacantRegistry.com. The private firm shares half of the \$150 fee with the county.

Palm Beach County Senior Code Enforcement Officer Gail Vorpapel used the registry to send Wells Fargo Home Mortgage property preservation manager Andrew Hohensee an e-mail about the home on Aug. 3.

"You are listed in our vacant registry website as the property manager for the above property in Palm Beach County Florida," she said. "As of today, the property is still in violation of county code, there is trash and debris all over the front and rear yards, and the back yard is overgrown."

She got an automated response three days later: "You will receive a response within two business days."

The home was purchased in 2005 for \$251,500 when the Limestone Creek neighborhood in suburban Jupiter was considered a prime area for revitalization. Then the real estate market crashed.

The house is now valued at \$76,759, according to the Palm Beach County Property Appraiser. It sits just a few lots away from where three people were shot to death in two incidents in April and July.

The bank filed to foreclose in April 2010 and the home ended up on Vorpapel's problem property list.

"When you get empty houses, it just invites bad behavior," Vorpapel said. "Sometimes the grass just needs to be mowed, sometimes it's a lot more."

Palm Beach County Commissioners agreed in August 2011 to contract with VacantRegistry.com to track the county's foreclosed homes.

Within 10 days of filing to foreclose, the lender is supposed to pay \$150 to list the property with the company and provide contact information for the bank and a local property maintenance contact.

About 20 municipalities or county governments in Florida — including Lake Worth, Boynton Beach, Pahokee, and Royal Palm Beach — contract with VacantRegistry.com. The company was founded by Thomas Darnell, a former Bank of America and Chase executive familiar with the internal workings of lenders.

The county intends to use its take of the registry money — about \$692,000 so far — to clean up and fix safety problems at abandoned properties where the ownership is unable to be determined.

Retired Boynton Beach code enforcement officer Scott Blasie began working for VacantRegistry.com last year.

"When I was in Boynton we would call the bank we thought was responsible and that was worthless," said Blasie, who can often cut through lender red tape when he hears about a home that is seriously deteriorating.

The Palm Beach Post alerted Blasie to a home in the 8000 block of Burlington Court in suburban Lake Worth after neighbors called the newspaper following a story about another vacant home that ran Aug. 12.

Blasie inspected the home and found, among other violations, a large hole in the roof. A days-long e-mail exchange with Chase bank ferretted out part of the problem. Chase's property management company is allegedly being blocked from entering the gated community. The last time they inspected the home was February.

Blasie also sent certified letters this month to the nation's largest lenders putting them on notice that VacantRegistry.com may start enforcement actions against lenders for not registering properties or complying with maintenance rules.

"We wanted to basically say, we're going to come after you. If you do nothing else, put the State of Florida at the top of your to-do list," he said.

Some banks don't list maintenance companies located within 20 miles of Palm Beach County, as required by ordinance, and aren't tracking whether a home is vacant or occupied, Vorpapel said.

"It's like six layers you have to go through," Vorpapel said. "You're supposed to be working with a property manager within 20 miles but they're in Tampa or out of state."

When Vorpapel returned to the Fourth Street house Aug. 10, the front yard was tidy and the required vacant property notice was posted, but the backyard was still unkempt. The sliding glass door and a rear window gaped open.

"It appears whoever you hired to clean up and secure this property didn't bother to go in the backyard," she wrote Wells Fargo on Aug. 13 with five photos attached.

Two days later she got a note in the morning assuring her the Wells Fargo contractor has been sent back to the house to clean it out and secure it.

"I love it when a plan comes together," Vorpapel said.

On Monday morning, two weeks after the first e-mail, the situation at 6738 Fourth St. was only marginally better. A pizza box, soda bottles and empty 23.5 ounce cans of Four Loko malt beverage littered the front yard. The house was still full of debris and garbage. But the sliding glass door and rear window were locked tight.

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- Posted by JbourneOK at 10:50 a.m. Aug. 21, 2012
- Report Abuse

Just goes to show how messed up the system is. Even when you know who to hold accountable, you can't get anything done. Where is the homeowner? Isn't he/she responsible also?

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Posted: 6:03 a.m. Tuesday, Feb. 5, 2013

Non-profit offers hope for abandoned Palm Beach County homes

Nonprofit stepping in to relieve owners, bank, neighbors

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By Kimberly Miller

Palm Beach Post Staff Writer

At the end, nobody, not even the thieves, wanted the little concrete block home on Tortuga Drive in suburban West Palm Beach.

Its copper pipes had been ripped from the walls, leaving jagged gashes like knife wounds in the drywall. What remained of the electrical wiring, also harvested for the copper, hung from holes punched in the ceiling. The air conditioner and pool pump were long gone. Weeds grew chest high in the yard.

The Gramercy Park house, where Ronald and Paula Sills lived for nearly 30 years, had plunged through the cracks of Florida's foreclosure process and America's wrecked mortgage system.

Both the owners and bank had walked away.

"No one wants the liability," said Gail Vorpagel, a senior code enforcement officer for Palm Beach County. "This type of situation, it's becoming more prevalent."

Sometimes people die, leaving homes so upside down in their mortgage that heirs turn up their noses. Sometimes the homes are so looted during Florida's lengthy foreclosure process, the banks don't want them. Sometimes homes get lost in the tangle of bank failures and mortgage transfers.

The outcome is usually the same — castoff homes with mounting code enforcement and municipal liens deteriorating in neighborhoods trying to make a comeback.

But Vorpagel is working with a new nonprofit group trying to stem the damage done by decaying houses.

Called Neighborhood Champions, the group researches the ownership and mortgage trail of the abandoned homes, attempts to obtain the deed, pay back taxes and liens, and get the lender to extinguish the mortgage. After fixing up the homes, Neighborhood Champions plans to sell, rent or donate them.

The Sills' home is the first the group has tackled.

It's a niche need, Vorpapel said, that isn't filled by other housing nonprofits that focus on building homes from the ground up, offering mortgages to low-income homebuyers or helping elderly and disabled homeowners rehabilitate their houses.

Neighborhood Champions is informally linked to the Melbourne-based VacantRegistry.com, which began working with Palm Beach County in 2011 to register foreclosed homes and track who is responsible for their upkeep. Vorpapel said there are 7,000 homes in unincorporated Palm Beach County in the registry.

VacantRegistry, founded by a former banker, hired a consultant to do the detective work for Neighborhood Champions on the abandoned homes.

Ann Griffith, also a former banker who lives in Lake Worth, has contacts in the industry, knows what lender was sold to whom, and understands the labyrinthine system set up to handle foreclosures.

"We have banks that have been sold so many times that they don't even know what inventory they have," Griffith said. "The problem is so big there are homes that just get forgotten."

Vorpapel thought the Sills' were dead after she did some investigating and couldn't track them down. Griffith found them in Kentucky, where they had moved to be closer to their son.

Paula Sills, 62, said she and her husband were pursued relentlessly in 2007 to refinance their home through lender Beneficial Florida. Ronald, 66, had recently suffered a heart attack and hospital bills were mounting.

"He did this whole high-talking thing and kept calling me at work and at home," Paula said about the bank representative. "He finally managed to talk us into this."

They took out a \$163,486 mortgage.

"We were soon up to our necks with something we couldn't begin to pay," she said.

In the fall of 2008, Beneficial Florida filed for foreclosure. It was the early days of the housing crisis, before the courts became overwhelmed. The case moved swiftly. By July 2009, the bank won a foreclosure judgment for \$180,347 against the Sills'. A foreclosure auction was scheduled for Aug. 10, 2009.

But for reasons not revealed in court filings, the bank canceled the auction, voided the foreclosure and released the Sillses from the mortgage.

Paula Sills, who had already moved to Kentucky at that point, said the bank didn't want the home because it had been damaged by looters and had plummeted in value. Griffith said there are many reasons lenders abandon a foreclosure action. They may realize they don't have the correct paperwork or that taking the home back is too costly.

Six months before the scheduled auction date, Beneficial Florida was shut down by parent company HSBC Bank, which said it would no longer offer loans through branch offices, including Beneficial Florida.

HSBC officials would not comment for this story, citing consumer privacy concerns.

Code violations began accruing on the Tortuga Drive home, leading to a \$250-a-day lien levied by Palm Beach County in 2011 and retroactive to Oct. 26, 2010.

"We've exhausted all of our remedies," Vorpapel said about the extent of the county's power. "This is the end for us."

After Griffith found the Sillses, a Neighborhood Champions representative went to Kentucky to see if they would sign the deed to the non-profit. They did.

"There was no way we could pay for it. There was no way to unbury ourselves," Paula Sills said.

County tax records show about \$9,400 in current and back taxes on the Sills' home were paid in January on behalf of Neighborhood Champions by Federal Property Registration Corp., the corporate name for VacantRegistry.com.

Last week, John Wigley of Advantage Remodeling and Construction hauled garbage from the Tortuga Drive house, slashed through curtains of weeds, and scooped turtles, frogs and kitchen cabinets from the brackish pool.

"It's the worst I've seen," Wigley said. "Everything is gone."

Not everything.

Stretching nearly the length of the back wall of the home is a fading floor-to-ceiling undersea mural painted by the Silkses' son. On bright days, when the sun glinted off the pool water, staring at the tranquil ocean scene of swimming fish and coral was like looking into a pond, Paula Silkses said.

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[NEWS \(HTTP://NEIGHBORHOODCHAMPIONS.ORG/?PAGE_ID=11\)](http://neighborhoodchampions.org/?PAGE_ID=11)

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Feb

Non-profit Offers Hope for Abandoned Palm Beach County Homes

Categories: Latest (<http://neighborhoodchampions.org/?cat=42>)

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Code violations began accruing on the Tortuga Drive home, leading to a \$250-a-day lien levied by Palm Beach County in 2011 and retroactive to Oct. 26, 2010.

"We've exhausted all of our remedies," Vorpapel said about the extent of the county's power. "This is the end for us."

After Griffith found the Sillses, a Neighborhood Champions representative went to Kentucky to see if they would sign the deed to the non-profit. They did.

"There was no way we could pay for it. There was no way to unbury ourselves," Paula Sills said.

County tax records show about \$9,400 in current and back taxes on the Sills' home were paid in January on behalf of Neighborhood Champions by Federal Property Registration Corp., the corporate name for VacantRegistry.com.

Last week, John Wigley of Advantage Remodeling and Construction hauled garbage from the Tortuga Drive house, slashed through curtains of weeds, and scooped turtles, frogs and kitchen cabinets from the brackish pool.

"It's the worst I've seen," Wigley said. "Everything is gone."

Not everything.

Stretching nearly the length of the back wall of the home is a fading floor-to-ceiling undersea mural painted by the Sillses' son. On bright days, when the sun glinted off the pool water, staring at the tranquil ocean scene of swimming fish and coral was like looking into a pond, Paula Sills said.

Author: admin

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- [Galleries \(http://neighborhoodchampions.org/galleries\)](http://neighborhoodchampions.org/galleries)
- [News \(http://neighborhoodchampions.org/news\)](http://neighborhoodchampions.org/news)
- [Contacts \(http://neighborhoodchampions.org/contacts\)](http://neighborhoodchampions.org/contacts)

pzb public records

From: Ann Griffith [agriffith@vacantregistry.com]
Sent: Monday, November 19, 2012 11:58 AM
To: Gail Vorpagel
Cc: Thomas Darnell
Subject: Re: FW: OCR/CCRT Meeting 11/13/12

Gail,

Thank you for thinking of us, we did work on this one some time ago with no success, however we are going to really pursue the homeowners which we have located and get the home relinquished to us and get it cleaned up, give us a couple of weeks, but I will keep you in the loop of our progress. Thanks again!

On Fri, Nov 16, 2012 at 8:20 AM, Gail Vorpagel <gvorpage@pbcgov.org> wrote:

Ann,

Did I send this to you guys already? This is a situation where the owner disappeared, there is no mortgage, no one taking care of the property and we have 3 liens with daily fines running. I thought it might be a good candidate for neighborhood champions.

Let me know so I can report it back at the next CCRT meeting.

Gail Vorpagel

Senior Code Enforcement Officer

Code Enforcement Division, Palm Beach County

561-233-5507 - Office

561-662-9342 - Cell



**Planning, Zoning
and Building**

2300 N. Jog Road

West Palm Beach, Florida 33411

From: Bobbi Boynton
Sent: Thursday, November 15, 2012 4:13 PM
To: Gail Vorpapel
Subject: OCR/CCRT Meeting 11/13/12

Deb was asked to provide info/assistance with the property located at 4826 Tortuga Dr. This is the one w/out a mtg and the VPR folks were looking to gain ownership and do a rehab for a disadvantaged family. The property is currently under lien and Caroline advises me someone periodically mows the front lawn. Mr. Boone advised the structure is open and accessible (confirmed by Caroline).

Do you want to respond to the OCR/CCRT folks and Mr. Samuel Boone of the Gramercy Park Neighborhood Corporation? I know OCR/CCRT provide an update at their next meeting .

Thanks,

b

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

--

Ann Griffith
Managing Director of Neighborhood Champions
www.VacantRegistry.com

Federal Property Registration Corp
6767 N. Wickham Road
Suite 400
Melbourne, FL 32940
Office (321) 421-6639 ext. 1012
Fax (321) 396-7776
cellular (561) 346-1529
email agriffith@vacantregistry.com

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pzb public records

From: Gail Vorpapel
Sent: Monday, December 17, 2012 12:36 PM
To: Ann Griffith
Subject: RE: NC Prospect Properties
Attachments: Palm Beach County - NC Prospect Properties.xlsx

Hi Ann,

Attached is your spreadsheet with my notes added. Only one property has a current lien and a current violation. As far as the Sills property, we have never had any other addresses for them, all our notices were posted and sent to the subject property with no forwarding info.

Happy HOLIDAYS!

Gail Vorpapel
Senior Code Enforcement Officer
Code Enforcement Division, Palm Beach County
561-233-5507 - Office
561-662-9342 - Cell



Planning, Zoning
and Building
1300 N. Jog Road

West Palm Beach, Florida 33411

From: Ann Griffith [mailto:agriffith@vacantregistry.com]
Sent: Monday, December 17, 2012 11:06 AM
To: Gail Vorpapel
Subject: Fwd: NC Prospect Properties

We are working with wells to acquire these 8 properties, can you let me know if there are any code violations on them. Also the Sills home on Tortuga, we have sent them certified mail with no response, do you have an address for them??? we have located them in Kentucky, let me know if you have a different address, thank you!

----- Forwarded message -----

From: Ron Mulberry <rmulberry@vacantregistry.com>
Date: Mon, Dec 10, 2012 at 5:31 PM
Subject: NC Prospect Properties
To: Thomas Darnell <tdarnell@vacantregistry.com>, Ann Griffith <agriffith@vacantregistry.com>

--
Ann Griffith
Managing Director of Neighborhood Champions
www.VacantRegistry.com

Federal Property Registration Corp
6767 N. Wickham Road
Suite 400
Melbourne, FL 32940
Office [\(321\) 421-6639 ext. 1012](tel:(321)421-6639)
Fax [\(321\) 396-7776](tel:(321)396-7776)
cellular [\(561\) 346-1529](tel:(561)346-1529)
email [**agriffith@vacantregistry.com**](mailto:agriffith@vacantregistry.com)

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VPR ID	ParcelID	Owner Name	Address	Zip	City	CRA	Foreclosure Status	Tax Assessor Market Value
FLPALM00290602	384344160600500	VOLPE CORRINE E	1510 N D ST	33460	LAKE WORTH	FALSE	Foreclosure	62227 in the city of Lake Worth
FLPALM00076857	004244140700003	CLARK CAMPBELL WILMA &	2064 BONNIE DR	33415	PALM BEACH CC	FALSE	Pre-Foreclosure	55188 no code violations or liens
FLPALM00173333	004343290200701	HILL BRENDA S EST	2125 WELLINGTON RD	33409	PALM BEACH CC	TRUE	Foreclosure	40193 no code violations or liens
FLPALM00055920	004243250903701	CUNNINGHAM FRANKLYN	2329 TALLAHASSEE DR	33409	PALM BEACH CC	TRUE	Foreclosure	65623 no code violations or liens
FLPALM00174063	004343300302304	WILLIAMS BYRON EST	3301 CHEROKEE AVE	33409	PALM BEACH CC	TRUE	Foreclosure	40862 no code violations or liens
FLPALM00067380	004243351400901	ARNOLD DOROTHY A	5440 WALLIS RD	33415	PALM BEACH CC	FALSE	Foreclosure	56562 no code violations or liens
FLPALM00085011	004244341300010	CABRERA JIMMY &	6187 WAUCONDA WAY W	33463	PALM BEACH CC	FALSE	Pre-Foreclosure	77179 no code violations or liens
FLPALM00103477	004245121200013	ROBINSON JULIET I	7345 PALMDALE DR	33436	PALM BEACH CC	FALSE	Pre-Foreclosure	70000 has outstanding lien for overgrowth and is currently under SM orde

or for repair to the structure

pzb public records

From: Gail Vorpapel
Sent: Monday, January 07, 2013 2:21 PM
To: Thomas Darnell; champions@vacantregistry.com
Cc: Federal Property Registration Corp; Tina M. Beals
Subject: another candidate for Neighborhood champions!
Attachments: Birchtree property.pdf

Dear Neighborhood champions,

Please see attached letter. This is another one of those situations that falls through the cracks. The county intends on abating the nuisance and attaching the costs to the tax bill. I think it is worth taking a look at, it's in a nice neighborhood in unincorporated Lake Worth, and as you well know, PBC does not want to own property. Let me know if you have any questions.

Gail Vorpapel
Senior Code Enforcement Officer
Code Enforcement Division, Palm Beach County
561-233-5507 - Office
561-662-9342 - Cell



Planning, Zoning
and Building
3304 N. Jog Road

West Palm Beach, Florida 33411

From: Thomas Darnell [mailto:tdarnell@vacantregistry.com]
Sent: Friday, January 04, 2013 8:20 AM
To: champions@vacantregistry.com
Cc: Federal Property Registration Corp; Gail Vorpapel; Tina M. Beals
Subject: Congratulations!!!

Team,

I would like to congratulate Ron on a great job capturing our first Neighborhood Champions residential property. 4826 Tortuga Dr, West Palm Beach, FL located in Unincorporated Palm Beach County is NC's first project. We have an existing insurance inspection report and NC is the unrecorded owner of the property as of yesterday. Ron, located the owners of record in their childhood town in Kentucky to facilitate and close the deal on behalf of NC. This is a huge step towards applying our community partnership model.

I have spoken w/ Gail at the county and all of there liens will be released upon proof of ownership and transferred/attached to only the initial owners of record and their personal assets. NC should only be subject to back-taxes and other claims previously junior to Beneficial's priority (released in 2009) lien position. I have also forwarded the report to our GC's here in Suntree to get initial feedback. The Executive Team will discuss this Monday and set the tone and direction. Thanks everyone, and again Congratulations!!!



Thomas R. Darnell

Managing Director

VacantRegistry.com

Tel: (321) 421.6639 | Mobile: (321) 508-0992

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"Protecting Home Values & Keeping Communities Safe"



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Maguire
LEGAL GROUP

2012-11300004
2011-11040004

ROBERT D. MAGUIRE*

MICHELLE L. BAKER

GARY K. FRY**

RECEIVED
JAN 07 2013
BY: _____

January 2, 2013

Kurt Eismann, Director
Palm Beach County Planning,
Zoning & Building Dept.
2300 N. Jog Road
West Palm Beach, FL 33411

Re: 6155 Birchtree Terrace
Lake Woth, Florida

Dear Mr. Eismann:

I am the attorney for the Florida estate of Thomas Torok and Diana Kehrig is the personal representative. The decedent owned the above-captioned property and you sent me a notice of nuisance on December 18, 2012.

The Florida estate is insolvent and there are no funds available to make the necessary repairs you require for the Birchtree Terrace property. I will be filing a petition with the probate court to close the estate.

There is substantial negative equity in the Birchtree Terrace property, thus, it cannot be sold. If Palm Beach County wants the property, the estate is willing to deed it to the county, subject to the existing mortgage and liens.

Very truly yours,

Robert D. Maguire

190 EAST AVENUE

TALLMADGE, OHIO 44278

PHONE 330-633-0666

FAX 330-633-0626

www.maguirelegalgroup.com

*ALSO LICENSED IN FLORIDA

**ALSO LICENSED IN UTAH

RM/cs

cc: Diana Kehrig

To: Gail Vorpapel

Cc: Thomas Darnell; champions@vacantregistry.com; Federal Property Registration Corp; Tina M. Beals

Subject: Re: another candidate for Neighborhood champions!

Thank you Gail, I will go preview the property and get lien holder info and see how we can assist. Please give me a week to do an analysis and I will circle back with you.

Make it a great day,

Ann Griffith

On Jan 7, 2013, at 2:21 PM, Gail Vorpapel <gvorpage@pbcgov.org> wrote:

Dear Neighborhood champions,

Please see attached letter. This is another one of those situations that falls through the cracks. The county intends on abating the nuisance and attaching the costs to the tax bill. I think it is worth taking a look at, it's in a nice neighborhood in unincorporated Lake Worth, and as you well know, PBC does not want to own property.

Let me know if you have any questions.

Gail Vorpapel

Senior Code Enforcement Officer

Code Enforcement Division, Palm Beach County

561-233-5507 - Office

561-662-9342 - Cell

<image001.jpg>

From: Thomas Darnell [<mailto:tdarnell@vacantregistry.com>]

Sent: Friday, January 04, 2013 8:20 AM

To: champions@vacantregistry.com

Cc: Federal Property Registration Corp; Gail Vorpagel; Tina M. Beals
Subject: Congratulations!!!

Team,

I would like to congratulate Ron on a great job capturing our first Neighborhood Champions residential property. 4826 Tortuga Dr, West Palm Beach, FL located in Unincorporated Palm Beach County is NC's first project. We have an existing insurance inspection report and NC is the unrecorded owner of the property as of yesterday. Ron, located the owners of record in their childhood town in Kentucky to facilitate and close the deal on behalf of NC. This is a huge step towards applying our community partnership model.

