



**BOARD OF COMMISSIONERS  
TOWN OF REDINGTON SHORES  
REGULAR MEETING  
WEDNESDAY, JULY 9, 2025 - 6:00 P.M.**

**MINUTES**

A **Regular Meeting** of the Board of Commissioners of the Town of Redington Shores, Florida was convened at 6:00 p.m.

**Members Present:** Mayor Commissioner Tom Kapper, Vice Mayor Erin Schoos, Commissioner Douglas Harr, Commissioner CJ Hoyt, Commissioner Larry Maynard

**Members Absent:** None

**Other Municipal Officials Present:** Interim Town Administrator/Town Clerk Margaret Carey, Town Intern Rafael Soto, Town Attorney Nancy Meyer, Chief Lee Ann Holroyd (ISPD), Captain Dan Doherty (ISPD), Public Works Supervisor Mike Pafumi

**A. ROLL CALL**

**B. CONSENT AGENDA**

1. **MINUTES** – Commissioner Maynard made a motion for approval of meeting minutes from June 11, 2025 Regular Meeting, June 25, 2025 Special Meeting, June 25, 2025 Workshop, June 25, 2025 Budget Workshop. Vice Mayor Schoos seconded the motion. No discussion ensued. All were in favor.

**C. APPEARANCES AND PRESENTATIONS**

1. Chief Clint Belk, Madeira Beach Fire Rescue Update – None.
2. Chief Bill Schobel, Seminole Fire Rescue Update – None.
3. Chief Lee Ann Holroyd, Indian Shores PD Update – Chief Holroyd reported there were several juveniles that were in violation of local and state laws on the July 4, 2025, holiday weekend.

**D. OLD BUSINESS**

1. Condemnation Letter Update – Interim Administrator Carey explained the condemnation letter process started in June, however there was discussion to build a case with citations for the condemnation homes rather to send letters to residents. Administrator Carey recommended that the condemnation letters not be sent, but rather the process would be to investigate on a case-by-case basis, to involve code enforcement, and build a case with the attorney for each property.

Mayor Kapper suggested that elected officials should personally go to each of the residences to contact the homeowners directly to speak with them rather than send letters. He advised Interim Administrator Carey to make a list of homes for each of the Commissioners for the residences in their district. Administrator Carey noted there are 97 homes on the list.

All Commissioners noted they would be available and willing to go to visit the homes directly.

Commissioner Hoyt stated she appreciated the efforts by Administrator Carey and staff to not send the condemnation letters and deal with each home on a case-by-case basis.

**E. NEW BUSINESS**

1. Auditors to Present Submitted Audit for Year End September 30, 2024  
The Town Accounting Team noted the Town's accounting records were accurate and were in order to date. Full cooperation and support were received from the Town staff. The records were accurate and without errors. The accountant presented the balance of the General Fund and Capital Improvement Fund and found that Redington Shores is in good standing.
2. Approval of payment of the Duke BCE of \$3,795,678.86 and Spectrum invoice of \$243,412.16 to initiate the Utility Undergrounding Project

At the June 25, 2025 the workshop discussion by the Commissioners was to move forward with this project to not lose Penny for Pinellas funding. A motion was made by Commissioner Maynard to approve payment to Duke Energy and Spectrum for the undergrounding utility project. Commissioner Harr seconded the motion. With no discussion, the motion passed unanimously.

**3. Consideration of the Gulf Beaches Library Budget**

Administrator Carey noted that the budget would not increase but rather since the population has decreased, the budget would go down \$397 less than the previous year. Vice Mayor Schoos thought it was amazing the budget was able to remain stable. Vice Mayor Schoos made a motion to approve the library budget, and Commissioner Harr seconded the motion. All were in favor.

**4. Consideration of a Special Magistrate Services Agreement**

Through the recommendation of former Magistrate Judge Mueller, Judge George Martin was recommended for appointment. Attorney Meyer described the duties and responsibilities of the Special Magistrate and that Judge Martin has shadowed former Magistrate Judge Mueller and is prepared to take the appointment.

Without further discussion Vice Mayor Schoos made a motion to appoint Judge Martin to the Special Magistrate. Commissioner Hoyt seconded the motion. All were in favor.