I have spoken w/ Gail at the county and all of there liens will be released upon proof of ownership and transferred/attached to only the initial owners of record and their personal assets. NC should only be subject to back-taxes and other claims previously junior to Beneficial's priority (released in 2009) lien position. I have also forwarded the report to our GC's here in Suntree to get initial feedback. The Executive Team will discuss this Monday and set the tone and direction. Thanks everyone, and again
Congratulations!!!



Thomas R. Darnell

Managing Director

VacantRegistry.com

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<Birchtree property.pdf>

--

Ann Griffith
Managing Director of Neighborhood Champions
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p2b public records

From: Ann [agriffith@vacantregistry.com]
Sent: Thursday, January 17, 2013 1:07 PM
To: Glenn Meeder
Cc: Gail Vorpapel
Subject: Re: another candidate for Neighborhood champions!

The tax certificate holder is locker ventures 814-317-7114

Make it a great day,
Ann Griffith

On Jan 17, 2013, at 12:26 PM, **Glenn Meeder** <GMeeder@pbcgov.org> wrote:

Hi all,

The tax certificate holder would not foreclose on the property, but could, after holding the certificate for at least two years, make application for a tax deed. If the certificate holder is aware that there is a buyer for the Tax deed and they won't get saddled with property, they may expedite moving the TD process along. The certificate holders are mere investors who buy taxes and earn interest on their investment until such time either the owner pays the back taxes or it goes for TD sale. I have a call into the tax collector's office to find out who a good contact would be to get the contact information of the certificate holder.

Glenn

From: Gail Vorpapel
Sent: Thursday, January 17, 2013 12:02 PM
To: Glenn Meeder
Cc: Ann Griffith
Subject: FW: another candidate for Neighborhood champions!

Glenn,
Can you help Ann? I don't know how to get the information she needs, I thought you might.
Thanks!

Gail Vorpapel
Senior Code Enforcement Officer
Code Enforcement Division, Palm Beach County
561-233-5507 - Office
561-662-9342 - Cell
<image001.jpg>

From: Ann [mailto:agriffith@vacantregistry.com]
Sent: Thursday, January 17, 2013 11:02 AM
To: Gail Vorpapel
Subject: Re: another candidate for Neighborhood champions!

I know it's not scheduled, but the tax certificates are be taken care of by outside party if you have a contact in tax assessors office we can give them the info and they can start the process of foreclosure it will be 1 of the easiest routes....

Make it a great day,
Ann Griffith

On Jan 17, 2013, at 8:28 AM, Gail Vorpagel <gvorpage@pbcgov.org> wrote:

Ann,
I searched the clerk's website in tax deeds for sale, and this property is not scheduled for sale. Sales are done online on Wednesdays 2 times a month.

Gail Vorpagel
Senior Code Enforcement Officer
Code Enforcement Division, Palm Beach County
561-233-5507 - Office
561-662-9342 - Cell
<image001.jpg>

From: Ann Griffith [<mailto:agriffith@vacantregistry.com>]
Sent: Wednesday, January 16, 2013 3:49 PM
To: Gail Vorpagel
Subject: Re: another candidate for Neighborhood champions!

this property is scheduled for a tax deed sale, anyway you can find out when???

On Wed, Jan 9, 2013 at 7:58 AM, Gail Vorpagel <gvorpage@pbcgov.org> wrote:

Thanks Ann, we will hold off on the abatement until I hear from you.

Gail Vorpagel
Senior Code Enforcement Officer
Code Enforcement Division, Palm Beach County
561-233-5507 - Office
561-662-9342 - Cell
<image004.jpg>

From: Ann [<mailto:agriffith@vacantregistry.com>]
Sent: Monday, January 07, 2013 2:52 PM

pzb public records

From: Gail Vorpapel
Sent: Tuesday, January 29, 2013 9:50 AM
To: Ann Griffith
Subject: RE: sign

Ann,

I have not done the proposal, there is a lot of "changing of the guards" going on in my department. A new building official coming this week and I want to discuss the partnership at the **Board meeting this week**. I have some ideas that may solidify the partnership as well. I spoke to **Houston** about it today, he agrees this is a partnership like none other we have had before, so it will take some convincing and "Outside the box" thinking.

Gail Vorpapel
Senior Code Enforcement Officer
Code Enforcement Division, Palm Beach County
561-233-5507 - Office
561-662-9342 - Cell



Planning, Zoning
and Building

3300 N. Jog Road

West Palm Beach, Florida 33411

From: Ann Griffith [mailto:agriffith@vacantregistry.com]
Sent: Monday, January 28, 2013 2:29 PM
To: Gail Vorpapel; Ron Mulberry; Thomas Darnell
Subject: sign

Gail,

I just wanted to follow up on the sign approval, as I remember you drafted a proposal on Monday and were submitting and hopefully having a positive outcome on thursday. Please advise if the sign as been approved as is and if we can order and put it up for maximum exposure for all parties. Thank you for all assistance!

--

Ann Griffith
Managing Director of Neighborhood Champions
www.VacantRegistry.com

Federal Property Registration Corp
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pzb public records

From: Ann [agriffith@vacantregistry.com]
Sent: Tuesday, February 05, 2013 10:07 AM
To: Ron Mulberry
Cc: Gail Vorpagel; Gregory Darnell; Thomas Darnell
Subject: Re: A few more for NC to look at

It's paint your heart out and I have the app already Joann Aiken is the contact.

Make it a great day,
Ann Griffith

On Feb 5, 2013, at 9:52 AM, Ron Mulberry <rmulberry@vacantregistry.com> wrote:

Thanks Gail. I will look at these properties today.

That was a good meeting last night at Gramercy Park and great PR for Neighborhood Champions. I met a lot of helpful neighbors, including a few folks who want to help with Tortuga. Also, the evening was a perfect opportunity to meet Houston Tate, Director of Community Revitalization. I think it opened the door to other opportunities to present our concept.

Last week, you mentioned a non-profit that may offer free painting for Tortuga. Please provide me with the name of that group and we will reach out to them.

Thanks,
Ron

On Tue, Feb 5, 2013 at 9:32 AM, Ann <agriffith@vacantregistry.com> wrote:
Please send me photos and anything you have, and i will do all my research and write up and see how Tom would like to proceed, give me a couple days... Thanks

Make it a great day,
Ann Griffith

On Feb 5, 2013, at 9:23 AM, Gail Vorpagel <gvorpage@pbcgov.org> wrote:

I told Ron about one of these last night, but I found out about a few more we have issues with.

495 Plum Tree Dr

Lake Worth

The previous owner was put in violation for doing renovations without permits, and not meeting the minimum PM code requirements. He promptly recorded a

new deed, deeding the property over to the bank that holds the mortgage (BOA), and stopped paying the mortgage. The bank is not responding to our notices either and won't acknowledge the ownership. The property has a tenant, she is pregnant and due in March and living in deplorable conditions, (roof leaks, exposed wiring etc.).

This case is scheduled to be heard before the Magistrate tomorrow.

1170 Ridge Road, Lake Worth – This home has been abandoned by the owner and has no mortgage that we can find, it is vacant CBS Structure.

1155 Alto Road, Lake Worth – This home has been abandoned by the owner as well, and the bank has released the judgment of foreclosure, it is vacant as well.

All three of these houses are in the same neighborhood called San Castle, off Lantana Road. AND this is one of our revitalization neighborhoods (one of the 85).

Let me know if you want to see photos or look at the files we have on them.

Gail Vorpapel

<image002.jpg>

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pzb public records

From: Gail Vorpagel
Sent: Tuesday, February 05, 2013 8:56 AM
To: shuggel@bellsouth.net
Subject: FW: FW: Resolution
Attachments: nc acct.pdf

Gail Vorpagel
Senior Code Enforcement Officer
Code Enforcement Division, Palm Beach County
561-233-5507 - Office
561-662-9342 - Cell



Planning, Zoning
and Building
2300 N. Jog Road

West Palm Beach, Florida 33411

From: Ann Griffith [mailto:agriffith@vacantregistry.com]
Sent: Monday, February 04, 2013 3:09 PM
To: Thomas Darnell; Gail Vorpagel
Cc: Michael Kelley; Ron Mulberry
Subject: Re: FW: Resolution

Gail,

Here is the resolution so I may open a bank account, can you please sign and return so I may take care of ASAP. thank you!

On Mon, Feb 4, 2013 at 9:38 AM, Thomas Darnell <tdarnell@vacantregistry.com> wrote:



Thomas R. Darnell
Managing Director
VacantRegistry.com
Tel: (321) 421.6639 | Mobile: (321) 508-0992
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----- Forwarded message -----

From: **Catherine Kline** <ckline@fcb1923.com>
Date: Fri, Feb 1, 2013 at 5:42 PM
Subject: FW: Resolution
To: Thomas Darnell <tdarnell@vacantregistry.com>

Thomas:

Sorry it took so long to get this to you.

Hope this is what you need.

Have a nice weekend

Catherine

-----Original Message-----

From: Scan Account
Sent: Friday, February 01, 2013 5:41 PM
To: Catherine Kline
Subject: Scans From Copier MI313

Please read attached Scans
Fla Community Bank 313 / Merritt Island
81085 N481802168

--

Ann Griffith
Managing Director of Neighborhood Champions
www.VacantRegistry.com

Federal Property Registration Corp
6767 N. Wickham Road
Suite 500

Melbourne, FL 32940

Office (321) 421-6639 ext. 1012

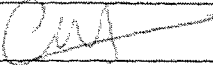
Fax (321) 396-7776

cellular (561) 346-1529

email **agriffith@vacantregistry.com**

This email is intended only for the person to whom it is addressed and/or otherwise authorized personnel. The information contained herein is confidential and the property of Federal Property Registration Corp. If you are not the intended recipient, please be advised that viewing this message and any attachments, as well as copying, forwarding, printing, and disseminating any information related to this email is prohibited, and that you should not take any action based on the content of this email and/or its attachments. If you received this message in error, please contact the sender and destroy all copies of this email and any attachment. Please note that the views and opinions expressed herein are solely those of the author and do not necessarily reflect those of the company. While antivirus protection tools have been employed, you should check this email and attachments for the presence of viruses.

RESOLUTION APPLIES TO (check all that apply): ☒ ALL ACCOUNTS ☐ SAFE DEPOSIT BOX NUMBER(S):
☐ SPECIFIC ACCOUNTS ACCOUNT NUMBER(S):

NAME AND TITLE	SIGNATURE	LIMITATIONS
1. Ann Griffith	X 	COUNTERSIGNERS:
2.	X	COUNTERSIGNERS:
3.	X	COUNTERSIGNERS:
4.	X	COUNTERSIGNERS:
5.	X	COUNTERSIGNERS:
6.	X	COUNTERSIGNERS:
7.	X	COUNTERSIGNERS:
8.	X	COUNTERSIGNERS:

SIGNATURE CERTIFICATION. I certify that the foregoing are names, titles, and genuine signatures of the current Authorized Parties of the Entity authorized by the above Resolution.

IN WITNESS WHEREOF, I have subscribed my name as Designated Representative of the Entity on the date shown below.

DESIGNATED REPRESENTATIVE: _____

DATE _____

IT IS FURTHER RESOLVED AS FOLLOWS, the Entity certifies to the Financial Institution that:

- Unless specifically designated, each of the Authorized Parties whose signature appears above may sign without the other(s);
- Facsimile Signatures. (Select if applicable): ☐ The Financial Institution is authorized to honor facsimile and other non-manual signatures and may honor and charge the Entity for all negotiable instruments, checks, drafts, and other orders for payment of money drawn in the name of the Entity, on its regular accounts, including an order for electronic debit, whether by electronic tape or otherwise, regardless of by whom or by what means the facsimile signature or other non-manual signature may have been affixed, or electronically communicated, if such facsimile signature resembles the specimen attached to this Resolution or filed with the Financial Institution, regardless of whether any misuse of a specimen or non-manual signature is with or without the negligence of the Entity. The Specimen Facsimile Signature Exhibit attached is incorporated into and is an integral part of this Resolution. Entity indemnifies the Financial Institution for all claims, expenses, and losses resulting from the honoring of any signature certified or refusing to honor any signature not so certified;
- As used herein, any pronouns relative to the signers for the Entity shall include the masculine, feminine, and neutral gender, and the singular and plural number, wherever the context so admits or requires;
- All items deposited with prior endorsements are guaranteed by the Entity;
- All items not clearly endorsed by the Entity may be returned to the Entity by the Financial Institution or, alternatively, the Financial Institution is granted a power of attorney in relation to any such item to endorse any such item on behalf of the Entity in order to facilitate collection;
- Financial Institution shall have no liability for any delay in the presentment or return of any negotiable instrument or other order for the payment of money, that is not properly endorsed;
- Financial Institution is directed and authorized to act upon and honor any withdrawal or transfer instructions issued and to honor, pay and charge to any depository account or accounts of the Entity, all checks or orders for the payment of money so drawn when signed consistent with this Resolution without inquiring as to the disposition of the proceeds or the circumstances surrounding the issuance of the check or the order for the payment of the money involved, whether such checks or orders for the payment of money are payable to the order of, or endorsed or negotiated by any one or more of the Authorized Parties signing them or such party in their individual capacities or not, and whether they are deposited to the individual credit of or tendered in payment of the individual obligation of any one or more of the Authorized Parties signing them or of any other such party or not;
- Financial Institution shall be indemnified for any claims, expenses or losses resulting from the honoring of any signature certified or refusing to honor any signature not so certified; and
- Notwithstanding any modification or termination of the power of any Authorized Party of the Entity, this Resolution shall remain in full force and bind the Entity and its legal representatives, successors, assignees, receivers, trustees or assigns until written notice to the contrary signed by, or on behalf of, the Entity shall have been received by the Financial Institution, and that receipt of such notice shall not affect any action taken by the Financial Institution prior to receipt of such notice in reliance on this Resolution.

Additional comments or instructions:

RESOLUTION OF CORPORATION, PARTNERSHIP & LLCs

DATE: 2-4-13

TO: NAME AND ADDRESS OF FINANCIAL INSTITUTION Florida Community Bank 7593 Boynton Bch Boynton Beach, FL 33437	FROM: NAME AND ADDRESS OF ENTITY Neighborhood Champs 6767 N. Wickham Rd #400 Melbourne, FL
--	---

Use this *Resolution of Corporation, Partnership and LLCs* to document the granting of Deposit authority by the governing body of the business entity to specified individuals. This form may be used by legal entities, such as corporations, professional corporations, general partnerships, limited partnerships, limited liability partnerships, and limited liability companies.

Words or phrases preceded by a ☐ are applicable only if the ☒ is marked.

I certify that I am a duly and legally elected/appointed, qualified representative and keeper of the records ("Designated Representative") of/for the legal entity ("Entity") named above, that the following is a true and complete copy of a Resolution duly adopted at a meeting of the governing body of the Entity held on the _____ day of _____ in accordance with law and the governing documents of the Entity, and that my delivery of this Resolution to Financial Institution certifies to Financial Institution that such Resolution is still in full force and effect.

This is a ☐ For Profit ☒ Nonprofit Entity.

IT IS RESOLVED THAT:

The following described officers, members, managers, partners, employees, designated parties or agents of the Entity referred to below as "Authorized Parties", whose names and signatures appear below, are authorized for and on behalf of the Entity to have the following indicated powers as contained in this Resolution:

Authorized Parties

☒ **DEPOSITORY ACCOUNT.** Open and maintain the depository account(s) indicated on Page 2 in the name of the Entity subject to any terms and conditions governing the account(s), including:

1. Make deposits to the account(s);
2. Endorse for negotiation, negotiate, and receive the proceeds of any negotiable instrument, check, draft, or order for the payment of money payable to or belonging to the Entity by writing, stamp, or other means permitted by this Resolution without the designation of the person endorsing;
3. Make withdrawals from the account(s) in any manner permitted by the account(s);
4. Transfer funds from the account(s) in Financial Institution to any account whether or not held at this Financial Institution and whether or not held by this Entity;
5. Transfer funds to the account(s) in Financial Institution from any account whether or not held at this Financial Institution and whether or not held by this Entity;
6. Approve, endorse, guarantee, and identify the endorsement of any payee or any endorser of any negotiable instrument, check, draft or order for the payment of money whether drawn by the Entity or anyone else and guarantee the payment of any negotiable instrument, check, draft, or order for the payment of money; and
7. Delegate to others the authority to approve, endorse, guarantee, and identify the endorsement of any payee or endorser on any negotiable instrument, check, draft, or order for the payment of money and to guarantee the payment of any such negotiable instrument, check, draft, or order for the payment of money.
8. All of the above.

☐ **SAFE DEPOSIT BOX.** Lease a Safe Deposit Box(es) with Financial Institution, make inspections of, deposits to and removals from Box(es), and exercise all rights and be subject to all responsibilities under the Lease.

☐ **NIGHT DEPOSITORY.** Enter into a Night Depository Agreement with Financial Institution and exercise all rights and be subject to all responsibilities under the Agreement.

☐ **LOCKBOX.** Enter into a Lockbox Agreement with Financial Institution and exercise all rights and be subject to all responsibilities under the Agreement.

☒ **DEBIT CARD/ATM CARD.** Apply for, receive and utilize debit cards, automated teller machine cards, or other access devices to exercise those powers authorized by this Resolution or other Resolutions then in effect.

☐ **CASH MANAGEMENT.** Enter into a Cash Management Agreement with Financial Institution, and exercise all rights and be subject to all responsibilities under the Agreement

☐ **OTHER AUTHORITY-** describe:

Further, this Resolution continues on Page 2 of this document, and all of the power and authority granted are incorporated in this Resolution.

pzh public records

From: Ann [agriffith@vacantregistry.com]
Sent: Wednesday, February 20, 2013 8:48 AM
To: Gail Vorpapel
Cc: Thomas Darnell; rmulberry@vacantregistry.com
Subject: Re: NC proposal

Perfect I will take care of..... Good luck filling the positions!!

Make it a great day,
Ann Griffith

On Feb 20, 2013, at 8:22 AM, Gail Vorpapel <gvorpage@pbcgov.org> wrote:

Good Morning all,

I received the letter and quickly reviewed it. I did catch that "d" word☺. Unfortunately I am engulfed in interviews for 3 open positions in Code Enforcement. I have 30 people to interview in the next two weeks, so it's all I can do to keep up with phone calls and emails.

Send me a corrected copy of the letter Ann, and I will work on sending it up the chain, with the proposal for a partnership. I may have time this Friday or next.

Thanks!!

Gail Vorpapel
Senior Code Enforcement Officer
Code Enforcement Division, Palm Beach County
561-233-5507 - Office
561-662-9342 - Cell
<image002.jpg>

From: Ann [<mailto:agriffith@vacantregistry.com>]
Sent: Tuesday, February 19, 2013 5:06 PM
To: Thomas Darnell
Cc: rmulberry@vacantregistry.com; Gail Vorpapel
Subject: Re: NC proposal

Well hopefully gail hasnt sent the proposal up the food chain...Gail please let me know where it stand, thank you and my apoligies!

Make it a great day,
Ann Griffith

On Feb 19, 2013, at 4:48 PM, Thomas Darnell <tdarnell@vacantregistry.com> wrote:

agreed..not a division



Thomas R. Darnell

Managing Director

VacantRegistry.com

Tel: (321) 421.6639 | Mobile: (321) 508-0992

www.vacantregistry.com

"Protecting Home Values & Keeping Communities Safe"



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On Thu, Feb 14, 2013 at 1:59 PM, <rmulberry@vacantregistry.com> wrote:
Letter is good, but I wonder if referring to NC as "division" is appropriate? NC is not organizationally connected to VacantRegistry. Com.

On Feb 12, 2013, at 3:56 PM, Ann Griffith <agriffith@vacantregistry.com> wrote:

Here is the letter for request to co-brand with Palm Beach Cty,
please let me now how else I can be of assistance or if you think
there should be some changes, please advise. Thank you for all
your help.

--

Ann Griffith

Managing Director of Neighborhood Champions

www.VacantRegistry.com

Federal Property Registration Corp
6767 N. Wickham Road
Suite 500
Melbourne, FL 32940
Office [\(321\) 421-6639 ext. 1012](tel:(321)421-6639)
Fax [\(321\) 396-7776](tel:(321)396-7776)

cellular (561) 346-1529
email agriffith@vacantregistry.com

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<nc proposal.pdf>

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.



March 5, 2013

Palm Beach County Code Enforcement Department
C/O Gail Vorpagel, Senior Code Enforcement Officer
2300 North Jog Road
West Palm Beach, FL 33411- 2741

RE: Request for approval of co-branding with Neighborhood Champions

Dear Officer Vorpagel:

This correspondence serves as follow up to our discussions concerning co-branding opportunities between Palm Beach County and Neighborhood Champions. Neighborhood Champions is a non-profit organization, established for the sole purpose of partnering with municipalities to identify, acquire and rehab distressed and vacant properties. It receives funding and managerial assistance from Vacantregistry.com (Federal Property Registration Corporation). This effort is part of VacantRegistry.com's ongoing commitment to providing solutions to problems caused by the current foreclosure crisis. Neighborhood Champions is excited to partner with Palm Beach County in this endeavor and looks forward to furthering this relationship.

Therefore, pursuant to our conversations, we respectfully request that you forward this correspondence to the proper department in hopes of securing the following co-branding authorizations:

1. Use of Palm Beach County's corporate logo in combination with the Neighborhood Champion's corporate logo on signage for use on properties located in unincorporated Palm Beach County where collaborative efforts are ongoing in the rehabilitation of a particular property.
2. Use of Palm Beach County's corporate logo in combination with the Neighborhood Champion's corporate logo on stationary used in correspondence to mortgagees of properties in foreclosure and/or bank owned properties for the purpose of seeking conveyance of said properties to Neighborhood Champions.

Ultimately we foresee a great number of success stories emerging from this partnership similar to the one on Tortuga Drive that's currently being rehabilitated after years of neglect and Code Enforcement liens. You and your staff are to be commended for your work in assisting in this success story.