**5. Piggyback Contracts for Sewer and Stormwater Infrastructure Improvement Projects**

In preparation for upcoming stormwater projects, Administrator Carey met with the Town attorney and reviewed all contracts with the contractor, Atlantic Pipe Services, and determined three separate piggyback contracts that would cover all stormwater needs of the Town. It was noted by Public Works Supervisor Pafumi that this project has been in the works for several years and being able to accomplish this would be a huge benefit to the Town.

Commissioner Hoyt thanked Administrator Carey for her work seeing this project to fruition.

A motion was made by Commissioner Harr to approve the first stormwater piggyback contract, The Villages, and seconded by Commissioner Hoyt. All were in favor.

A motion was made by Commissioner Harr to approve the second piggyback contract, City of Gainesville, and Vice Mayor Schoos seconded. All were in favor.

A motion was made by Commissioner Harr to approve the third piggyback contract, Volusia County, and Commissioner Maynard seconded. All were in favor.

**6. Proposed Redistricting**

Commissioner Maynard introduced the idea of adding an area of District 3 to his District 4. He informed that residents had reached him from that area, and he was happy to help them. Attorney Meyer informed the Town's Charter section C8.B does stipulate that redistricting is possible via ordinance. The floor was open to public comment.

**PUBLIC COMMENT**

Jennie Blackburn	She would like the total number of residents in each district to be shared before the ordinance is considered.
Christy Herrig	She believes this topic should be workshopped to discuss that condos don't have 3 commissioners from the Yacht Club.
Barry Taylor	The numbers of houses and voters are important to consider.

**7. Proposed Moratorium on Certain Property Maintenance Codes**

Commissioner Hoyt informed she has been getting calls from residents on all sides of property concerns that are seeking guidance on property maintenance codes. Code Enforcement Officer Klapka noted that code enforcement for noncompliant homes is a difficult process. He noted he works for three cities and is doing the best he can to maintain property compliance in a timely manner. He noted that he prefers to go through Pinellas County judicial system as there is no charge to the Town for court costs. He explained the process he gives for citations.

Discussion as to the 52 open cases of current violations ensued. Commissioner Harr and others inquired about the use of a Special Magistrate and the benefits of using Pinellas County to process citations.

**PUBLIC COMMENT**

Bennet Walling	Pre-existing code violations are a problem in his opinion, and he
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	recommends not putting a moratorium on code violations.
Christy Herrig	What can be done about standing water?

#### F. COMMISSION REPORTS

1. Commissioner Harr – District 1  
Commissioner Harr would like to schedule another flood insurance information seminar.
2. Commissioner Hoyt – District 2  
Commissioner Hoyt would like to maintain a human aspect to the post-hurricane recovery.
3. Commissioner Maynard – District 4  
Commissioner Maynard would like to remove the advertisements for Town Manager immediately and the Building Department RFP within ten days.
4. Vice Mayor Commissioner Schoos – District 3  
Vice Mayor Schoos attended the library board meeting, the pinning of Chief Holroyd, and she will be attending the grand reopening of Constitution Park. She also thanked ISPD for their presence during the holiday week.
5. Mayor Kapper  
Mayor Kapper would like to help residents with Building Department complaints.
6. Town Attorney – None.
7. Public Works Department  
Public Works Supervisor Pafumi reiterated his report that can be found in the packet.
8. Building Department – Updates were added to the packet.
9. Town Administrator – Updates were added to the packet. Congratulations were given to Chief Holroyd.

#### G. MISCELLANEOUS

Special Meeting – Wednesday, July 16, 2025 – 6:00 P.M.  
 Special Budget Meeting – Wednesday, July 23, 2025 – 6:00 P.M.  
 Workshop Meeting – Wednesday, July 30, 2025 – 6:00 P.M.

#### H. PUBLIC COMMENT

Randall Butch	Should he apply now for permits?
Jeff Ross	He is pursuing a civil legal case against SafeBuilt.
Casey	He has concerns about the condo appraisal requirements.
Donna	She has glass that needs cleaning on her property.
Jennifer	She urged the Town to end the contract with SafeBuilt.
Dave	He believes there is a strong case to terminate the contract with SafeBuilt.

#### I. ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 8:04PM.

Respectfully submitted,



Melissa Fultz  
Deputy Town Clerk

8.13.25

Date Approved by Board of Commissioners