Opportunities to resolve similar code violations and provide rehabilitated housing options abound. Neighborhood Champions and its' affinity partner Vacantregistry.com look forward to continuing our cooperative relationship with West Palm Beach County and hope that our request is reviewed with that in mind.

Once this request is reviewed there may be questions and/or additional information required prior to receiving final approval, which I will be happy to provide.

Sincerely,

A handwritten signature in black ink, appearing to be "AG" or "Ann Griffith", written over a horizontal line.

Ann Griffith
Neighborhood Champions
561-346-1529

W12000004507

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP

☐ WAIT

☐ MAIL

(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

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SECRETARY OF STATE
DIVISION OF CORPORATIONS
12 MAY - 2 PM 3: 13

5/3/12

April 9, 2012

Internal Revenue Service

P. O. Box 2508

Cincinnati, OH 45201

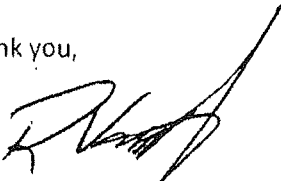
Re: Neighborhood Champions Inc.
6767 N. Wickham Road, Suite 400
Melbourne, FL 32940

Gentlemen:

This is to request a tax-exempt status letter for Neighborhood Champions, Inc. under Section 501(c)3 of the Internal Revenue Code.

A copy of the Articles of Incorporation Of Neighborhood Champions, Inc. is enclosed for your reference.

Thank you,



Ron Vaught, President

Neighborhood Champions, Inc.

RECEIVED

12 APR 16 AM 9:20

STATE OF FLORIDA
TALLAHASSEE, FLORIDA

12 MAY -2 PM 3:13

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS



RECEIVED

12 MAY -2 PM 4: 23

FLORIDA DEPARTMENT OF STATE
Division of Corporations

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

April 17, 2012

NEIGHBORHOOD CHAMPIONS INC.
6767 N. WICKHAM ROAD
SUITE 400
MELBOURNE, FL 32940

SUBJECT: NEIGHBORHOOD CHAMPIONS, INC.
Ref. Number: W12000021257

We have received your document for NEIGHBORHOOD CHAMPIONS, INC. and your check(s) totaling \$70.00. However, the enclosed document has not been filed and is being returned for the following correction(s):

Section 617.0803, Florida Statutes, requires that the board of directors never have fewer than three directors.

Please return the corrected original and one copy of your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 245-6052.

Claretha Golden
Regulatory Specialist II
New Filing Section

Letter Number: 512A00011993

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
12 MAY -2 PM 3: 13

ARTICLES OF INCORPORATION OF
NEIGHBORHOOD CHAMPIONS, INC.

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS

12 MAY -2 PM 3:14

A Florida Corporation Not For Profit

THE UNDERSIGNED, subscriber of the Articles of Incorporation, a natural person competent to contract, forms a not-for-profit corporation under the laws of the State of Florida, and agrees to the following conditions of said corporation.

ARTICLE I. NAME

The name of the corporation is **NEIGHBORHOOD CHAMPIONS, INC.**

ARTICLE II. ENABLING LAW

This corporation is organized pursuant to the Florida Not For Profit Corporation Act, Chapter 617, Florida Statutes.

ARTICLE III. PURPOSES

(a) The specific and primary purpose for which this corporation is organized is to assist governmental agencies to significantly lessen the burden of government, reduce vacant, abandoned, blighted, and poorly maintained homes and to assist people to obtain housing and to erect, maintain and rebuild public buildings, monuments or works.

(b) This corporation shall conduct seminars, classes, lectures and other activities that will promote the ideals and objectives of the corporation and to disseminate the information and knowledge gained through the efforts of the corporation and its members.

(c) This corporation is organized and operated exclusively for non-profit purposes and no part of any net earnings shall inure to the benefit of any member, director or officer.

(d) This corporation shall have and exercise all rights and powers conferred upon corporations under the laws of the State of Florida, provided, however, that this corporation is not empowered to engage in any activity that in itself is not in furtherance of its purposes as set forth in subparagraphs (a) through (c) of these articles.

(e) This corporation shall have the authority to adopt such by-laws as may be consistent with the purposes enumerated herein and consistent with the Federal laws and the laws of the State of Florida under which this corporation is incorporated.

ARTICLE IV. TERM

This corporation shall have perpetual existence and is organized under a non-stock basis.

ARTICLE V. INCORPORATORS

The name and residence of the subscriber of the Articles of Incorporation is as follows:

<u>Name</u>	<u>Address</u>
Ron Vaught	6767 N. Wickham Road 4 th Floor Melbourne, FL 32940

Article VI. Membership

The authorized number of members of this corporation and the different classes of membership, if any, the property, voting and other rights and privileges of members, the liability of members for dues or assessments and the method of collection thereof, and the termination and transfer of membership shall be as set forth in the By-Laws of this corporation. Any natural person residing in the State of Florida or the United States of America with an interest in facilitating the purposes set forth for establishing this corporation is qualified to become a member of this corporation upon request for membership for admission through an officer, director or member of the corporation. Any natural person with an interest in the programs provided by this corporation is qualified to participate in the programs of this corporation.

ARTICLE VII. MANAGEMENT OF CORPORATE AFFAIRS

A. Board of Directors. The powers of this corporation shall be exercised, its properties controlled, and its affairs, managed and conducted by a board of directors. The By-Laws of this corporation may provide for the number of directors to be increased or decreased as set forth in the By-Laws adopted by the members entitled to vote. Directors shall be elected annually by majority vote of the members who vote at such election.

The directors of this corporation shall be indemnified and immune from liability to the extent set forth, provided and limited in Section 617.0831, Florida Statutes, and the corporation may provide for bonding and insuring board members from and against liability.

The name and residence of the person constituting the first board of directors is:

<u>Name</u>	<u>Address</u>
Ron Vaught	6767 N. Wickham Road, 4 th Floor Melbourne, FL 32940
Gail Vorpapel	13066 156 th Street North Jupiter, FL 33478
Tina Beals	121 Hercules Drive East Orange Park, FL 32073

B. Elective officers. The officers of this corporation shall be a President, Vice-President, Secretary, and Treasurer. Other officers may be established or appointed by members of this corporation at any regular annual meeting. The qualifications, time, and manner of electing and appointing, the duties of the terms of office, and the manner of removing officers shall be as set forth in the By-Laws. Officers of this corporation shall be indemnified and immune from liability to the extent set forth, provided and limited in Section 617.0831, Florida Statutes, and the corporation may provide for bonding or insuring officers from and against liability.

The officer who is to serve until the first election of officers under the Articles of Incorporation is:

PRESIDENT,	Ron Vaught
SECRETARY	
TREASURER	

C. The address of the corporation's initial principal office in the State of Florida is: 6767 N. Wickham Road, 4th Floor, Melbourne, FL 32940.

D. The name and address of this corporation's initial registered agent is: Ron Vaught, 6767 N. Wickham Road, 4th Floor, Melbourne, FL 32940.

ARTICLE VIII. INCOME FROM PUBLIC EVENTS

If this corporation holds any events in which members of the general public are invited to participate or attend for a fee, and/or concessions are sold, the net proceeds, if any, attributable to such receipt from the general public will be paid over to the treasurer for costs attributable to the operation of this corporation.

ARTICLE IX. BY-LAWS

By-Laws will be hereinafter adopted at the first meeting of the board of directors. Such By-Laws may be amended or repealed, in whole or in part, by the directors in the manner provided therein. Any amendments to the By-Laws shall be binding on all members of this corporation.

ARTICLE X. AMENDMENT OF ARTICLES

Amendment to these Articles of Incorporation may be proposed by a resolution adopted by the board of directors, and then presented to a quorum of members for their vote. Amendments may be adopted by a vote of at least two-thirds (2/3rds) of a quorum of members of the corporation present at the meeting at which such amendment resolution is considered.

ARTICLE XII. RESTRICTION ON DISTRIBUTION OF EARNINGS; RESTRICTION ON ACTIVITIES

No part of the net earnings of the corporation shall inure to the benefit of, or be distributable to, its members, trustees, officers, or other private persons, except that the corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purposes set forth in Articles III and XII hereof. No substantial part of the activities of the corporation shall be the carrying on or propaganda, or otherwise attempting to influence legislation, and the corporation shall not participate in, or intervene (including the publishing or distribution of statements) any political campaign on behalf of any candidate for public office. Notwithstanding any other provision of these articles, the corporation shall not carry on any other activities not permitted to be carried on (a) by a corporation exempt from Federal income tax under Section 501(c)(3) of the Internal Revenue Code of 1954, or amendments thereof, or (b) by a corporation, contributions to which are deductible under Section 170(c)(2) of the Internal Revenue Code of 1954, or amendments thereto.

ARTICLE XIII. DISPOSITION OF ASSETS ON DISSOLUTION

Upon the dissolution of the corporation, the Board of Directors shall , after paying or making provision for the payment of all the liabilities of the corporation, dispose of all of the assets of the corporation exclusively for the purposes of the corporation in such manner, or to such organizations organized and operated exclusively for social and educational purposes, as shall at the time qualify as an organization or organizations under Section 501(c)(3) of the Internal Revenue Code of 1954, or amendments thereto, as the Board of Directors shall determine. Any such assets not so disposed of shall be disposed of by the Circuit Court of the county in which the principal office of the corporation is then located and such disposition exclusively for

such purposes or to such organization or organizations exclusively for such purposes.

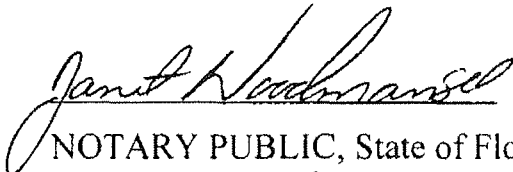
IN WITNESS WHERE OF, the undersigned subscribing incorporator has executed these Articles of Incorporation this 27 day of April, 2012.



Ron Vaught

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me this 27 day of April, 2012, by **Ron Vaught**, who is personally known to me or produced _____ as identification.



NOTARY PUBLIC, State of Florida

Janet Woodmansee

[Printed Name of Notary]

Commission Expires: 01/26/2015

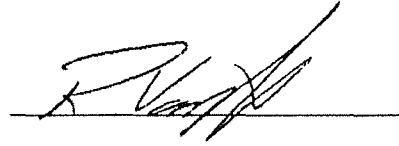


JANET WOODMANSEE
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE052488
Expires 1/26/2015

Acceptance by Registered Agent

Having been named as Registered Agent and to accept service of process for the above-stated corporation at the place designated in Article VI of these Articles of incorporation, I hereby accept the appointment as Registered Agent and agree to act in this capacity. I further agree to complete

performance of my duties, and I am familiar with and accept the obligations of my position as Registered Agent.



Ron Vaught

6767 N. Wickham Road
4th Floor
Melbourne, FL 32940
~~774~~-561 767-8564

Date: 4-27-12

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SECRETARY OF STATE
DIVISION OF CORPORATIONS
12 MAY -2 PM 3:14

04/29/2009 15:01

409000107684

ARTICLES OF INCORPORATION
OF

FEDERAL PROPERTY REGISTRATION CORP.

THE UNDERSIGNED subscribers of these Articles of Incorporation, natural persons, competent to contract, form a corporation under the laws of the State of Florida, and further agree to the following conditions of said corporation.

ARTICLE I

NAME

The name of the corporation is: **FEDERAL PROPERTY REGISTRATION CORP.**

ARTICLE II

DURATION

This corporation shall have perpetual existence commencing the date of the filing of these Articles.

ARTICLE III

PURPOSE

This corporation is organized for the purpose of transaction of any or all lawful business.

ARTICLE IV

AUTHORIZED STOCK

This corporation is authorized to issue ten thousand (10,000) shares of common stock having a par value of one cent (\$.01) per share.

ARTICLE V

VOTING RIGHTS

409000107684

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

2009 APR 29 PM 1:25

FILED

Except as otherwise provided by law, the entire voting power for the election of Directors and for all other purposes shall be vested exclusively in the holders of the outstanding common shares.

ARTICLE VI

INITIAL PRINCIPAL OFFICE AND AGENT

The street address of the initial principal office of this corporation is 325 Tangle Run Blvd., Unit 1124, Melbourne, FL 32940, and the name of the initial registered agent of this corporation is Nicholas F. Tsamoutales, 3015 W. Florida Avenue, Melbourne, FL 32904.

ARTICLE VII

INITIAL BOARD OF DIRECTORS

This corporation shall have four (4) Directors initially. The number of Directors may be increased or decreased from time to time by the By-Laws. The name and address of the initial Directors of this corporation are:

NAME	ADDRESS
RODNEY RUSSEL BRACE	1179 Salt Marsh Circle Ponte Verda Beach, FL 32082
THOMAS R. DARNELL	325 Tangle Run Blvd. Unit 1124 Melbourne, FL 32940
JAMES J. VREELAND, III	17248 Hampton Blvd. Boca Raton, FL 33496
NICHOLAS F. TSAMOUTALES	3015 W. Florida Avenue Melbourne, FL 32904

ARTICLE VIII
INCORPORATOR

The name and address of the person signing these Articles of Incorporation is:

NICHOLAS F. TSAMOUTALES	3015 W. Florida Avenue Melbourne, FL 32904
-------------------------	---

ARTICLE IX

OFFICERS

The officers of the corporation shall initially consist of a President, Secretary and Treasurer, and such others as may be provided for in the By-Laws. The names of the persons who are to initially serve as such officers are:

OFFICE	NAME
PRESIDENT	RODNEY RUSSEL BRACE
VICE-PRESIDENT	THOMAS R. DARNELL
SECRETARY/TREASURER	JAMES J. VREELAND, III
GENERAL COUNSEL	NICHOLAS F. TSAMOUTALES

The officers shall be elected at the annual meeting of the Board of Directors, or as provided by the By-Laws.

ARTICLE X

RESTRICTIONS ON TRANSFER OF STOCK

The shares of Capital Stock of this corporation shall be issued initially to the following persons and in the amount set forth herein:

NAME	SHARES
Rodney Russel Brace	1000
Thomas R. Darnell	1000
James J. Vreeland, III	1000
Nicholas F. Tsamoutales	1000

Shareholders shall not divest themselves of any of the shares without first giving all the other shareholder/s the opportunity to purchase the shares of stock to be sold. Other shareholders shall have thirty (30) days from the date of the offer to sell, to either reject or purchase the shares offered for sale. The terms, agreements and conditions for offering and/or acceptance for the sale of such shares among and between the shareholders shall be more specifically defined in the By-Laws of the corporation.

ARTICLE XI

PREEMPTIVE RIGHTS

Shareholders of the corporation shall have preemptive rights to acquire their pro rata share of stock of the corporation, no matter when authorized, and for whatever consideration is contemplated to be received by the corporation, including, but not limited to, cash, other property, services, the acquisition of other corporations' shares or property through merger or the extinguishment of debts. Preemptive rights shall apply to the reissuance of all redeemed or otherwise acquired shares, including the reissuance of treasury shares.

This article pertaining to preemptive rights may not be amended or deleted without the majority vote of the shareholders of each affected class.

No issue of stock of the corporation shall take place unless the price at which the stock is to be issued shall be approved by the vote of a majority of the shareholders of the corporation.

These preemptive rights shall apply to any corporate obligation which is convertible to or exchangeable for any stock of the corporation, or where there is attached to said obligation any stock warrants or rights which allow the holder to acquire by subscription or purchase any stock of the corporation.

H09000107684

ARTICLE XII

MANAGEMENT OF THE CORPORATION
BY THE BOARD OF DIRECTORS

All management powers shall be exercised by or under the authority of, and the business and affairs of this corporation shall be managed under the direction of the Board of Directors of this corporation.

IN WITNESS WHEREOF, the undersigned subscribing incorporators have executed these Articles of Incorporation this 24th day of April, 2009.


NICHOLAS F. TSAMOUTALES

SECRETARY OF STATE
TALLAHASSEE, FLORIDA


2009 APR 29 PM 1:25

FILED

ACCEPTANCE BY REGISTERED AGENT

Having been named as Registered Agent and to accept service of process for the above-stated corporation at the place designated in Article VI of these Articles of Incorporation, I hereby accept the appointment as Registered Agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as Registered Agent.

Dated: April 24, 2009


NICHOLAS F. TSAMOUTALES
3015 W. Florida Avenue
Melbourne, FL 32904

H09000107684

This Document Prepared By and Return to:

CFN 20130099466
OR BK 25839 PG 0513
RECORDED 03/04/2013 12:57:24
Palm Beach County, Florida
ANT 10.00
Doc Stamp 0.70
Sharon R. Beck, CLERK & COMPTROLLER
Pg 0513; (1pg)

Parcel ID Number: 00-42-01-03-023-0280

Warranty Deed

This Indenture, Made this 14th day of FEB., 2013 A.D., Between Ronald L. Sills, Sr. and Paula Kay Sills a/k/a Paula Haslam Sills, husband and wife, whose address is: 12699 Abbey Road, Louisville, KY 40272, grantor, and Neighborhood Champions, Inc., Florida non-profit corporation, whose address is: 6767 N. Wickham Road, Melbourne, Florida 32940, grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of

-----TEN DOLLARS (\$10)----- DOLLARS,
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of PALM BEACH State of Florida to wit:

Lot 28, Block 23, GRAMERCY PARK, UNIT 4, a subdivision according to the plat thereof recorded at Plat Book 28, Page 76, in the Public Records of Palm Beach County, Florida.

Subject to current taxes, easements and restrictions of record.

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, the grantor has hereunto set hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Ronald L. Sills Sr.
Printed Name: RON MULBERRY
Witness Ron Mulberry

Paula Kay Sills
Printed Name: JOSEPH MEYER
Witness Joseph Meyer

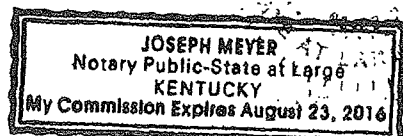
Ronald L. Sills Sr. (Seal)
Ronald L. Sills, Sr.
P.O. Address: 12699 Abbey Road, Louisville, KY 40272

Paula Kay Sills (Seal)
Paula Kay Sills a/k/a Paula Haslam Sills
P.O. Address: 12699 Abbey Road, Louisville, KY 40272

STATE OF KENTUCKY
COUNTY OF Jefferson

The foregoing instrument was acknowledged before me this 14th day of Feb., 2013 by
Ronald L. Sills, Sr. and Paula Kay Sills a/k/a Paula Haslam Sills, husband and wife
who are personally known to me or who have produced KY Drivers License as identification.

Printed Name: Joseph Meyer
Notary Public
My Commission Expires: 08/23/2016



Case: C-2010-04010019

Case Notes

CEO: MBERNAL

Showing: 1 to 47 of total 47 Records			
Historical Date	Comments	Entered By	Date Entered
11/07/2008	Beneficial Florida, Inc. Notice of Lis Pendens, 22944/1041 (Case No. 50 2008 CA 034239 XXXX MB)	NKING	12/07/2011
07/16/2009	Final Summary Judgment, 23337/318; pending 8/10/09 public sale.	NKING	12/07/2011
11/10/2009	Order Vacating Final Judgment, Withdrawing Original Note and Mortgage, Dismissing Action and Cancellation of Notice of Lis Pendens, 23539/1870.	NKING	12/07/2011
04/01/2010	Open new case for life safety "open and accessible pool"-will issue NOV for permanent (30 days) and temp barrier (72 hrs)	MBERNAL	04/01/2010
04/01/2010	Action - Temporary Pool Barrier closed.	GVORPAGE	04/01/2010
04/01/2010	Duplicate complaint.	GVORPAGE	04/01/2010
04/01/2010	Action - Notice of Violation was entered to comply by 04/05/2010 for Pool Not Enclosed	GVORPAGE	04/01/2010
04/01/2010	Action - Notice of Violation was updated for Pool Not Enclosed. Extend To is entered as 04/05/2010.	GVORPAGE	04/01/2010
04/02/2010	Posted NOV at courthouse and at premise.	MBERNAL	04/02/2010
04/02/2010	NOV: Posting done at Court House on 04/01/2010. Posting done at Mailing Address on 04/01/2010. Posting done at Situs Address on 04/01/2010.	MBERNAL	04/02/2010
04/03/2010	NOV Receipt No: 71133701537147248958 sent on 04/01/2010 to CC: 6255 E Fowler Ave Temple Terrace, FL 33617	EPZB@EPZB	04/03/2010
04/03/2010	NOV Receipt No: 71133701537147248941 sent on 04/01/2010 to Respondent: 4826 Tortuga Dr West Palm Beach, FL 33407	EPZB@EPZB	04/03/2010
04/05/2010	Scanned and attached Notarized Affidavit of Posting NOV to case attachments. Made a file for this case. Filed affidavit inside file and returned file to code officers box.	TROUSE	04/05/2010
04/05/2010	NOV Receipt No: 71133701537147248941 - status: FORWARD EXPIRED	EPZB@EPZB	04/09/2010
04/06/2010	Added - Case has been added to Hearing 04/07/2010 (Case added for the April 7, 2010 sp. magistrate hearing per Maggie Bernal's request.)	JMACAPAY	04/06/2010
04/06/2010	Case has been removed from Hearing 04/07/2010 (Remove case.)	JMACAPAY	04/06/2010
04/06/2010	Added - Case has been added to Hearing 04/07/2010 (Case added for the April 7, 2010 hearing per Maggie Bernal's request.)	JMACAPAY	04/06/2010
04/06/2010	Posted NOH for 4/7/10 to property and at courthouse-pool still open and accessible.	MBERNAL	04/06/2010
04/06/2010	Notice of Hearing has been generated for 04/07/2010 hearing by batch job.	JMACAPAY	04/06/2010
04/07/2010	NOH: Posting done at Court House on 04/06/2010. Posting done at Mailing Address on 04/06/2010. Posting done at Situs Address on 04/06/2010.	MBERNAL	04/07/2010
04/07/2010	SM Order Text: 5 days to erect a temp. barrier and 15 days to erect a permanent barrier or a fine of 500.00 per day there after.	TROUSE	04/07/2010
04/07/2010	NOH: Posting done at Court House on 04/07/2010. Posting done at Mailing Address on 04/07/2010. Posting done at Situs Address on 04/07/2010.	MBERNAL	04/07/2010
04/08/2010	NOH Receipt No: 71133701537147328919 sent on 04/07/2010 to Respondent: 4826 Tortuga Dr, West Palm Beach, FL 33407	EPZB@EPZB	04/08/2010
04/08/2010	Special Master Order has been generated for 04/07/2010 hearing by batch job.	JMACAPAY	04/08/2010
04/10/2010	NOH Receipt No: 71133701537147328919 - status: FORWARD EXPIRED	EPZB@EPZB	04/14/2010
04/12/2010	Scanned and Attached Returned NOV Certified Mail to case attachments. Returned mail to code officers box	TROUSE	04/12/2010
04/14/2010	Scanned and Attached Signed Special Magistrate Order to	TROUSE	04/14/2010

	case attachments. Returned Orders to CEH Secretary Dawn S.		
04/16/2010	Scanned Returned Certified Mail NOH and attached them to case attachments. Returned mail to code officers box.	TROUSE	04/16/2010
04/21/2010	Scanned Returned Signed SMO Green Card and attached to case attachments. Returned card to code officers box.	TROUSE	04/21/2010
04/21/2010	Scanned Returned SMO Certified Mail and attached to case attachments. Returned mail to code officers box.	TROUSE	04/21/2010
09/17/2010	SMO: Posting done at Court House on 04/06/2010. Posting done at Mailing Address on 04/06/2010. Posting done at Situs Address on 04/06/2010.	MBERNAL	09/17/2010
09/17/2010	SMO: Posting done at Court House on 04/07/2010. Posting done at Mailing Address on 04/07/2010. Posting done at Situs Address on 04/07/2010.	MBERNAL	09/17/2010
07/28/2011	Tried to get a preservation group to take responsibility for this property, no luck. Safeguard sticker on door advising to call in case of emergency.	CFOULKE	07/28/2011
12/07/2011	Re-inspected property-	MBERNAL	12/08/2011
12/08/2011	AONC - Group A Inspected on 12/07/2011.	MBERNAL	12/08/2011
12/13/2011	Scanned Affidavit of non-compliance and mailed a copy to the property owners and cc. file given to Nancy King to determine if lien needs to be filed.	JMACAPAY	12/13/2011
12/30/2011	Inquiry to K.Lamb re discrepancy between CESM Order Fine Start Dates and Daily Fine Amounts and ePZB Accounting Details and AONC; pending Director Lien Review.	NKING	12/30/2011
01/03/2012	Property not on "PRO" added property and violations to registry.	MBERNAL	01/03/2012
01/03/2012	Referred to Director to review discrepancies between CESM Order, AONC, and Acct. Details together with delay in CEO follow-up site inspection; pending Director Lien Review.	NKING	01/03/2012
04/09/2012	Retd to Director to review subject request re Part (A) temporary barrier in conjunction with similar Werner Kress violation.	NKING	04/09/2012
01/30/2013	site visit w/gvorpapel and new owners; pool fence repaired; gates intact; vio corrected	BBOYNTON	01/31/2013
01/31/2013	AOC - Group A In compliance as of 01/30/2013. Fine Stop Date 01/30/2013.	BBOYNTON	01/31/2013
01/31/2013	Action - Pool Not Enclosed closed.	BBOYNTON	01/31/2013
01/31/2013	Cited violation has been corrected; pictures stored as an attachment	BBOYNTON	01/31/2013
02/04/2013	Updates to G.Meeder, OFMB, pursuant to inquiry from Ann Griffith, Federal Property Reg. Corp. (321-421-6639, Ext. 1012; 561-346-1529 cell; agriffith@vacantregistry.com).	NKING	02/04/2013
02/08/2013	Recd, notarized and attached the AOC to the file. File back to NJK per CEO note on the file.	DSOBIK	02/08/2013
02/19/2013	Sills cases previously pulled by CEOs and returned 2/8/13. Returned to Director for review of CESM Orders.	NKING	02/19/2013

Close

pertaining to Gai81 Vorpapel
PALM BEACH COUNTY CODE
Chapter 14 - HOUSING CODE
ARTICLE I. - PROPERTY MAINTENANCE CODE
DIVISION 6. - LOT CLEARING AND NUISANCE ABATEMENT REQUIREMENTS AND PROCEDURES

(e) *Workmanship.* All repairs, maintenance work, alterations or installations that are caused directly or indirectly by the enforcement of this code shall be executed and installed in a workmanlike manner.

(f) *Application of other codes.* Any repairs, additions or alterations to a structure, or changes of occupancy, shall be done in accordance with the procedures and provisions of all laws, rules and regulations in the county.

(Ord. No. 03-051, §§ 2, 3, 9-23-03; Ord. No. 2012-008, § 2, 5-15-12)

Sec. 14-2. - Required maintenance.

All structures, buildings, equipment, systems, devices and safeguards required by this code or another existing or previous statute or code for the structure or premises when erected or altered shall be maintained in good working order. The requirements of this code are not intended to provide the basis for removal or abrogation of fire protection and safety systems and devices in existing structures.

(Ord. No. 03-051, §§ 2, 3, 9-23-03)

Sec. 14-3. - Duties and powers of the code official.

(a) *General.* The code official shall be responsible for enforcement of all of the provisions of this code.

(b) *Notices and orders.* The code official shall issue all necessary notices or orders to ensure compliance with the code.

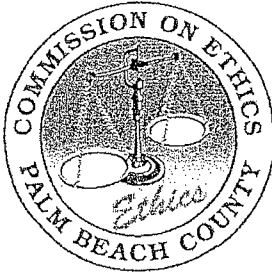
(c) *Right of entry.* The code official is authorized to enter the structure or premises at reasonable times to inspect subject to constitutional restrictions. If entry is refused or not obtained, the code official is authorized to pursue recourse as provided by law.

(d) *Access by owner or operator.* Every occupant of a structure or premises shall give the owner or operator thereof, or agent or employee, access to any part of such structure or its premises at reasonable times for the purpose of making such inspection, maintenance, repairs or alterations as are necessary to comply with the provisions of this code.

(e) *Interpretive authority.* The code enforcement director shall have power as necessary in the interest of public health, safety and general welfare, to interpret and implement the provisions of this code.

(f) *Restriction of employees.* An official or employee connected with the enforcement of this code, shall not be engaged in, or directly or indirectly connected with, the furnishing of labor, materials or appliances for the construction, alteration or maintenance of a building, maintenance of the premises, or the preparation of construction documents thereof, unless that person is the owner of the building; nor shall such officer or employee engage in any work that conflicts with official duties or with the interests of the department.

(g) *Relief from personal responsibility.* The code official, officer or employee charged with the enforcement of this code, while acting for the jurisdiction, shall not thereby be rendered liable personally, and is hereby relieved from all personal liability for any damage accruing to persons or property as a result of any act required or permitted in the discharge of official duties. Any suit instituted against an officer or employee because of an act performed by that officer or employee in the lawful discharge of duties and under the provisions of this code shall be defended by the legal representative of the jurisdiction until the final termination of the proceedings. The code official or any subordinate shall not be liable for costs in any action, suit or proceeding that is instituted in pursuance of the



GAIL

**ACKNOWLEDGEMENT OF RECEIPT
PALM BEACH COUNTY CODE OF ETHICS
TRAINING***

Check those items that apply

I acknowledge that I have read a copy of the Palm Beach County Code of Ethics (printed or posted on the intranet/internet) and completed additional training by:

- ☐ Watching the Code of Ethics Training Program on the Intranet/Internet.
- ☐ Watching the Code of Ethics Training Program on DVD.
- ☒ Attending a live presentation given on 4/28, 2011.

I understand that I am responsible for understanding and abiding by the Palm Beach County Code of Ethics as I conduct my assigned duties during my term of employment. I also understand that the information in this policy is subject to change. Policy changes will be communicated to me by my supervisor or through official notices.

Gail H. Vorpagel
(Clearly Print Your Legal Name)

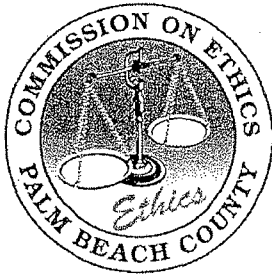
Gail H. Vorpagel
(Legal Signature)

Planning, Zoning + Building
(Clearly Print the Name of Your Department)

10/5/11
(Date)

*Employees: Submit signed form to your Department Head
Department Heads: Submit signed forms to Records, Human Resources*

***This Form is for Employees and Elected Officials Only –
Advisory Board Members Form can be obtained from
Advisory Board Liaison***



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- ☐ Watching the Code of Ethics Training Program on DVD.
- ☒ Attending a live presentation given on Jun 30, 2011.

I understand that I am responsible for understanding and abiding by the Palm Beach County Code of Ethics as I conduct my assigned duties during my term of employment. I also understand that the information in this policy is subject to change. Policy changes will be communicated to me by my supervisor or through official notices.

Bobbie Baynton
(Clearly Print Your Legal Name)



Bobbie Baynton
(Legal Signature)

PZB
(Clearly Print the Name of Your Department)

9/14/2011
(Date)

*Employees: Submit signed form to your Department Head
Department Heads: Submit signed forms to Records, Human Resources*

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Detail by Entity Name					
<u>Florida Profit Corporation</u>					
FEDERAL PROPERTY REGISTRATION CORP.					
<u>Filing Information</u>					
Document Number	P09000038286				
FEI/EIN Number	264760904				
Date Filed	04/29/2009				
State or Country	FL				
Status	ACTIVE				
Last Event	REINSTATEMENT				
Event Date Filed	10/11/2010				
Event Effective Date	NONE				
<u>Principal Address</u>					
6767 N Wickham Rd Suite 500 Melbourne, FL 32940					
Changed: 01/06/2013					
<u>Mailing Address</u>					
6767 N Wickham Rd Suite 500 Melbourne, FL 32940					
Changed: 01/06/2013					
<u>Registered Agent Name & Address</u>					
DARNELL, THOMAS R 6767 N. WICKHAM RD. SUITE 500 MELBOURNE, FL 32940					
Name Changed: 01/24/2011					
Address Changed: 01/06/2013					
<u>Officer/Director Detail</u>					
Name & Address					
Title DP					
BRACE, RODNEY R					

1179 SALT MARSH CIRCLE
PONTE VERDA BEACH, FL 32082

Title DVP

DARNELL, THOMAS R
6767 N Wickham Rd
Suite 500
MELBOURNE, FL 32940

Title DGC

TSAMOUTALES, NICHOLAS III
6767 N Wickham Rd
Suite 500
Melbourne, FL 32940

Title DVP

MULBERRY, DAVID
6767 N Wickham Rd
Suite 500
Melbourne, FL 32940

Annual Reports

Report Year	Filed Date
2011	01/24/2011
2012	01/06/2012
2013	01/06/2013

Document Images

<u>01/06/2013 -- ANNUAL REPORT</u>	View image in PDF format
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<u>12/16/2011 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/24/2011 -- ANNUAL REPORT</u>	View image in PDF format
<u>10/11/2010 -- REINSTATEMENT</u>	View image in PDF format
<u>04/29/2009 -- Domestic Profit</u>	View image in PDF format

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State of Florida, Department of State

pzb public records

From: Gail Vorpapel
Sent: Friday, January 25, 2013 12:31 PM
To: Kurt Eismann
Subject: FW: Neighborhood Champions

Kurt,
Bobbi and I would like to attend this training. The VPR company is taking care of lodging, travel and meals, we would only need Friday the 1st off as a training day.

Gail Vorpapel
Senior Code Enforcement Officer
Code Enforcement Division, Palm Beach County
561-233-5507 - Office
561-662-9342 - Cell



Planning, Zoning
and Building
2300 N. Jog Road

West Palm Beach, Florida 33411

From: Thomas Darnell [mailto:tdarnell@vacantregistry.com]
Sent: Friday, January 25, 2013 11:47 AM
To: Gail Vorpapel
Cc: Michele Lowell; Gloria Hamric
Subject: Re: Neighborhood Champions

Actually you will be going through the new 2.0 VPR release, that Friday. It is the complete makeover including automated lender notifications and reporting. Will this suffice or do you need a formal invite? Thanks.

Sent from my iPhone

On Jan 25, 2013, at 11:07 AM, Gail Vorpapel <gvorpage@pbcgov.org> wrote:

Hi Tom,

I have committed to come to the meetings on the 31st I would like to bring one of my fellow supervisors with me, **Bobbi Boynton.**

Can you elaborate what the VPR meeting is about?

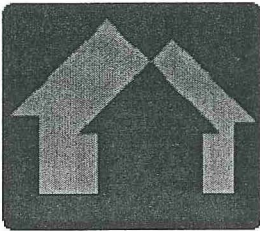
Thanks!

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Senior Code Enforcement Officer
Code Enforcement Division, Palm Beach County
561-233-5507 - Office
561-662-9342 - Cell

<image003.jpg>

From: Thomas Darnell [mailto:tdarnell@vacantregistry.com]
Sent: Tuesday, January 22, 2013 9:48 AM
To: Gail Vorpapel; Tina M. Beals; Ron Vaught; Ann Griffith
Subject: Neighborhood Champions

VacantRegistry is having its sales meeting in Melbourne (Suntree) on the 31st (dinner) and the actual meeting is the following day until after lunch. We would love for all of you to attend, and make it possible for you to also have your first board meeting or at least get together to have your first meeting. We will take care of travel, food, lodging.. Please let me know. We are very excited about our partnership in your respective communities and NC... Please call me on my cell @ your convenience. I will get a formal invite out.



Thomas R. Darnell
Managing Director
VacantRegistry.com
Tel: (321) 421.6639 | Mobile: (321) 508-0992
www.vacantregistry.com

"Protecting Home Values & Keeping Communities Safe"



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Gail Vorpapel

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Code Enforcement Division, Palm Beach County
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<image003.jpg>

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Thomas R. Darnell

Managing Director

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PALM BEACH COUNTY
EMPLOYEE LEAVE REQUEST

Date 04/03/2013

Page 1

Leave #: 833510

Employee: BOYNTON, BOBBIE R

Department: PZB - (04500)

Pay Period: 01/26/2013 - 02/08/2013

Division: PZ&B Code Enf - (04520)

Status: Process Completed

Comments:

Type	From Date/Time	To Date/Time	Total Hrs
Vacation (With Pay)	Fri 02/01/2013 07:00 AM	Fri 02/01/2013 05:30 PM	10.00

Routing Status:

Initiated
Approved
Completed

Employee Name:

Boynton, Bobbie R
Eismann, Kurt F
Lamb, Karon R

Approval Date:

1/30/13 8:15 am
1/30/13 10:42 am
1/30/13 3:45 pm



PALM BEACH COUNTY
EMPLOYEE LEAVE REQUEST

Date 04/03/2013

Page 1

Leave # : 837160

Employee : VORPAGEL, GAIL L

Department : PZB - (04500)

Pay Period : 01/26/2013 - 02/08/2013

Division : PZ&B Code Enf - (04520)

Status : Process Completed

Comments :

Type	From Date/Time	To Date/Time	Total Hrs
Training (With Pay)	Fri 02/01/2013 08:00 AM	Fri 02/01/2013 04:30 PM	8.00

Routing Status :

Initiated
Approved
Completed

Employee Name :

Vorpapel, Gail L (Gail)
Eismann, Kurt F
Lamb, Karon R

Approval Date :

2/5/13 11:53 am
2/5/13 3:39 pm
2/6/13 8:53 am

SECTION CODE ENFORCEMENT
SUPERVISOR KURT EISMANN

BI-WEEKLY ATTENDANCE SUMMARY
PAY PERIOD 1/26/13 - 2/8/13

PLANNING, ZONING AND BUILDING DEPARTMENT
CODE ENFORCEMENT - 4513

EMPLOYEE NAME	C/O ADJ HRS	DAY DATE	S/S	M	T	W	T	F	S/S	M	T	W	T	F	TOTAL BIWEEKLY/CO POSTINGS
000019885 BERNAL, MAGGIE		SKL	2/6/27	28	29	30	31	1	2/3	4	5	6	7	8	SKL VCL 4.0 VCN OTS OTP CTS= CTP COE 16hrs Adm Leave O/C / STU / TEM= 6hrs Adm Leave
000012108 BOYNTON, BOBBIE		SKL						1.0							SKL VCL 1.0 VCN OTS OTP CTS= CTP COE O/C / STU / TEM=
000009125 CARACCIO, LARRY		SKL						2.0							SKL 2 VCL VCN OTS OTP CTS= CTP COE 2.5 O/C / STU / TEM=
000012976 COLON, RICHARD		SKL													SKL VCL VCN OTS OTP CTS= CTP COE O/C / STU / TEM=

EXPLANATIONS: 2/6/13 Admin Leave with pay 4.0 hrs. Adm Leave without pay 2/7/13 8.0 hrs + 2/8/13 8.0 hrs. See attached memo.
2/6/13 Maggie worked 6 hrs Adm Leave. With pay 2/7/13 + 2/8/13 Adm Leave due to Supt. With Out Pay.
(2.0 hrs + 2.0 hrs)

LEAVE WITH PAY: Compassionate = CML Family Leave = FLS, FLV, FMC Jury Duty = JRY Military = MIL (17 DAYS) Parent Teacher Conference = PTF Worker's Comp = W7C (Free Days) Worker's Comp = WFW Training = TRA
 LEAVE W/O PAY: Leave of Absence = LNP TYN=TARDY Worker's Comp = WPN

[Signature] 2/6/13

SECTION CODE ENFORCEMENT
SUPERVISOR KURT EISMANN

BI-WEEKLY ATTENDANCE SUMMARY
PAY PERIOD 1/20/13 - 2/18/13

PLANNING, ZONING AND BUILDING DEPARTMENT
CODE ENFORCEMENT - 4513

EMPLOYEE NAME	C/O ADJ HRS	DAY DATE	S/S	M	T	W	T	F	S/S	M	T	W	T	F	TOTAL BIWEEKLY/CO POSTINGS
000008481 VORPAGEL, GAIL	25	1/20/13							25	4	9	10	7	8	SKL VCL 8 VCN OTS OTP CTS= CTP COE O/C / STU / TEM= TRA-8
00000844 WIGGINS, DEBORAH											8.5	8.5	8.5		SKL 25.5 VCL VCN OTS OTP CTS CTP COE 6.0 O/C / STU / TEM=
000008578 WILLIAMS, ANTHONY		4													SKL VCL 4 VCN OTS OTP CTS CTP COE O/C / STU / TEM=
000004222 WYTOVICH, KAREN															SKL VCL VCN OTS OTP CTS CTP COE O/C / STU / TEM=

EXPLANATIONS:

LEAVE WITH PAY: Compassionate = CML Family Leave = FLS, FLV, FMC Jury Duty = JRY Military = MIL (17 DAYS) Parent Teacher Conference = PTF Worker's Comp = W7C (Free Days) Worker's Comp = WPW Training = TRA
LEAVE W/O PAY: Leave of Absence = LNP TYN=TARDY Worker's Comp = WPN

SUPERVISOR SIGNATURE

 2/6/13

1843

TRAVEL JUSTIFICATION FORM

Name: Gail Vorpagel Division: Code Enforcement

Travel Request Reimbursement Form required: Yes _____ No ☒

Destination (City & State) Melbourne Florida

Date of Travel: 1/31/13 to 2/1/13 Beginning Time: 3:00 pm Ending Time: 5:30 pm

Title of Conf/Seminar/Meeting: Changes and upgrades to the VPR website

Sponsor of Conf/Seminar/Meeting: VacantRegistry.com (FPRC)

Why do you feel this travel is necessary, and how will it benefit the County: The vacant registry company we contract with is offering training to all their communities on the upgrades to the website.
They are providing accommodations and meals during the training.

Indicate meals that are being requested:

0 Breakfasts (\$6.00) # 0 Lunches (\$12.00) # 0 Dinners (\$22.00) Total: \$ 0.00

Transportation: Personal Car ☒ County Vehicle _____ Airlines _____

If by Airline, give 3 comparisons:

Delta 1234 5678 9012 \$ 123.45 One Way Fare \$ _____

American 1234 5678 9012 \$ 123.45 One Way Fare \$ _____

United 1234 5678 9012 \$ 123.45 One Way Fare \$ _____

Is vacation combined with trip: Yes _____ No ☒

List the names of others attending: _____

If traveling to same location, are you carpooling: Yes _____ No _____

If not, please explain: _____

Employee Signature: Gail Vorpagel Date: 1-28-13

Division Head Signature: [Signature] Date: 1/28/13

Department Head Signature: Brenda J. Conner Date: 1/29/2013

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Posted: 6:00 a.m. Tuesday, Aug. 21, 2012

Foreclosure registry aids code enforcement, but can't overcome all obstacles

Nearly \$1.4 million has been collected through the registry, half of which goes to county

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By Kimberly Miller

Palm Beach Post Staff Writer

JUPITER — Someone once loved the little house at 6738 Fourth St. enough to hand-glue seashells to the mailbox and paint the walls a sunny yellow.

But that was a long time ago. The shells, bleached white from the sun, are dropping off and while the walls are still bright, an open sliding glass door in back leads into rooms littered with stale human artifacts — dirty paper plates, a little girl's pink plastic high-heeled shoe, a filthy Winnie-the-Pooh blanket, a super-size squirt gun, dozens of DVD cases.

It's been a year since Palm Beach County began requiring banks to pay \$150 to register their foreclosures. Nearly \$1.4 million has been collected, and officers slogging through foreclosure inventory are happy to now know who to contact when a property sours.

Sometimes, though, that's only half the battle.

As with everything sucked into the foreclosure machine, success can be muted by the multi-layered home repossession system of lenders, loan servicers, property managers, their sub-contractors and the sheer volume of properties.

Palm Beach County has a vacant home rate of 6.7 percent, second only to Detroit for the percent of all unoccupied housing units, according to the real estate analysis firm Trulia. While not all homes are foreclosures, keeping up with the ones that are can be tedious and time consuming.

The cinderblock and stucco home on Fourth Street is in Palm Beach County's registry, which is managed by Melbourne-based VacantRegistry.com. The private firm shares half of the \$150 fee with the county.

Palm Beach County Senior Code Enforcement Officer Gail Vorpapel used the registry to send Wells Fargo Home Mortgage property preservation manager Andrew Hohensee an e-mail about the home on Aug. 3.

"You are listed in our vacant registry website as the property manager for the above property in Palm Beach County Florida," she said. "As of today, the property is still in violation of county code, there is trash and debris all over the front and rear yards, and the back yard is overgrown."

She got an automated response three days later: "You will receive a response within two business days."

The home was purchased in 2005 for \$251,500 when the Limestone Creek neighborhood in suburban Jupiter was considered a prime area for revitalization. Then the real estate market crashed.

The house is now valued at \$76,759, according to the Palm Beach County Property Appraiser. It sits just a few lots away from where three people were shot to death in two incidents in April and July.

The bank filed to foreclose in April 2010 and the home ended up on Vorpapel's problem property list.

"When you get empty houses, it just invites bad behavior," Vorpapel said. "Sometimes the grass just needs to be mowed, sometimes it's a lot more."

Palm Beach County Commissioners agreed in August 2011 to contract with VacantRegistry.com to track the county's foreclosed homes.

Within 10 days of filing to foreclose, the lender is supposed to pay \$150 to list the property with the company and provide contact information for the bank and a local property maintenance contact.

About 20 municipalities or county governments in Florida — including Lake Worth, Boynton Beach, Pahokee, and Royal Palm Beach — contract with VacantRegistry.com. The company was founded by Thomas Darnell, a former Bank of America and Chase executive familiar with the internal workings of lenders.

The county intends to use its take of the registry money — about \$692,000 so far — to clean up and fix safety problems at abandoned properties where the ownership is unable to be determined.

Retired Boynton Beach code enforcement officer Scott Blasie began working for VacantRegistry.com last year.

"When I was in Boynton we would call the bank we thought was responsible and that was worthless," said Blasie, who can often cut through lender red tape when he hears about a home that is seriously deteriorating.

The Palm Beach Post alerted Blasie to a home in the 8000 block of Burlington Court in suburban Lake Worth after neighbors called the newspaper following a story about another vacant home that ran Aug. 12.

Blasie inspected the home and found, among other violations, a large hole in the roof. A days-long e-mail exchange with Chase bank ferretted out part of the problem. Chase's property management company is allegedly being blocked from entering the gated community. The last time they inspected the home was February.

Blasie also sent certified letters this month to the nation's largest lenders putting them on notice that VacantRegistry.com may start enforcement actions against lenders for not registering properties or complying with maintenance rules.

"We wanted to basically say, we're going to come after you. If you do nothing else, put the State of Florida at the top of your to-do list," he said.

Some banks don't list maintenance companies located within 20 miles of Palm Beach County, as required by ordinance, and aren't tracking whether a home is vacant or occupied, Vorpapel said.

"It's like six layers you have to go through," Vorpapel said. "You're supposed to be working with a property manager within 20 miles but they're in Tampa or out of state."

When Vorpapel returned to the Fourth Street house Aug. 10, the front yard was tidy and the required vacant property notice was posted, but the backyard was still unkempt. The sliding glass door and a rear window gaped open.

"It appears whoever you hired to clean up and secure this property didn't bother to go in the backyard," she wrote Wells Fargo on Aug. 13 with five photos attached.

Two days later she got a note in the morning assuring her the Wells Fargo contractor has been sent back to the house to clean it out and secure it.

"I love it when a plan comes together," Vorpapel said.

On Monday morning, two weeks after the first e-mail, the situation at 6738 Fourth St. was only marginally better. A pizza box, soda bottles and empty 23.5 ounce cans of Four Loko malt beverage littered the front yard. The house was still full of debris and garbage. But the sliding glass door and rear window were locked tight.

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- Posted by JbourneOK at 10:50 a.m. Aug. 21, 2012
- Report Abuse

Just goes to show how messed up the system is. Even when you know who to hold accountable, you can't get anything done. Where is the homeowner? Isn't he/she responsible also?

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Posted: 6:03 a.m. Tuesday, Feb. 5, 2013

Non-profit offers hope for abandoned Palm Beach County homes

Nonprofit stepping in to relieve owners, bank, neighbors

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By Kimberly Miller

Palm Beach Post Staff Writer

At the end, nobody, not even the thieves, wanted the little concrete block home on Tortuga Drive in suburban West Palm Beach.

Its copper pipes had been ripped from the walls, leaving jagged gashes like knife wounds in the drywall. What remained of the electrical wiring, also harvested for the copper, hung from holes punched in the ceiling. The air conditioner and pool pump were long gone. Weeds grew chest high in the yard.

The Gramercy Park house, where Ronald and Paula Sills lived for nearly 30 years, had plunged through the cracks of Florida's foreclosure process and America's wrecked mortgage system.

Both the owners and bank had walked away.

"No one wants the liability," said Gail Vorpagel, a senior code enforcement officer for Palm Beach County. "This type of situation, it's becoming more prevalent."

Sometimes people die, leaving homes so upside down in their mortgage that heirs turn up their noses. Sometimes the homes are so looted during Florida's lengthy foreclosure process, the banks don't want them. Sometimes homes get lost in the tangle of bank failures and mortgage transfers.

The outcome is usually the same — castoff homes with mounting code enforcement and municipal liens deteriorating in neighborhoods trying to make a comeback.

But Vorpagel is working with a new nonprofit group trying to stem the damage done by decaying houses.

Called Neighborhood Champions, the group researches the ownership and mortgage trail of the abandoned homes, attempts to obtain the deed, pay back taxes and liens, and get the lender to extinguish the mortgage. After fixing up the homes, Neighborhood Champions plans to sell, rent or donate them.

The Sills' home is the first the group has tackled.

It's a niche need, Vorpapel said, that isn't filled by other housing nonprofits that focus on building homes from the ground up, offering mortgages to low-income homebuyers or helping elderly and disabled homeowners rehabilitate their houses.

Neighborhood Champions is informally linked to the Melbourne-based VacantRegistry.com, which began working with Palm Beach County in 2011 to register foreclosed homes and track who is responsible for their upkeep. Vorpapel said there are 7,000 homes in unincorporated Palm Beach County in the registry.

VacantRegistry, founded by a former banker, hired a consultant to do the detective work for Neighborhood Champions on the abandoned homes.

Ann Griffith, also a former banker who lives in Lake Worth, has contacts in the industry, knows what lender was sold to whom, and understands the labyrinthine system set up to handle foreclosures.

"We have banks that have been sold so many times that they don't even know what inventory they have," Griffith said. "The problem is so big there are homes that just get forgotten."

Vorpapel thought the Sills' were dead after she did some investigating and couldn't track them down. Griffith found them in Kentucky, where they had moved to be closer to their son.

Paula Sills, 62, said she and her husband were pursued relentlessly in 2007 to refinance their home through lender Beneficial Florida. Ronald, 66, had recently suffered a heart attack and hospital bills were mounting.

"He did this whole high-talking thing and kept calling me at work and at home," Paula said about the bank representative. "He finally managed to talk us into this."

They took out a \$163,486 mortgage.

"We were soon up to our necks with something we couldn't begin to pay," she said.

In the fall of 2008, Beneficial Florida filed for foreclosure. It was the early days of the housing crisis, before the courts became overwhelmed. The case moved swiftly. By July 2009, the bank won a foreclosure judgment for \$180,347 against the Sills'. A foreclosure auction was scheduled for Aug. 10, 2009.

But for reasons not revealed in court filings, the bank canceled the auction, voided the foreclosure and released the Sillses from the mortgage.

Paula Sills, who had already moved to Kentucky at that point, said the bank didn't want the home because it had been damaged by looters and had plummeted in value. Griffith said there are many reasons lenders abandon a foreclosure action. They may realize they don't have the correct paperwork or that taking the home back is too costly.

Six months before the scheduled auction date, Beneficial Florida was shut down by parent company HSBC Bank, which said it would no longer offer loans through branch offices, including Beneficial Florida.

HSBC officials would not comment for this story, citing consumer privacy concerns.

Code violations began accruing on the Tortuga Drive home, leading to a \$250-a-day lien levied by Palm Beach County in 2011 and retroactive to Oct. 26, 2010.

"We've exhausted all of our remedies," Vorpapel said about the extent of the county's power. "This is the end for us."

After Griffith found the Sillses, a Neighborhood Champions representative went to Kentucky to see if they would sign the deed to the non-profit. They did.

"There was no way we could pay for it. There was no way to unbury ourselves," Paula Sills said.

County tax records show about \$9,400 in current and back taxes on the Sills' home were paid in January on behalf of Neighborhood Champions by Federal Property Registration Corp., the corporate name for VacantRegistry.com.

Last week, John Wigley of Advantage Remodeling and Construction hauled garbage from the Tortuga Drive house, slashed through curtains of weeds, and scooped turtles, frogs and kitchen cabinets from the brackish pool.

"It's the worst I've seen," Wigley said. "Everything is gone."

Not everything.

Stretching nearly the length of the back wall of the home is a fading floor-to-ceiling undersea mural painted by the Sillses' son. On bright days, when the sun glinted off the pool water, staring at the tranquil ocean scene of swimming fish and coral was like looking into a pond, Paula Sills said.

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- Posted by RicWinthrop

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Non-profit Offers Hope for Abandoned Palm Beach County Homes

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pzb public records

From: Ann Griffith [agriffith@vacantregistry.com]
Sent: Monday, November 19, 2012 11:58 AM
To: Gail Vorpapel
Cc: Thomas Darnell
Subject: Re: FW: OCR/CCRT Meeting 11/13/12

Gail,

Thank you for thinking of us, we did work on this one some time ago with no success, however we are going to really pursue the homeowners which we have located and get the home relinquished to us and get it cleaned up, give us a couple of weeks, but I will keep you in the loop of our progress. Thanks again!

On Fri, Nov 16, 2012 at 8:20 AM, Gail Vorpapel <gvorpage@pbcgov.org> wrote:

Ann,

Did I send this to you guys already? This is a situation where the owner disappeared, there is no mortgage, no one taking care of the property and we have 3 liens with daily fines running. I thought it might be a good candidate for neighborhood champions.

Let me know so I can report it back at the next CCRT meeting.

Gail Vorpapel

Senior Code Enforcement Officer

Code Enforcement Division, Palm Beach County

561-233-5507 - Office

561-662-9342 - Cell



**Planning, Zoning
and Building**

3300 N. Jog Road

West Palm Beach, Florida 33411

From: Bobbi Boynton
Sent: Thursday, November 15, 2012 4:13 PM
To: Gail Vorpapel
Subject: OCR/CCRT Meeting 11/13/12

Deb was asked to provide info/assistance with the property located at 4826 Tortuga Dr. This is the one w/out a mtg and the VPR folks were looking to gain ownership and do a rehab for a disadvantaged family. The property is currently under lien and Caroline advises me someone periodically mows the front lawn. Mr. Boone advised the structure is open and accessible (confirmed by Caroline).

Do you want to respond to the OCR/CCRT folks and Mr. Samuel Boone of the Gramercy Park Neighborhood Corporation? I know OCR/CCRT provide an update at their next meeting .

Thanks,

b

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

--
Ann Griffith
Managing Director of Neighborhood Champions
www.VacantRegistry.com

Federal Property Registration Corp
6767 N. Wickham Road
Suite 400
Melbourne, FL 32940
Office (321) 421-6639 ext. 1012
Fax (321) 396-7776
cellular (561) 346-1529
email agriffith@vacantregistry.com

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pzb public records

From: Gail Vorpapel
Sent: Monday, December 17, 2012 12:36 PM
To: Ann Griffith
Subject: RE: NC Prospect Properties
Attachments: Palm Beach County - NC Prospect Properties.xlsx

Hi Ann,

Attached is your spreadsheet with my notes added. Only one property has a current lien and a current violation. As far as the Sills property, we have never had any other addresses for them, all our notices were posted and sent to the subject property with no forwarding info.

Happy HOLIDAYS!

Gail Vorpapel
Senior Code Enforcement Officer
Code Enforcement Division, Palm Beach County
561-233-5507 - Office
561-662-9342 - Cell



Planning, Zoning
and Building

2300 N. Jog Road
West Palm Beach, Florida 33411

From: Ann Griffith [mailto:agriffith@vacantregistry.com]
Sent: Monday, December 17, 2012 11:06 AM
To: Gail Vorpapel
Subject: Fwd: NC Prospect Properties

We are working with wells to acquire these 8 properties, can you let me know if there are any code violations on them. Also the Sills home on Tortuga, we have sent them certified mail with no response, do you have an address for them??? we have located them in Kentucky, let me know if you have a different address, thank you!

----- Forwarded message -----

From: Ron Mulberry <rmulberry@vacantregistry.com>
Date: Mon, Dec 10, 2012 at 5:31 PM
Subject: NC Prospect Properties
To: Thomas Darnell <tdarnell@vacantregistry.com>, Ann Griffith <agriffith@vacantregistry.com>

--
Ann Griffith
Managing Director of Neighborhood Champions
www.VacantRegistry.com

Federal Property Registration Corp
6767 N. Wickham Road
Suite 400
Melbourne, FL 32940
Office [\(321\) 421-6639 ext. 1012](tel:(321)421-6639)
Fax [\(321\) 396-7776](tel:(321)396-7776)
cellular [\(561\) 346-1529](tel:(561)346-1529)
email agriffith@vacantregistry.com

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VPR ID	ParcelID	Owner Name	Address	Zip	City	CRA	Foreclosure Status	Tax Assessor Market Value
FLPALM00290602	384344160600500	VOLPE CORRINE E	1510 N D ST	33460	LAKE WORTH	FALSE	Foreclosure	62227 in the city of Lake Worth
FLPALM00076857	004244140700003	CLARK CAMPBELL WILMA &	2064 BONNIE DR	33415	PALM BEACH CC	FALSE	Pre-Foreclosure	55188 no code violations or liens
FLPALM00173333	004343290200701	HILL BRENDA S EST	2125 WELLINGTON RD	33409	PALM BEACH CC	TRUE	Foreclosure	40193 no code violations or liens
FLPALM00055920	004243250903701	CUNNINGHAM FRANKLYN	2329 TALLAHASSEE DR	33409	PALM BEACH CC	TRUE	Foreclosure	65623 no code violations or liens
FLPALM00174063	004343300302304	WILLIAMS BYRON EST	3301 CHEROKEE AVE	33409	PALM BEACH CC	TRUE	Foreclosure	40862 no code violations or liens
FLPALM00067380	004243351400901	ARNOLD DOROTHY A	5440 WALLIS RD	33415	PALM BEACH CC	FALSE	Foreclosure	56562 no code violations or liens
FLPALM00085011	004244341300010	CABRERA JIMMY &	6187 WAUCONDA WAY W	33463	PALM BEACH CC	FALSE	Pre-Foreclosure	77179 no code violations or liens
FLPALM00103477	004245121200013	ROBINSON JULIET I	7345 PALMDALE DR	33436	PALM BEACH CC	FALSE	Pre-Foreclosure	70000 has outstanding lien for overgrowth and is currently under SM orde

:r for repair to the structure

pzb public records

From: Gail Vorpapel
Sent: Monday, January 07, 2013 2:21 PM
To: Thomas Darnell; champions@vacantregistry.com
Cc: Federal Property Registration Corp; Tina M. Beals
Subject: another candidate for Neighborhood champions!
Attachments: Birchtree property.pdf

Dear Neighborhood champions,

Please see attached letter. This is another one of those situations that falls through the cracks. The county intends on abating the nuisance and attaching the costs to the tax bill. I think it is worth taking a look at, it's in a nice neighborhood in unincorporated Lake Worth, and as you well know, PBC does not want to own property. Let me know if you have any questions.

Gail Vorpapel
Senior Code Enforcement Officer
Code Enforcement Division, Palm Beach County
561-233-5507 - Office
561-662-9342 - Cell



Planning, Zoning
and Building
2300 N. Jog Road

West Palm Beach, Florida 33411

From: Thomas Darnell [mailto:tdarnell@vacantregistry.com]
Sent: Friday, January 04, 2013 8:20 AM
To: champions@vacantregistry.com
Cc: Federal Property Registration Corp; Gail Vorpapel; Tina M. Beals
Subject: Congratulations!!!

Team,

I would like to congratulate Ron on a great job capturing our first Neighborhood Champions residential property. 4826 Tortuga Dr, West Palm Beach, FL located in Unincorporated Palm Beach County is NC's first project. We have an existing insurance inspection report and NC is the unrecorded owner of the property as of yesterday. Ron, located the owners of record in their childhood town in Kentucky to facilitate and close the deal on behalf of NC. This is a huge step towards applying our community partnership model.

I have spoken w/ Gail at the county and all of there liens will be released upon proof of ownership and transferred/attached to only the initial owners of record and their personal assets. NC should only be subject to back-taxes and other claims previously junior to Beneficial's priority (released in 2009) lien position. I have also forwarded the report to our GC's here in Suntree to get initial feedback. The Executive Team will discuss this Monday and set the tone and direction. Thanks everyone, and again Congratulations!!!



Thomas R. Darnell

Managing Director

VacantRegistry.com

Tel: (321) 421.6639 | Mobile: (321) 508-0992

www.vacantregistry.com

"Protecting Home Values & Keeping Communities Safe"



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Maguire
LEGAL GROUP

ROBERT D. MAGUIRE*

MICHELLE L. BAKER

GARY K. FRY**

RECEIVED
JAN 07 2013
BY: _____

January 2, 2013

Kurt Eismann, Director
Palm Beach County Planning,
Zoning & Building Dept.
2300 N. Jog Road
West Palm Beach, FL 33411

Re: 6155 Birchtree Terrace
Lake Woth, Florida

Dear Mr. Eismann:

I am the attorney for the Florida estate of Thomas Torok and Diana Kehrig is the personal representative. The decedent owned the above-captioned property and you sent me a notice of nuisance on December 18, 2012.

The Florida estate is insolvent and there are no funds available to make the necessary repairs you require for the Birchtree Terrace property. I will be filing a petition with the probate court to close the estate.

There is substantial negative equity in the Birchtree Terrace property, thus, it cannot be sold. If Palm Beach County wants the property, the estate is willing to deed it to the county, subject to the existing mortgage and liens.

Very truly yours,

Robert D. Maguire

190 EAST AVENUE

TALLMADGE, OHIO 44278

PHONE 330-633-0666

FAX 330-633-0626

www.maguirelegalgroup.com

*ALSO LICENSED IN FLORIDA

**ALSO LICENSED IN UTAH

RM/cs

cc: Diana Kehrig

To: Gail Vorpapel

Cc: Thomas Darnell; champions@vacantregistry.com; Federal Property Registration Corp; Tina M. Beals

Subject: Re: another candidate for Neighborhood champions!

Thank you Gail, I will go preview the property and get lien holder info and see how we can assist. Please give me a week to do an analysis and I will circle back with you.

Make it a great day,

Ann Griffith

On Jan 7, 2013, at 2:21 PM, Gail Vorpapel <gvorpage@pbcgov.org> wrote:

Dear Neighborhood champions,

Please see attached letter. This is another one of those situations that falls through the cracks. The county intends on abating the nuisance and attaching the costs to the tax bill. I think it is worth taking a look at, it's in a nice neighborhood in unincorporated Lake Worth, and as you well know, PBC does not want to own property.

Let me know if you have any questions.

Gail Vorpapel

Senior Code Enforcement Officer

Code Enforcement Division, Palm Beach County

561-233-5507 - Office

561-662-9342 - Cell

<image001.jpg>

From: Thomas Darnell [<mailto:tdarnell@vacantregistry.com>]

Sent: Friday, January 04, 2013 8:20 AM

To: champions@vacantregistry.com

Cc: Federal Property Registration Corp; Gail Vorpagel; Tina M. Beals
Subject: Congratulations!!!

Team,

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Congratulations!!!



Thomas R. Darnell
Managing Director
VacantRegistry.com

Tel: (321) 421.6639 | Mobile: (321) 508-0992

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<Birchtree property.pdf>

--
Ann Griffith
Managing Director of Neighborhood Champions
www.VacantRegistry.com

Federal Property Registration Corp
6767 N. Wickham Road
Suite 500
Melbourne, FL 32940
Office (321) 421-6639 ext. 1012
Fax (321) 396-7776
cellular (561) 346-1529
email agriffith@vacantregistry.com

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p2b public records

From: Ann [agriffith@vacantregistry.com]
Sent: Thursday, January 17, 2013 1:07 PM
To: Glenn Meeder
Cc: Gail Vorpagel
Subject: Re: another candidate for Neighborhood champions!

The tax certificate holder is locker ventures 814-317-7114

Make it a great day,
Ann Griffith

On Jan 17, 2013, at 12:26 PM, **Glenn Meeder** <GMeeder@pbcgov.org> wrote:

Hi all,

The tax certificate holder would not foreclose on the property, but could, after holding the certificate for at least two years, make application for a tax deed. If the certificate holder is aware that there is a buyer for the Tax deed and they won't get saddled with property, they may expedite moving the TD process along. The certificate holders are mere investors who buy taxes and earn interest on their investment until such time either the owner pays the back taxes or it goes for TD sale. I have a call into the tax collector's office to find out who a good contact would be to get the contact information of the certificate holder.

Glenn

From: Gail Vorpagel
Sent: Thursday, January 17, 2013 12:02 PM
To: Glenn Meeder
Cc: Ann Griffith
Subject: FW: another candidate for Neighborhood champions!

Glenn,
Can you help Ann? I don't know how to get the information she needs, I thought you might.
Thanks!

Gail Vorpagel
Senior Code Enforcement Officer
Code Enforcement Division, Palm Beach County
561-233-5507 - Office
561-662-9342 - Cell
<image001.jpg>

From: Ann [mailto:agriffith@vacantregistry.com]
Sent: Thursday, January 17, 2013 11:02 AM
To: Gail Vorpagel
Subject: Re: another candidate for Neighborhood champions!

I know it's not scheduled, but the tax certificates are be taken care of by outside party if you have a contact in tax assessors office we can give them the info and they can start the process of foreclosure it will be 1 of the easiest routes....

Make it a great day,
Ann Griffith

On Jan 17, 2013, at 8:28 AM, Gail Vorpagel <gvorpage@pbcgov.org> wrote:

Ann,
I searched the clerk's website in tax deeds for sale, and this property is not scheduled for sale. Sales are done online on Wednesdays 2 times a month.

Gail Vorpagel
Senior Code Enforcement Officer
Code Enforcement Division, Palm Beach County
561-233-5507 - Office
561-662-9342 - Cell
<image001.jpg>

From: Ann Griffith [<mailto:agriffith@vacantregistry.com>]
Sent: Wednesday, January 16, 2013 3:49 PM
To: Gail Vorpagel
Subject: Re: another candidate for Neighborhood champions!

this property is scheduled for a tax deed sale, anyway you can find out when???

On Wed, Jan 9, 2013 at 7:58 AM, Gail Vorpagel <gvorpage@pbcgov.org> wrote:

Thanks Ann, we will hold off on the abatement until I hear from you.

Gail Vorpagel
Senior Code Enforcement Officer
Code Enforcement Division, Palm Beach County
561-233-5507 - Office
561-662-9342 - Cell
<image004.jpg>

From: Ann [<mailto:agriffith@vacantregistry.com>]
Sent: Monday, January 07, 2013 2:52 PM

pzb public records

From: Gail Vorpapel
Sent: Tuesday, January 29, 2013 9:50 AM
To: Ann Griffith
Subject: RE: sign

Ann,

I have not done the proposal, there is a lot of "changing of the guards" going on in my department. A new building official coming this week and I want to discuss the partnership at the **Board meeting this week**. I have some ideas that may solidify the partnership as well. I spoke to **Houston about it** today, he agrees this is a partnership like none other we have had before, so it will take some convincing and "Outside the box" thinking.

Gail Vorpapel
Senior Code Enforcement Officer
Code Enforcement Division, Palm Beach County
561-233-5507 - Office
561-662-9342 - Cell



Planning, Zoning
and Building
2360 N. Jog Road

West Palm Beach, Florida 33411

From: Ann Griffith [mailto:agriffith@vacantregistry.com]
Sent: Monday, January 28, 2013 2:29 PM
To: Gail Vorpapel; Ron Mulberry; Thomas Darnell
Subject: sign

Gail,

I just wanted to follow up on the sign approval, as I remember you drafted a proposal on Monday and were submitting and hopefully having a positive outcome on thursday. Please advise if the sign as been approved as is and if we can order and put it up for maximum exposure for all parties. Thank you for all assistance!

--

Ann Griffith
Managing Director of Neighborhood Champions
www.VacantRegistry.com

Federal Property Registration Corp
6767 N. Wickham Road
Suite 500
Melbourne, FL 32940
Office (321) 421-6639 ext. 1012

Fax (321) 396-7776
cellular (561) 346-1529
email agriffith@vacantregistry.com

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pzb public records

From: Ann [agriffith@vacantregistry.com]
Sent: Tuesday, February 05, 2013 10:07 AM
To: Ron Mulberry
Cc: Gail Vorpagel; Gregory Darnell; Thomas Darnell
Subject: Re: A few more for NC to look at

It's paint your heart out and I have the app already Joann Aiken is the contact.

Make it a great day,
Ann Griffith

On Feb 5, 2013, at 9:52 AM, Ron Mulberry <rmulberry@vacantregistry.com> wrote:

Thanks Gail. I will look at these properties today.

That was a good meeting last night at Gramercy Park and great PR for Neighborhood Champions. I met a lot of helpful neighbors, including a few folks who want to help with Tortuga. Also, the evening was a perfect opportunity to meet Houston Tate, Director of Community Revitalization. I think it opened the door to other opportunities to present our concept.

Last week, you mentioned a non-profit that may offer free painting for Tortuga. Please provide me with the name of that group and we will reach out to them.

Thanks,
Ron

On Tue, Feb 5, 2013 at 9:32 AM, Ann <agriffith@vacantregistry.com> wrote:
Please send me photos and anything you have, and i will do all my research and write up and see how Tom would like to proceed, give me a couple days... Thanks

Make it a great day,
Ann Griffith

On Feb 5, 2013, at 9:23 AM, Gail Vorpagel <gvorpage@pbcgov.org> wrote:

I told Ron about one of these last night, but I found out about a few more we have issues with.

495 Plum Tree Dr

Lake Worth

The previous owner was put in violation for doing renovations without permits, and not meeting the minimum PM code requirements. He promptly recorded a

new deed, deeding the property over to the bank that holds the mortgage (BOA), and stopped paying the mortgage. The bank is not responding to our notices either and won't acknowledge the ownership. The property has a tenant, she is pregnant and due in March and living in deplorable conditions, (roof leaks, exposed wiring etc.).

This case is scheduled to be heard before the Magistrate tomorrow.

1170 Ridge Road, Lake Worth – This home has been abandoned by the owner and has no mortgage that we can find, it is vacant CBS Structure.

1155 Alto Road, Lake Worth – This home has been abandoned by the owner as well, and the bank has released the judgment of foreclosure, it is vacant as well.

All three of these houses are in the same neighborhood called San Castle, off Lantana Road. AND this is one of our revitalization neighborhoods (one of the 85).

Let me know if you want to see photos or look at the files we have on them.

Gail Vorpagel

<image002.jpg>

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

pzb public records

From: Gail Vorpapel
Sent: Tuesday, February 05, 2013 8:56 AM
To: shuggel@bellsouth.net
Subject: FW: FW: Resolution
Attachments: nc acct.pdf

Gail Vorpapel
Senior Code Enforcement Officer
Code Enforcement Division, Palm Beach County
561-233-5507 - Office
561-662-9342 - Cell



Planning, Zoning
and Building
3300 N. Jog Road

West Palm Beach, Florida 33411

From: Ann Griffith [mailto:agriffith@vacantregistry.com]
Sent: Monday, February 04, 2013 3:09 PM
To: Thomas Darnell; Gail Vorpapel
Cc: Michael Kelley; Ron Mulberry
Subject: Re: FW: Resolution

Gail,

Here is the resolution so I may open a bank account, can you please sign and return so I may take care of ASAP. thank you!

On Mon, Feb 4, 2013 at 9:38 AM, Thomas Darnell <tdarnell@vacantregistry.com> wrote:



Thomas R. Darnell
Managing Director
VacantRegistry.com
Tel: (321) 421.6639 | Mobile: (321) 508-0992
www.vacantregistry.com

"Protecting Home Values & Keeping Communities Safe"



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----- Forwarded message -----

From: **Catherine Kline** <ckline@fcb1923.com>
Date: Fri, Feb 1, 2013 at 5:42 PM
Subject: FW: Resolution
To: Thomas Darnell <tdarnell@vacantregistry.com>

Thomas:

Sorry it took so long to get this to you.

Hope this is what you need.

Have a nice weekend

Catherine

-----Original Message-----

From: Scan Account
Sent: Friday, February 01, 2013 5:41 PM
To: Catherine Kline
Subject: Scans From Copier MI313

Please read attached Scans
Fla Community Bank 313 / Merritt Island
81085 N481802168

--

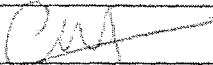
Ann Griffith
Managing Director of Neighborhood Champions
www.VacantRegistry.com

Federal Property Registration Corp
6767 N. Wickham Road
Suite 500

Melbourne, FL 32940
Office (321) 421-6639 ext. 1012
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RESOLUTION APPLIES TO (check all that apply): ☒ ALL ACCOUNTS ☐ SAFE DEPOSIT BOX NUMBER(S):
☐ SPECIFIC ACCOUNTS ACCOUNT NUMBER(S):

NAME AND TITLE	SIGNATURE	LIMITATIONS
1. Ann Griffith	X 	COUNTERSIGNERS:
2.	X	COUNTERSIGNERS:
3.	X	COUNTERSIGNERS:
4.	X	COUNTERSIGNERS:
5.	X	COUNTERSIGNERS:
6.	X	COUNTERSIGNERS:
7.	X	COUNTERSIGNERS:
8.	X	COUNTERSIGNERS:

SIGNATURE CERTIFICATION. I certify that the foregoing are names, titles, and genuine signatures of the current Authorized Parties of the Entity authorized by the above Resolution.

IN WITNESS WHEREOF, I have subscribed my name as Designated Representative of the Entity on the date shown below.

DESIGNATED REPRESENTATIVE: _____

DATE _____

IT IS FURTHER RESOLVED AS FOLLOWS, the Entity certifies to the Financial Institution that:

- Unless specifically designated, each of the Authorized Parties whose signature appears above may sign without the other(s);
- Facsimile Signatures. (Select if applicable): ☐ The Financial Institution is authorized to honor facsimile and other non-manual signatures and may honor and charge the Entity for all negotiable instruments, checks, drafts, and other orders for payment of money drawn in the name of the Entity, on its regular accounts, including an order for electronic debit, whether by electronic tape or otherwise, regardless of by whom or by what means the facsimile signature or other non-manual signature may have been affixed, or electronically communicated, if such facsimile signature resembles the specimen attached to this Resolution or filed with the Financial Institution, regardless of whether any misuse of a specimen or non-manual signature is with or without the negligence of the Entity. The Specimen Facsimile Signature Exhibit attached is incorporated into and is an integral part of this Resolution. Entity indemnifies the Financial Institution for all claims, expenses, and losses resulting from the honoring of any signature certified or refusing to honor any signature not so certified;
- As used herein, any pronouns relative to the signers for the Entity shall include the masculine, feminine, and neutral gender, and the singular and plural number, wherever the context so admits or requires;
- All items deposited with prior endorsements are guaranteed by the Entity;
- All items not clearly endorsed by the Entity may be returned to the Entity by the Financial Institution or, alternatively, the Financial Institution is granted a power of attorney in relation to any such item to endorse any such item on behalf of the Entity in order to facilitate collection;
- Financial Institution shall have no liability for any delay in the presentment or return of any negotiable instrument or other order for the payment of money, that is not properly endorsed;
- Financial Institution is directed and authorized to act upon and honor any withdrawal or transfer instructions issued and to honor, pay and charge to any depository account or accounts of the Entity, all checks or orders for the payment of money so drawn when signed consistent with this Resolution without inquiring as to the disposition of the proceeds or the circumstances surrounding the issuance of the check or the order for the payment of the money involved, whether such checks or orders for the payment of money are payable to the order of, or endorsed or negotiated by any one or more of the Authorized Parties signing them or such party in their individual capacities or not, and whether they are deposited to the individual credit of or tendered in payment of the individual obligation of any one or more of the Authorized Parties signing them or of any other such party or not;
- Financial Institution shall be indemnified for any claims, expenses or losses resulting from the honoring of any signature certified or refusing to honor any signature not so certified; and
- Notwithstanding any modification or termination of the power of any Authorized Party of the Entity, this Resolution shall remain in full force and bind the Entity and its legal representatives, successors, assignees, receivers, trustees or assigns until written notice to the contrary signed by, or on behalf of, the Entity shall have been received by the Financial Institution, and that receipt of such notice shall not affect any action taken by the Financial Institution prior to receipt of such notice in reliance on this Resolution.

Additional comments or instructions:

RESOLUTION OF CORPORATION, PARTNERSHIP & LLCs

DATE:

2-4-13

TO: NAME AND ADDRESS OF FINANCIAL INSTITUTION Florida Community Bank 7593 BOYNTON BLVD BOYNTON BEACH, FL 33437	FROM: NAME AND ADDRESS OF ENTITY Neighborhood Champions 6767 N. Wickham Rd #400 Melbourne, FL
---	--

Use this *Resolution of Corporation, Partnership and LLCs* to document the granting of Deposit authority by the governing body of the business entity to specified individuals. This form may be used by legal entities, such as corporations, professional corporations, general partnerships, limited partnerships, limited liability partnerships, and limited liability companies.

Words or phrases preceded by a ☐ are applicable only if the ☒ is marked.

I certify that I am a duly and legally elected/appointed, qualified representative and keeper of the records ("Designated Representative") of/for the legal entity ("Entity") named above, that the following is a true and complete copy of a Resolution duly adopted at a meeting of the governing body of the Entity held on the _____ day of _____ in accordance with law and the governing documents of the Entity, and that my delivery of this Resolution to Financial Institution certifies to Financial Institution that such Resolution is still in full force and effect.

This is a ☐ For Profit ☒ Nonprofit Entity.

IT IS RESOLVED THAT:

The following described officers, members, managers, partners, employees, designated parties or agents of the Entity referred to below as "Authorized Parties", whose names and signatures appear below, are authorized for and on behalf of the Entity to have the following indicated powers as contained in this Resolution:

Authorized Parties

☒ **DEPOSITORY ACCOUNT.** Open and maintain the depository account(s) indicated on Page 2 in the name of the Entity subject to any terms and conditions governing the account(s), including:

1. Make deposits to the account(s);
2. Endorse for negotiation, negotiate, and receive the proceeds of any negotiable instrument, check, draft, or order for the payment of money payable to or belonging to the Entity by writing, stamp, or other means permitted by this Resolution without the designation of the person endorsing;
3. Make withdrawals from the account(s) in any manner permitted by the account(s);
4. Transfer funds from the account(s) in Financial Institution to any account whether or not held at this Financial Institution and whether or not held by this Entity;
5. Transfer funds to the account(s) in Financial Institution from any account whether or not held at this Financial Institution and whether or not held by this Entity;
6. Approve, endorse, guarantee, and identify the endorsement of any payee or any endorser of any negotiable instrument, check, draft or order for the payment of money whether drawn by the Entity or anyone else and guarantee the payment of any negotiable instrument, check, draft, or order for the payment of money; and
7. Delegate to others the authority to approve, endorse, guarantee, and identify the endorsement of any payee or endorser on any negotiable instrument, check, draft, or order for the payment of money and to guarantee the payment of any such negotiable instrument, check, draft, or order for the payment of money.
8. All of the above.

☐ **SAFE DEPOSIT BOX.** Lease a Safe Deposit Box(es) with Financial Institution, make inspections of, deposits to and removals from Box(es), and exercise all rights and be subject to all responsibilities under the Lease.

☐ **NIGHT DEPOSITORY.** Enter into a Night Depository Agreement with Financial Institution and exercise all rights and be subject to all responsibilities under the Agreement.

☐ **LOCKBOX.** Enter into a Lockbox Agreement with Financial Institution and exercise all rights and be subject to all responsibilities under the Agreement.

☒ **DEBIT CARD/ATM CARD.** Apply for, receive and utilize debit cards, automated teller machine cards, or other access devices to exercise those powers authorized by this Resolution or other Resolutions then in effect.

☐ **CASH MANAGEMENT.** Enter into a Cash Management Agreement with Financial Institution, and exercise all rights and be subject to all responsibilities under the Agreement

☐ **OTHER AUTHORITY-** describe:

Further, this Resolution continues on Page 2 of this document, and all of the power and authority granted are incorporated in this Resolution.

pzb public records

From: Ann [agriffith@vacantregistry.com]
Sent: Wednesday, February 20, 2013 8:48 AM
To: Gail Vorpapel
Cc: Thomas Darnell; rmulberry@vacantregistry.com
Subject: Re: NC proposal

Perfect I will take care of..... Good luck filling the positions!!

Make it a great day,
Ann Griffith

On Feb 20, 2013, at 8:22 AM, Gail Vorpapel <gvorpage@pbcgov.org> wrote:

Good Morning all,

I received the letter and quickly reviewed it. I did catch that "d" word☺. Unfortunately I am engulfed in interviews for 3 open positions in Code Enforcement. I have 30 people to interview in the next two weeks, so it's all I can do to keep up with phone calls and emails.
Send me a corrected copy of the letter Ann, and I will work on sending it up the chain, with the proposal for a partnership. I may have time this Friday or next.

Thanks!!

Gail Vorpapel
Senior Code Enforcement Officer
Code Enforcement Division, Palm Beach County
561-233-5507 - Office
561-662-9342 - Cell
<image002.jpg>

From: Ann [mailto:agriffith@vacantregistry.com]
Sent: Tuesday, February 19, 2013 5:06 PM
To: Thomas Darnell
Cc: rmulberry@vacantregistry.com; Gail Vorpapel
Subject: Re: NC proposal

Well hopefully gail hasnt sent the proposal up the food chain...Gail please let me know where it stand, thank you and my apoligies!

Make it a great day,
Ann Griffith

On Feb 19, 2013, at 4:48 PM, Thomas Darnell <tdarnell@vacantregistry.com> wrote:

agreed..not a division



Thomas R. Darnell

Managing Director

VacantRegistry.com

Tel: (321) 421.6639 | Mobile: (321) 508-0992

www.vacantregistry.com

"Protecting Home Values & Keeping Communities Safe"



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On Thu, Feb 14, 2013 at 1:59 PM, <rmulberry@vacantregistry.com> wrote:
Letter is good, but I wonder if referring to NC as "division" is appropriate? NC is not organizationally connected to VacantRegistry. Com.

On Feb 12, 2013, at 3:56 PM, Ann Griffith <agriffith@vacantregistry.com> wrote:

Here is the letter for request to co-brand with Palm Beach Cty, please let me now how else I can be of assistance or if you think there should be some changes, please advise. Thank you for all your help.

--

Ann Griffith

Managing Director of Neighborhood Champions

www.VacantRegistry.com

Federal Property Registration Corp
6767 N. Wickham Road
Suite 500
Melbourne, FL 32940
Office [\(321\) 421-6639 ext. 1012](tel:(321)421-6639)
Fax [\(321\) 396-7776](tel:(321)396-7776)

cellular (561) 346-1529
email agriffith@vacantregistry.com

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<nc proposal.pdf>

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March 5, 2013

Palm Beach County Code Enforcement Department
C/O Gail Vorpagel, Senior Code Enforcement Officer
2300 North Jog Road
West Palm Beach, FL 33411- 2741

RE: Request for approval of co-branding with Neighborhood Champions

Dear Officer Vorpagel:

This correspondence serves as follow up to our discussions concerning co-branding opportunities between Palm Beach County and Neighborhood Champions. Neighborhood Champions is a non-profit organization, established for the sole purpose of partnering with municipalities to identify, acquire and rehab distressed and vacant properties. It receives funding and managerial assistance from Vacantregistry.com (Federal Property Registration Corporation). This effort is part of VacantRegistry.com's ongoing commitment to providing solutions to problems caused by the current foreclosure crisis. Neighborhood Champions is excited to partner with Palm Beach County in this endeavor and looks forward to furthering this relationship.

Therefore, pursuant to our conversations, we respectfully request that you forward this correspondence to the proper department in hopes of securing the following co-branding authorizations:

1. Use of Palm Beach County's corporate logo in combination with the Neighborhood Champion's corporate logo on signage for use on properties located in unincorporated Palm Beach County where collaborative efforts are ongoing in the rehabilitation of a particular property.
2. Use of Palm Beach County's corporate logo in combination with the Neighborhood Champion's corporate logo on stationary used in correspondence to mortgagees of properties in foreclosure and/or bank owned properties for the purpose of seeking conveyance of said properties to Neighborhood Champions.

Ultimately we foresee a great number of success stories emerging from this partnership similar to the one on Tortuga Drive that's currently being rehabilitated after years of neglect and Code Enforcement liens. You and your staff are to be commended for your work in assisting in this success story.



Opportunities to resolve similar code violations and provide rehabilitated housing options abound. Neighborhood Champions and its' affinity partner Vacantregistry.com look forward to continuing our cooperative relationship with West Palm Beach County and hope that our request is reviewed with that in mind.

Once this request is reviewed there may be questions and/or additional information required prior to receiving final approval, which I will be happy to provide.

Sincerely,

Ann Griffith
Neighborhood Champions
561-346-1529

W12000004507

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP ☐ WAIT ☐ MAIL

(Business Entity Name)

(Document Number)

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5/3/12

April 9, 2012

Internal Revenue Service

P. O. Box 2508

Cincinnati, OH 45201

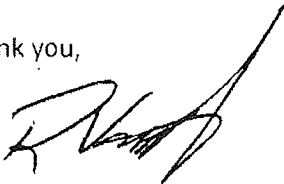
Re: Neighborhood Champions Inc.
6767 N. Wickham Road, Suite 400
Melbourne, FL 32940

Gentlemen:

This is to request a tax-exempt status letter for Neighborhood Champions, Inc. under Section 501(c)3 of the Internal Revenue Code.

A copy of the Articles of Incorporation Of Neighborhood Champions, Inc. is enclosed for your reference.

Thank you,



Ron Vaught, President
Neighborhood Champions, Inc.

RECEIVED

12 APR 16 AM 9:20

OFFICE OF THE
TREASURER, FLORIDA
HALL OF RECORDS

12 MAY -2 PM 3:13

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FLORIDA DEPARTMENT OF STATE
Division of Corporations

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

April 17, 2012

NEIGHBORHOOD CHAMPIONS INC.
6767 N. WICKHAM ROAD
SUITE 400
MELBOURNE, FL 32940

SUBJECT: NEIGHBORHOOD CHAMPIONS, INC.
Ref. Number: W12000021257

We have received your document for NEIGHBORHOOD CHAMPIONS, INC. and your check(s) totaling \$70.00. However, the enclosed document has not been filed and is being returned for the following correction(s):

Section 617.0803, Florida Statutes, requires that the board of directors never have fewer than three directors.

Please return the corrected original and one copy of your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 245-6052.

Claretha Golden
Regulatory Specialist II
New Filing Section

Letter Number: 512A00011993

FILED
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12 MAY -2 PM 3: 13

ARTICLES OF INCORPORATION OF
NEIGHBORHOOD CHAMPIONS, INC.

FILED
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DIVISION OF CORPORATIONS

12 MAY -2 PM 3:14

A Florida Corporation Not For Profit

THE UNDERSIGNED, subscriber of the Articles of Incorporation, a natural person competent to contract, forms a not-for-profit corporation under the laws of the State of Florida, and agrees to the following conditions of said corporation.

ARTICLE I. NAME

The name of the corporation is **NEIGHBORHOOD CHAMPIONS, INC.**

ARTICLE II. ENABLING LAW

This corporation is organized pursuant to the Florida Not For Profit Corporation Act, Chapter 617, Florida Statutes.

ARTICLE III. PURPOSES

(a) The specific and primary purpose for which this corporation is organized is to assist governmental agencies to significantly lessen the burden of government, reduce vacant, abandoned, blighted, and poorly maintained homes and to assist people to obtain housing and to erect, maintain and rebuild public buildings, monuments or works.

(b) This corporation shall conduct seminars, classes, lectures and other activities that will promote the ideals and objectives of the corporation and to disseminate the information and knowledge gained through the efforts of the corporation and its members.

(c) This corporation is organized and operated exclusively for non-profit purposes and no part of any net earnings shall inure to the benefit of any member, director or officer.

(d) This corporation shall have and exercise all rights and powers conferred upon corporations under the laws of the State of Florida, provided, however, that this corporation is not empowered to engage in any activity that in itself is not in furtherance of its purposes as set forth in subparagraphs (a) through (c) of these articles.

(e) This corporation shall have the authority to adopt such by-laws as may be consistent with the purposes enumerated herein and consistent with the Federal laws and the laws of the State of Florida under which this corporation is incorporated.

ARTICLE IV. TERM

This corporation shall have perpetual existence and is organized under a non-stock basis.

ARTICLE V. INCORPORATORS

The name and residence of the subscriber of the Articles of Incorporation is as follows:

<u>Name</u>	<u>Address</u>
Ron Vaught	6767 N. Wickham Road 4 th Floor Melbourne, FL 32940

Article VI. Membership

The authorized number of members of this corporation and the different classes of membership, if any, the property, voting and other rights and privileges of members, the liability of members for dues or assessments and the method of collection thereof, and the termination and transfer of membership shall be as set forth in the By-Laws of this corporation. Any natural person residing in the State of Florida or the United States of America with an interest in facilitating the purposes set forth for establishing this corporation is qualified to become a member of this corporation upon request for membership for admission through an officer, director or member of the corporation. Any natural person with an interest in the programs provided by this corporation is qualified to participate in the programs of this corporation.

ARTICLE VII. MANAGEMENT OF CORPORATE AFFAIRS

A. Board of Directors. The powers of this corporation shall be exercised, its properties controlled, and its affairs, managed and conducted by a board of directors. The By-Laws of this corporation may provide for the number of directors to be increased or decreased as set forth in the By-Laws adopted by the members entitled to vote. Directors shall be elected annually by majority vote of the members who vote at such election.

The directors of this corporation shall be indemnified and immune from liability to the extent set forth, provided and limited in Section 617.0831, Florida Statutes, and the corporation may provide for bonding and insuring board members from and against liability.

The name and residence of the person constituting the first board of directors is:

Name

Address

Ron Vaught

6767 N. Wickham Road,
4th Floor
Melbourne, FL 32940

Gail Vorpapel

13066 156th Street North
Jupiter, FL 33478

Tina Beals

121 Hercules Drive East
Orange Park, FL 32073

B. Elective officers. The officers of this corporation shall be a President, Vice-President, Secretary, and Treasurer. Other officers may be established or appointed by members of this corporation at any regular annual meeting. The qualifications, time, and manner of electing and appointing, the duties of the terms of office, and the manner of removing officers shall be as set forth in the By-Laws. Officers of this corporation shall be indemnified and immune from liability to the extent set forth, provided and limited in Section 617.0831, Florida Statutes, and the corporation may provide for bonding or insuring officers from and against liability.

The officer who is to serve until the first election of officers under the Articles of Incorporation is:

PRESIDENT,
SECRETARY
TREASURER

Ron Vaught

C. The address of the corporation's initial principal office in the State of Florida is: 6767 N. Wickham Road, 4th Floor, Melbourne, FL 32940.

D. The name and address of this corporation's initial registered agent is: Ron Vaught, 6767 N. Wickham Road, 4th Floor, Melbourne, FL 32940.

ARTICLE VIII. INCOME FROM PUBLIC EVENTS

If this corporation holds any events in which members of the general public are invited to participate or attend for a fee, and/or concessions are sold, the net proceeds, if any, attributable to such receipt from the general public will be paid over to the treasurer for costs attributable to the operation of this corporation.

ARTICLE IX. BY-LAWS

By-Laws will be hereinafter adopted at the first meeting of the board of directors. Such By-Laws may be amended or repealed, in whole or in part, by the directors in the manner provided therein. Any amendments to the By-Laws shall be binding on all members of this corporation.

ARTICLE X. AMENDMENT OF ARTICLES

Amendment to these Articles of Incorporation may be proposed by a resolution adopted by the board of directors, and then presented to a quorum of members for their vote. Amendments may be adopted by a vote of at least two-thirds (2/3rds) of a quorum of members of the corporation present at the meeting at which such amendment resolution is considered.

ARTICLE XII. RESTRICTION ON DISTRIBUTION OF EARNINGS; RESTRICTION ON ACTIVITIES

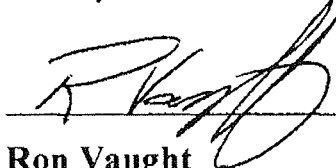
No part of the net earnings of the corporation shall inure to the benefit of, or be distributable to, its members, trustees, officers, or other private persons, except that the corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purposes set forth in Articles III and XII hereof. No substantial part of the activities of the corporation shall be the carrying on or propaganda, or otherwise attempting to influence legislation, and the corporation shall not participate in, or intervene (including the publishing or distribution of statements) any political campaign on behalf of any candidate for public office. Notwithstanding any other provision of these articles, the corporation shall not carry on any other activities not permitted to be carried on (a) by a corporation exempt from Federal income tax under Section 501(c)(3) of the Internal Revenue Code of 1954, or amendments thereof, or (b) by a corporation, contributions to which are deductible under Section 170(c)(2) of the Internal Revenue Code of 1954, or amendments thereto.

ARTICLE XIII. DISPOSITION OF ASSETS ON DISSOLUTION

Upon the dissolution of the corporation, the Board of Directors shall , after paying or making provision for the payment of all the liabilities of the corporation, dispose of all of the assets of the corporation exclusively for the purposes of the corporation in such manner, or to such organizations organized and operated exclusively for social and educational purposes, as shall at the time qualify as an organization or organizations under Section 501(c)(3) of the Internal Revenue Code of 1954, or amendments thereto, as the Board of Directors shall determine. Any such assets not so disposed of shall be disposed of by the Circuit Court of the county in which the principal office of the corporation is then located and such disposition exclusively for

such purposes or to such organization or organizations exclusively for such purposes.

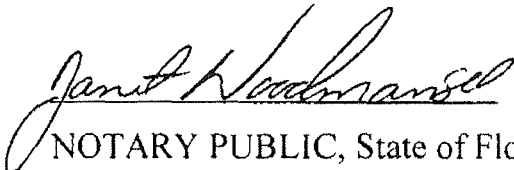
IN WITNESS WHERE OF, the undersigned subscribing incorporator has executed these Articles of Incorporation this 27 day of April, 2012.



Ron Vaught

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me this 27 day of April, 2012, by **Ron Vaught**, who is personally known to me or produced _____ as identification.


NOTARY PUBLIC, State of Florida

Janet Woodmansee

[Printed Name of Notary]



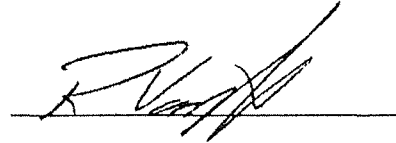
JANET WOODMANSEE
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE062488
Expires 1/26/2015

Commission Expires: 01/26/2015

Acceptance by Registered Agent

Having been named as Registered Agent and to accept service of process for the above-stated corporation at the place designated in Article VI of these Articles of incorporation, I hereby accept the appointment as Registered Agent and agree to act in this capacity. I further agree to complete

performance of my duties, and I am familiar with and accept the obligations of my position as Registered Agent.



Ron Vaught

6767 N. Wickham Road
4th Floor
Melbourne, FL 32940
~~311~~-561 767-8564

Date: 4-27-12

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Account Number : 072450003255
Phone : (305) 634-3694
Fax Number : (305) 633-9696

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ARTICLES OF INCORPORATION
OF

FEDERAL PROPERTY REGISTRATION CORP.

THE UNDERSIGNED subscribers of these Articles of Incorporation, natural persons, competent to contract, form a corporation under the laws of the State of Florida, and further agree to the following conditions of said corporation.

ARTICLE I

NAME

The name of the corporation is: **FEDERAL PROPERTY REGISTRATION CORP.**

ARTICLE II

DURATION

This corporation shall have perpetual existence commencing the date of the filing of these Articles.

ARTICLE III

PURPOSE

This corporation is organized for the purpose of transaction of any or all lawful business.

ARTICLE IV

AUTHORIZED STOCK

This corporation is authorized to issue ten thousand (10,000) shares of common stock having a par value of one cent (\$.01) per share.

ARTICLE V

VOTING RIGHTS

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Except as otherwise provided by law, the entire voting power for the election of Directors and for all other purposes shall be vested exclusively in the holders of the outstanding common shares.

ARTICLE VI

INITIAL PRINCIPAL OFFICE AND AGENT

The street address of the initial principal office of this corporation is 325 Tangle Run Blvd., Unit 1124, Melbourne, FL 32940, and the name of the initial registered agent of this corporation is Nicholas F. Tsamoutales, 3015 W. Florida Avenue, Melbourne, FL 32904.

ARTICLE VII

INITIAL BOARD OF DIRECTORS

This corporation shall have four (4) Directors initially. The number of Directors may be increased or decreased from time to time by the By-Laws. The name and address of the initial Directors of this corporation are:

NAME	ADDRESS
RODNEY RUSSEL BRACE	1179 Salt Marsh Circle Ponte Verda Beach, FL 32082
THOMAS R. DARNELL	325 Tangle Run Blvd. Unit 1124 Melbourne, FL 32940
JAMES J. VREELAND, III	17248 Hampton Blvd. Boca Raton, FL 33496
NICHOLAS F. TSAMOUTALES	3015 W. Florida Avenue Melbourne, FL 32904

ARTICLE VIII
INCORPORATOR

The name and address of the person signing these Articles of Incorporation is:

NICHOLAS F. TSAMOUTALES	3015 W. Florida Avenue Melbourne, FL 32904
-------------------------	---

ARTICLE IX

OFFICERS

The officers of the corporation shall initially consist of a President, Secretary and Treasurer, and such others as may be provided for in the By-Laws. The names of the persons who are to initially serve as such officers are:

OFFICE	NAME
PRESIDENT	RODNEY RUSSEL BRACE
VICE-PRESIDENT	THOMAS R. DARNELL
SECRETARY/TREASURER	JAMES J. VREELAND, III
GENERAL COUNSEL	NICHOLAS F. TSAMOUTALES

The officers shall be elected at the annual meeting of the Board of Directors, or as provided by the By-Laws.

ARTICLE X

RESTRICTIONS ON TRANSFER OF STOCK

The shares of Capital Stock of this corporation shall be issued initially to the following persons and in the amount set forth herein:

NAME	SHARES
Rodney Russel Brace	1000
Thomas R. Darnell	1000
James J. Vreeland, III	1000
Nicholas F. Tsamoutales	1000

Shareholders shall not divest themselves of any of the shares without first giving all the other shareholder/s the opportunity to purchase the shares of stock to be sold. Other shareholders shall have thirty (30) days from the date of the offer to sell, to either reject or purchase the shares offered for sale. The terms, agreements and conditions for offering and/or acceptance for the sale of such shares among and between the shareholders shall be more specifically defined in the By-Laws of the corporation.

ARTICLE XI

PREEMPTIVE RIGHTS

Shareholders of the corporation shall have preemptive rights to acquire their pro rata share of stock of the corporation, no matter when authorized, and for whatever consideration is contemplated to be received by the corporation, including, but not limited to, cash, other property, services, the acquisition of other corporations' shares or property through merger or the extinguishment of debts. Preemptive rights shall apply to the reissuance of all redeemed or otherwise acquired shares, including the reissuance of treasury shares.

This article pertaining to preemptive rights may not be amended or deleted without the majority vote of the shareholders of each affected class.

No issue of stock of the corporation shall take place unless the price at which the stock is to be issued shall be approved by the vote of a majority of the shareholders of the corporation.

These preemptive rights shall apply to any corporate obligation which is convertible to or exchangeable for any stock of the corporation, or where there is attached to said obligation any stock warrants or rights which allow the holder to acquire by subscription or purchase any stock of the corporation.

H09000107684

ARTICLE XII

MANAGEMENT OF THE CORPORATION
BY THE BOARD OF DIRECTORS

All management powers shall be exercised by or under the authority of, and the business and affairs of this corporation shall be managed under the direction of the Board of Directors of this corporation.

IN WITNESS WHEREOF, the undersigned subscribing incorporators have executed these Articles of Incorporation this 24th day of April, 2009.


NICHOLAS F. TSAMOUTALES

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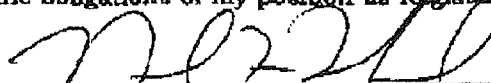
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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ACCEPTANCE BY REGISTERED AGENT

Having been named as Registered Agent and to accept service of process for the above-stated corporation at the place designated in Article VI of these Articles of Incorporation, I hereby accept the appointment as Registered Agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as Registered Agent.

Dated: April 24, 2009


NICHOLAS F. TSAMOUTALES
3015 W. Florida Avenue
Melbourne, FL 32904

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 OR BK 25839 PG 0513
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 Palm Beach County, Florida
 AMT 10.00
 Doc Stamp 0.70
 Sharon R. Bock, CLERK & COMPTROLLER
 Pg 0513; (1pg)

This Document Prepared By and Return to:

Parcel ID Number: 00-42-01-03-023-0280

Warranty Deed

This Indenture, Made this 14th day of FEB., 2013 A.D., Between Ronald L. Sills, Sr. and Paula Kay Sills a/k/a Paula Haslam Sills, husband and wife, whose address is: 12699 Abbey Road, Louisville, KY 40272, grantor, and Neighborhood Champions, Inc., Florida non-profit corporation, whose address is: 6767 N. Wickham Road, Melbourne, Florida 32940, grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of
 -----TEN DOLLARS (\$10)----- DOLLARS,
 and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of PALM BEACH State of Florida to wit:

Lot 28, Block 23, GRAMERCY PARK, UNIT 4, a subdivision according to the plat thereof recorded at Plat Book 28, Page 76, in the Public Records of Palm Beach County, Florida.

Subject to current taxes, easements and restrictions of record.

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, the grantor has hereunto set hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Ronald L. Sills Sr.
 Printed Name: BON MULBERRY
 Witness Ron Mulberry

Paula Kay Sills
 Printed Name: JOSEPH MEYER
 Witness Joe Meyer

Ronald L. Sills Sr. (Seal)
 Ronald L. Sills, Sr.

P.O. Address: 12699 Abbey Road, Louisville, KY 40272

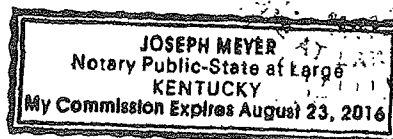
Paula Kay Sills (Seal)
 Paula Kay Sills a/k/a Paula Haslam Sills
 P.O. Address: 12699 Abbey Road, Louisville, KY 40272

STATE OF KENTUCKY
 COUNTY OF Jefferson

The foregoing instrument was acknowledged before me this 14th day of Feb., 2013 by
 Ronald L. Sills, Sr. and Paula Kay Sills a/k/a Paula Haslam Sills, husband and wife

who are personally known to me or who have produced KY Drivers License #508-823-608 + #509-866-153 as identification.

Printed Name: Joseph Meyer
 Notary Public
 My Commission Expires: 08/23/2016



Case: C-2010-04010019

Case Notes

CEO: MBERNAL

Showing: 1 to 47 of total 47 Records			
Historical Date	Comments	Entered By	Date Entered
11/07/2008	Beneficial Florida, Inc. Notice of Lis Pendens, 22944/1041 (Case No. 50 2008 CA 034239 XXXX MB)	NKING	12/07/2011
07/16/2009	Final Summary Judgment, 23337/318; pending 8/10/09 public sale.	NKING	12/07/2011
11/10/2009	Order Vacating Final Judgment, Withdrawing Original Note and Mortgage, Dismissing Action and Cancellation of Notice of Lis Pendens, 23539/1870.	NKING	12/07/2011
04/01/2010	Open new case for life safety "open and accessible pool"-will issue NOV for permanent (30 days) and temp barrier (72 hrs)	MBERNAL	04/01/2010
04/01/2010	Action - Temporary Pool Barrier closed.	GVORPAGE	04/01/2010
04/01/2010	Duplicate complaint.	GVORPAGE	04/01/2010
04/01/2010	Action - Notice of Violation was entered to comply by 04/05/2010 for Pool Not Enclosed	GVORPAGE	04/01/2010
04/01/2010	Action - Notice of Violation was updated for Pool Not Enclosed. Extend To is entered as 04/05/2010.	GVORPAGE	04/01/2010
04/02/2010	Posted NOV at courthouse and at premise.	MBERNAL	04/02/2010
04/02/2010	NOV: Posting done at Court House on 04/01/2010. Posting done at Mailing Address on 04/01/2010. Posting done at Situs Address on 04/01/2010.	MBERNAL	04/02/2010
04/03/2010	NOV Receipt No: 71133701537147248958 sent on 04/01/2010 to CC: 6255 E Fowler Ave Temple Terrace, FL 33617	EPZB@EPZB	04/03/2010
04/03/2010	NOV Receipt No: 71133701537147248941 sent on 04/01/2010 to Respondent: 4826 Tortuga Dr West Palm Beach, FL 33407	EPZB@EPZB	04/03/2010
04/05/2010	Scanned and attached Notarized Affidavit of Posting NOV to case attachments. Made a file for this case. Filed affidavit inside file and returned file to code officers box.	TROUSE	04/05/2010
04/05/2010	NOV Receipt No: 71133701537147248941 - status: FORWARD EXPIRED	EPZB@EPZB	04/09/2010
04/06/2010	Added - Case has been added to Hearing 04/07/2010 (Case added for the April 7, 2010 sp. magistrate hearing per Maggie Bernal's request.)	JMACAPAY	04/06/2010
04/06/2010	Case has been removed from Hearing 04/07/2010 (Remove case.)	JMACAPAY	04/06/2010
04/06/2010	Added - Case has been added to Hearing 04/07/2010 (Case added for the April 7, 2010 hearing per Maggie Bernal's request.)	JMACAPAY	04/06/2010
04/06/2010	Posted NOH for 4/7/10 to property and at courthouse-pool still open and accessible.	MBERNAL	04/06/2010
04/06/2010	Notice of Hearing has been generated for 04/07/2010 hearing by batch job.	JMACAPAY	04/06/2010
04/07/2010	NOH: Posting done at Court House on 04/06/2010. Posting done at Mailing Address on 04/06/2010. Posting done at Situs Address on 04/06/2010.	MBERNAL	04/07/2010
04/07/2010	SM Order Text: 5 days to erect a temp. barrier and 15 days to erect a permanent barrier or a fine of 500.00 per day there after.	TROUSE	04/07/2010
04/07/2010	NOH: Posting done at Court House on 04/07/2010. Posting done at Mailing Address on 04/07/2010. Posting done at Situs Address on 04/07/2010.	MBERNAL	04/07/2010
04/08/2010	NOH Receipt No: 71133701537147328919 sent on 04/07/2010 to Respondent: 4826 Tortuga Dr, West Palm Beach, FL 33407	EPZB@EPZB	04/08/2010
04/08/2010	Special Master Order has been generated for 04/07/2010 hearing by batch job.	JMACAPAY	04/08/2010
04/10/2010	NOH Receipt No: 71133701537147328919 - status: FORWARD EXPIRED	EPZB@EPZB	04/14/2010
04/12/2010	Scanned and Attached Returned NOV Certified Mail to case attachments. Returned mail to code officers box	TROUSE	04/12/2010
04/14/2010	Scanned and Attached Signed Special Magistrate Order to	TROUSE	04/14/2010

	case attachments. Returned Orders to CEH Secretary Dawn S.		
04/16/2010	Scanned Returned Certified Mail NOH and attached them to case attachments. Returned mail to code officers box.	TROUSE	04/16/2010
04/21/2010	Scanned Returned Signed SMO Green Card and attached to case attachments. Returned card to code officers box.	TROUSE	04/21/2010
04/21/2010	Scanned Returned SMO Certified Mail and attached to case attachments. Returned mail to code officers box.	TROUSE	04/21/2010
09/17/2010	SMO: Posting done at Court House on 04/06/2010. Posting done at Mailing Address on 04/06/2010. Posting done at Situs Address on 04/06/2010.	MBERNAL	09/17/2010
09/17/2010	SMO: Posting done at Court House on 04/07/2010. Posting done at Mailing Address on 04/07/2010. Posting done at Situs Address on 04/07/2010.	MBERNAL	09/17/2010
07/28/2011	Tried to get a preservation group to take responsibility for this property, no luck. Safeguard sticker on door advising to call in case of emergency.	CFOULKE	07/28/2011
12/07/2011	Re-inspected property-	MBERNAL	12/08/2011
12/08/2011	AONC - Group A Inspected on 12/07/2011.	MBERNAL	12/08/2011
12/13/2011	Scanned Affidavit of non-compliance and mailed a copy to the property owners and cc. file given to Nancy King to determine if lien needs to be filed.	JMACAPAY	12/13/2011
12/30/2011	Inquiry to K.Lamb re discrepancy between CESM Order Fine Start Dates and Daily Fine Amounts and ePZB Accounting Details and AONC; pending Director Lien Review.	NKING	12/30/2011
01/03/2012	Property not on "PRO" added property and violations to registry.	MBERNAL	01/03/2012
01/03/2012	Referred to Director to review discrepancies between CESM Order, AONC, and Acct. Details together with delay in CEO follow-up site inspection; pending Director Lien Review.	NKING	01/03/2012
04/09/2012	Retd to Director to review subject request re Part (A) temporary barrier in conjunction with <u>similar Werner Kress violation.</u>	NKING	04/09/2012
01/30/2013	site visit w/gvorpapel and new owners; pool fence repaired; gates intact; vio corrected	BBOYNTON	01/31/2013
01/31/2013	AOC - Group A In compliance as of 01/30/2013. Fine Stop Date 01/30/2013.	BBOYNTON	01/31/2013
01/31/2013	Action - Pool Not Enclosed closed.	BBOYNTON	01/31/2013
01/31/2013	Cited violation has been corrected; pictures stored as an attachment	BBOYNTON	01/31/2013
02/04/2013	Updates to G.Meeder, OFMB, pursuant to inquiry from Ann Griffith, Federal Property Reg. Corp. (321-421-6639, Ext. 1012; 561-346-1529 cell; agriffith@vacantregistry.com).	NKING	02/04/2013
02/08/2013	Recd, notarized and attached the AOC to the file. File back to NJK per CEO note on the file.	DSOBK	02/08/2013
02/19/2013	Sills cases previously pulled by CEOs and returned 2/8/13. Returned to Director for review of CESM Orders.	NKING	02/19/2013

Close

pertaining to Gai8l Vorpapel
PALM BEACH COUNTY CODE
Chapter 14 - HOUSING CODE
ARTICLE I. - PROPERTY MAINTENANCE CODE
DIVISION 6. - LOT CLEARING AND NUISANCE ABATEMENT REQUIREMENTS AND PROCEDURES

(e) *Workmanship.* All repairs, maintenance work, alterations or installations that are caused directly or indirectly by the enforcement of this code shall be executed and installed in a workmanlike manner.

(f) *Application of other codes.* Any repairs, additions or alterations to a structure, or changes of occupancy, shall be done in accordance with the procedures and provisions of all laws, rules and regulations in the county.

(Ord. No. 03-051, §§ 2, 3, 9-23-03; Ord. No. 2012-008, § 2, 5-15-12)

Sec. 14-2. - Required maintenance.

All structures, buildings, equipment, systems, devices and safeguards required by this code or another existing or previous statute or code for the structure or premises when erected or altered shall be maintained in good working order. The requirements of this code are not intended to provide the basis for removal or abrogation of fire protection and safety systems and devices in existing structures.

(Ord. No. 03-051, §§ 2, 3, 9-23-03)

Sec. 14-3. - Duties and powers of the code official.

(a) *General.* The code official shall be responsible for enforcement of all of the provisions of this code.

(b) *Notices and orders.* The code official shall issue all necessary notices or orders to ensure compliance with the code.

(c) *Right of entry.* The code official is authorized to enter the structure or premises at reasonable times to inspect subject to constitutional restrictions. If entry is refused or not obtained, the code official is authorized to pursue recourse as provided by law.

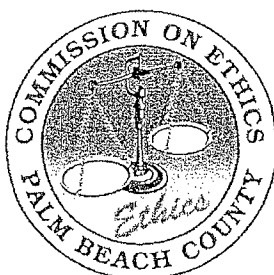
(d) *Access by owner or operator.* Every occupant of a structure or premises shall give the owner or operator thereof, or agent or employee, access to any part of such structure or its premises at reasonable times for the purpose of making such inspection, maintenance, repairs or alterations as are necessary to comply with the provisions of this code.

(e) *Interpretive authority.* The code enforcement director shall have power as necessary in the interest of public health, safety and general welfare, to interpret and implement the provisions of this code.

(f) *Restriction of employees.* An official or employee connected with the enforcement of this code, shall not be engaged in, or directly or indirectly connected with, the furnishing of labor, materials or appliances for the construction, alteration or maintenance of a building, maintenance of the premises, or the preparation of construction documents thereof, unless that person is the owner of the building; nor shall such officer or employee engage in any work that conflicts with official duties or with the interests of the department.

(g) *Relief from personal responsibility.* The code official, officer or employee charged with the enforcement of this code, while acting for the jurisdiction, shall not thereby be rendered liable personally, and is hereby relieved from all personal liability for any damage accruing to persons or property as a result of any act required or permitted in the discharge of official duties. Any suit instituted against an officer or employee because of an act performed by that officer or employee in the lawful discharge of duties and under the provisions of this code shall be defended by the legal representative of the jurisdiction until the final termination of the proceedings. The code official or any subordinate shall not be liable for costs in any action, suit or proceeding that is instituted in pursuance of the

GAIL



ACKNOWLEDGEMENT OF RECEIPT PALM BEACH COUNTY CODE OF ETHICS TRAINING*

Check those items that apply

I acknowledge that I have read a copy of the Palm Beach County Code of Ethics (printed or posted on the intranet/internet) and completed additional training by:

- ☐ Watching the Code of Ethics Training Program on the Intranet/Internet.
- ☐ Watching the Code of Ethics Training Program on DVD.
- ☒ Attending a live presentation given on 4/28, 2011.

I understand that I am responsible for understanding and abiding by the Palm Beach County Code of Ethics as I conduct my assigned duties during my term of employment. I also understand that the information in this policy is subject to change. Policy changes will be communicated to me by my supervisor or through official notices.

Gail H. Vorpapel
(Clearly Print Your Legal Name)

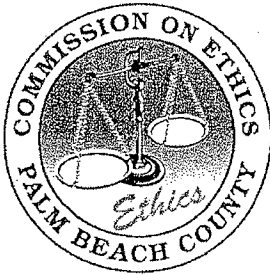
Gail H. Vorpapel
(Legal Signature)

Planning, Zoning & Building
(Clearly Print the Name of Your Department)

10/5/11
(Date)

*Employees: Submit signed form to your Department Head
Department Heads: Submit signed forms to Records, Human Resources*

***This Form is for Employees and Elected Officials Only –
Advisory Board Members Form can be obtained from
Advisory Board Liaison***



**ACKNOWLEDGEMENT OF RECEIPT
PALM BEACH COUNTY CODE OF ETHICS
TRAINING***

Check those items that apply

I acknowledge that I have read a copy of the Palm Beach County Code of Ethics (printed or posted on the intranet/internet) and completed additional training by:

☐ Watching the Code of Ethics Training Program on the Intranet/Internet.

☐ Watching the Code of Ethics Training Program on DVD.

☒ Attending a live presentation given on June 30, 2011.

I understand that I am responsible for understanding and abiding by the Palm Beach County Code of Ethics as I conduct my assigned duties during my term of employment. I also understand that the information in this policy is subject to change. Policy changes will be communicated to me by my supervisor or through official notices.

Bobbie Boynton
(Clearly Print Your Legal Name)

Bobbie Boynton
(Legal Signature)

PZB
(Clearly Print the Name of Your Department)

9/14/2011
(Date)

*Employees: Submit signed form to your Department Head
Department Heads: Submit signed forms to Records, Human Resources*

***This Form is for Employees and Elected Officials Only –
Advisory Board Members Form can be obtained from
Advisory Board Liaison***

PALM BEACH COUNTY COMMISSION ON ETHICS
MEMORANDUM OF PROBABLE CAUSE

To: Commission on Ethics
From: Megan C. Rogers, Staff Counsel
Re: C13-011

- **Recommendation**

A finding of PROBABLE CAUSE should be entered in the above captioned matter as to the allegations made in the Complaint.

Probable Cause exists where there are reasonably trustworthy facts and circumstances for the Commission on Ethics (COE) to conclude that the Respondent, Gail James (Vorpapel), violated the Palm Beach County Code of Ethics.

- **Jurisdiction**

COE has jurisdiction pursuant to Chapter 2, Article V, Division 8, section 2-258(a) of the Palm Beach County Commission on Ethics Ordinance which states in pertinent part:

Article V, Division 8, section 2-258. *Powers and duties.* (a) The commission on ethics shall be authorized to exercise such powers and shall be required to perform such duties as are hereinafter provided. The commission on ethics shall be empowered to review, interpret, render advisory opinions and enforce the;

- (1) Countywide Code of Ethics;
- (2) County Post-Employment Ordinance, and
- (3) County Lobbyist Registration Ordinance.

The violations for which probable cause is recommended include the following:

COUNT 1: Article XIII, Section 2-443(f), *Accepting travel expenses*

COUNT 2: Article XIII, Section 2-444(a)(1), *Gift law*

COUNT 3: Article XIII, Section 2-443(a)(7), *Misuse of Office*

- **Background**

This matter came to the attention of Commission on Ethics staff via an anonymous letter dated March 23, 2013. The inquiry revealed that Gail James (Vorpapel), Sr. Code Enforcement Officer (Respondent), Palm Beach County Code Enforcement Division, was the subject mentioned in the anonymous complaint. Based on the information obtained during the inquiry (case number AN13-008), on April 26, 2013, a formal complaint was filed against the Respondent by Steven P. Cullen, Executive Director, Palm Beach County Commission on Ethics.

- **Facts**

The Memorandum of Inquiry (AN13-008) and the Memorandum of Investigation (C13-011) are incorporated by reference into this Memorandum of Probable Cause. The investigation revealed that Respondent is a registered officer of Neighborhood Champions (NC), a non-profit organization that researches the ownership and mortgage trail of abandoned homes, attempts to obtain the deed, pay back taxes and liens, and get the mortgage holder to terminate the mortgage.

According to the Palm Beach County Board of County Commissioners Agenda Item Summary for the October 18, 2011 meeting, the County entered into a contract for services with Federal Property Registration Corporation (FPRC). Documentary evidence and witness testimony confirmed that Federal Property Registry Corporation (FPRC) operates Vacant Property Registry (VPR).

Charges:

As to Count 1 (Travel Expenses), Respondent's sworn statement confirmed she accepted travel expenses from FPRC/VPR to attend training held on February 1, 2013 in violation of Section 2-443 (f) *Accepting travel expenses*, of the Palm Beach County Code of Ethics (the Code). This constitutes reasonably trustworthy facts and circumstances for the COE to conclude that Respondent violated Article XII, Section 2-443(f) of the Code.

Sec. 2-443(f). *Accepting travel expenses*, states as follows:

- (f) *Accepting travel expenses.* No official or employee shall accept, directly or indirectly, any travel expenses including, but not limited to, transportation, lodging, meals, registration fees and incidentals from any county or municipal contractor, vendor, service provider, bidder or proposer as applicable. The board of county commissioners or local municipal governing body as applicable may waive the requirements of this subsection by a majority vote of the board or local municipal governing body. The provisions of this subsection shall not apply to travel expenses paid by other governmental entities or by organizations of which the county or municipality as applicable is a member if the travel is related to that membership.

As to Count 2 (Gift Law) The travel expenses accepted by the Respondent from FPRC/VPR exceeded \$100. County employees are prohibited from soliciting or accepting any gift with a value greater than \$100 from a vendor of the County. A gift is defined in Section 2-444(g) as a transfer of anything of economic value, whether in the form of money, service, loan, travel, entertainment, hospitality, item or promise, or in any other form, without adequate and lawful consideration. Documentary evidence confirmed that the cost of Respondent's hotel stay was in excess of \$100 in violation of Section 2-444(a)(1) *Gift Law*. This constitutes reasonably trustworthy facts and circumstances for the COE to conclude that respondent violated Article XII, Section 2-444(a)(1) of the Code.

Sec. 2-444(a)(1). *Gift Law*, states in relevant part:

(a)(1) No county commissioner, member of a local governing body, mayor or chief executive when not a member of the governing body, or employee, or any other person or business entity on his or her behalf, shall knowingly solicit or accept directly or indirectly, any gift with a value of greater than one hundred dollars (\$100) in the aggregate for the calendar year from any person or business entity that the recipient knows, or should know with the exercise of reasonable care, is a vendor, lobbyist or any principal or employer of a lobbyist who lobbies, sells or leases to the county or municipality as applicable.

(g) For the purposes of this section, "gift" shall refer to the transfer of anything of economic value, whether in the form of money, service, loan, travel, entertainment, hospitality, item or promise, or in any other form, without adequate and lawful consideration. Food and beverages consumed at a single setting or meal shall be considered a single gift, and the value of the food and beverage provided at that sitting or meal shall be considered the value of the gift. In determining the value of the gift, the recipient of the gift may consult, among other sources, §112.3148, Florida Statutes and the Florida Administrative Code as may be amended.

As to Count 3, (Misuse of Office), Documentary evidence and witness testimony reveals that Respondent used her official position as a Senior Code Enforcement Officer to endorse a non-profit organization, of which she is a board

member, in violation of Section 2-443 (a)(7) *misuse of office or employment*. Moreover, sworn statements and emails obtained during the inquiry and investigation reveal that Respondent used her official position to direct foreclosed properties to NC, while serving as a member of NC's board of directors. She used her official position to provide information to the non-profit corporation, of which she is a board member, which she knew or should have known would result in a special financial benefit not shared with similarly situated members of the general public. This constitutes reasonably trustworthy facts and circumstances for the COE to conclude that Respondent violated Article XII, Section 2-443(a)(7) of the code.

Sec. 2-443. Prohibited conduct.

Sec. 2-443(a). *Misuse of public office or employment*, states in relevant part:

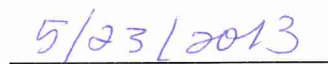
- (a) *Misuse of public office or employment.* An official or employee shall not use his or her official position or office, or take or fail to take any action, or influence others to take or fail to take any action, *in a manner which he or she knows or should know with the exercise of reasonable care will result in a special financial benefit*, not shared with similarly situated members of the general public, for any of the following persons or entities: (Emphasis added)
- (7) A civic group, union, social, charitable, or religious organization, or other not for profit organization of which he or she (or his or her spouse or domestic partner) is an officer or director.

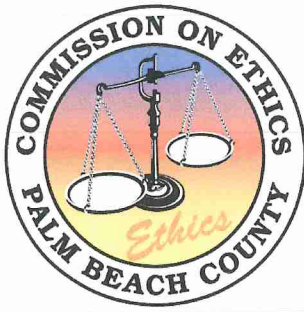
• **Conclusion**

Based on the sworn testimony of material witnesses and other evidence obtained during both the initial inquiry and preliminary investigation, PROBABLE CAUSE exists to support a violation of §2-443(a)(7), §2-443(f), and §2-444(a)(1). Staff recommends that a PROBABLE CAUSE finding be entered in this matter.

By:


Megan C. Rogers, Staff Counsel
Florida Bar No. 086555


Date



Palm Beach County Commission on Ethics

Commissioners
Manuel Farach, Chair
Robin N. Fiore, Vice Chair
Ronald E. Harbison
Daniel T. Galo
Patricia L. Archer

Executive Director
Steven P. Cullen

May 23, 2013

Ms. Gail James (Vorpapel)
Senior Code Enforcement Officer
2300 North Jog Road
West Palm Beach, FL 33411

Re: C13-011

Dear Respondent,

On April 30, 2013, you were notified that a Complaint had been filed against you, in the above referenced matter. On May 23, 2013 the Advocate issued a Memorandum of Probable Cause to the Commission on Ethics (COE) recommending probable cause be found. (see attached)

On June 6, 2013 the Complaint will be heard by the COE in executive session.

While it is recommended that you appear, you are not required to attend the executive session/probable cause hearing. The executive session will take place at the following time and location:

June 6, 2013 – 1:45 p.m.
Palm Beach County Governmental Center
301 North Olive Avenue
12th Floor McEaddy Conference Room
West Palm Beach, FL 33401

The probable cause hearing will be held in executive session and closed to the public unless you provide a written request that the hearing be held in a public forum. You have an opportunity, in accordance with the procedures as set forth in the Commission on Ethics Rules of Procedure, to file a written response to the advocate's recommendation prior to the probable cause hearing. Any documentary evidence that you wish to provide will also be considered by the COE.

Along with the COE Advocate, you will be permitted to make a brief oral statement in the nature of oral argument to the commission before a probable cause determination is made, based upon the Investigator's reports, your written response and the recommendation of the Advocate. If the COE finds no probable cause, the Complaint will be dismissed. If probable cause is found, the COE will set a final public hearing in the matter within 120 days and you will be notified of the proceedings and requirements. At any time prior to a final public hearing, a negotiated settlement may be entered into upon approval by the COE.

Please feel free to contact me should you have any questions regarding procedural issues. For all other matters, please contact the Advocate, Megan Rogers at mrogers@palmbeachcountyethics.com.

Sincerely,



Steven P. Cullen,

Executive Director

SPC/gal

PALM BEACH COUNTY COMMISSION ON ETHICS

SUPPLEMENTAL MEMORANDUM OF INVESTIGATION

To: Steven P. Cullen, Executive Director
From: Mark E. Bannon, Investigator
Re: C13-011-Gail James (Vorpapel)

• **Additional Investigation**

I conducted a brief follow-up investigation to determine the value of the travel expenses paid by PBC vendor Federal Property Registry Corporation (FPRC) for Respondent and Bobbi Boynton to attend the FPRC training in Melbourne, Florida. I made contact with FPRC Managing Director Thomas Darnell via telephone. He in turn directed his Administrative Assistant Michele Lowell to provide this information.

On May 23, 2013, I received an email from Ms. Lowell advising the following information:

- Respondent and Bobbi Boynton stayed two (2) nights (01/31/2013 and 02/01/2013) at the Crown Plaza Hotel, 401 Ocean Ave., Melbourne, FL 32951, at a total cost of **\$253.08**;
- Both received one (1) dinner provided at the conference at a cost per person of **\$34.10**; and,
- Both received one (1) lunch at the conference provided at a cost per person of **\$8.87**.
- The actual training itself was provided at no charge by FPRC, as part of their contractual obligation to the County under their contract for services.

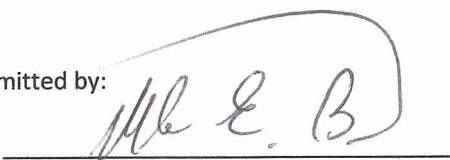
Because Respondent was the employee invited and approved to attend this training conference, and who in turn invited Boynton to attend as her guest and share her hotel room (which is listed on the invoice provided by FPRC as a single occupancy room), Respondent is responsible for the entire cost of the room under the code, and the two (2) meals she consumed. Respondent was not reimbursed any funds from FPRC for gasoline or the use of her vehicle in driving to Melbourne. It should also be noted that in checking with the PBC Clerk and Comptroller, they have no record of any reimbursement being paid to Respondent for mileage in attending this conference.

Therefore, the value of the prohibited travel expenses accepted by Respondent in this matter was **\$296.05**.

• **Additional Documents Submitted to File**

1. Copy of email from Michelle Lowell to COE staff dated May 23, 2013. (4 pages)
2. Copy of invoice of funds spent for travel expenses for Respondent for hotel stay and two (2) meals. (2 pages)

Submitted by:


Mark E. Bannon, Investigator
PB County Commission on Ethics

5/23/2013
Date

Reviewed by:

SR
(Initials)

5/23/13
Date

PALM BEACH COUNTY COMMISSION ON ETHICS
SECOND SUPPLEMENTAL MEMORANDUM OF
INVESTIGATION

To: Steven P. Cullen, Executive Director
From: Mark E. Bannon, Investigator
Re: C13-011-Gail James (Vorpapel)

- **Additional Investigation**

On Friday, May 24, 2013, I received a second email from Michele Lowell of Vacant Registry. In this later email, Lowell advised that she had sent me the incorrect information on May 23rd concerning the costs paid by her company for Respondent to attend training in Melbourne, Florida. Attached to this email, Lowell also included a copy of the invoice from the Crown Plaza Hotel listing a stay of one (1) day at a cost of \$120.99 from January 31, 2013 to February 1, 2013, instead of the previously reported two (2) day stay at a cost of \$253.08.

The corrected payment of travel expenses made by Vacant Registry for Respondent travel expenses is corrected as follows:

- Respondent and Bobbi Boynton stayed one (1) night (01/31/2013 to 02/01/2013) at the Crown Plaza Hotel, 401 Ocean Ave., Melbourne, FL 32951, at a total cost of **\$120.99**;
- Both received one (1) dinner provided at the conference at a cost per person of **\$34.10**; and,
- Both received one (1) lunch at the conference provided at a cost per person of **\$8.87**.
- The actual training itself was provided at no charge by FPRC, as part of their contractual obligation to the County under their contract for services.

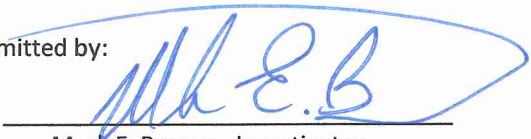
Because Respondent was the employee invited and approved to attend this training conference, and who in turn invited Boynton to attend as her guest and share her hotel room (which is listed on the invoice provided by FPRC as a single occupancy room), Respondent is responsible for the entire cost of the room under the code, and the two (2) meals she consumed. Respondent was not reimbursed any funds from FPRC for gasoline or the use of her vehicle in driving to Melbourne. It should also be noted that in checking with the PBC Clerk and Comptroller, they have no record of any reimbursement being paid to Respondent for mileage in attending this conference.

Therefore, the value of the prohibited travel expenses accepted by Respondent, as adjusted by the new information provided by Lowell is **\$163.96**.

- **Additional Documents Submitted to File**

1. Copy of email from Michelle Lowell to COE staff dated May 24, 2013. (1 page)
2. Copy of invoice from Crowne Plaza Melbourne Oceanfront for hotel stay for one (1) day. (1 page)

Submitted by:


Mark E. Bannon, Investigator
PB County Commission on Ethics

5/31/2013
Date

Reviewed by:

SEC
(Initials)

5/31/2013
Date