

October 30, 2025

Village Council Meeting

Attendance:

Mayor Yardley

Mrs. Bryan

Mr. Volkert

Mr. Hodgson

Mr. Robichaux

Mr. Borshchukov

Also:

Sean Swartz

Chief Gajate

Starr Paton

The roll was called, and a quorum was determined.

The minutes from the September 18, 2025, council meeting and final budget hearing were reviewed. Motion made by Mr. Hodgson and seconded by Mrs. Bryan to approve September 18, 2025, minutes. Motion passed unanimously.

Mayor Yardley stated Mr. Tomlinson is not able to attend today. The council reviewed the accounts payable. Motion made by Mr. Borshchukov and seconded by Mr. Robichaux to approve the October accounts payable. Motion passed unanimously.

The council reviewed the August 30, 2025, financial statement. Motion made by Mrs. Bryan and seconded by Mr. Hodgson to approve the August financial statement. Motion passed unanimously.

Police Report:

Chief Gajate stated the department is continuing the late-night patrols through the village. Lauderdale by the Sea has had stolen vehicle activity in the Bel Air neighborhood recently. Our officers found 8 open doors and garage doors while doing vacant house checks this week. Please remember to lock doors and cars. We have received complaints regarding noise at the plaza. There have been several car/motorcycle gatherings at the plaza which was prompted by Sushi Fusion trying to promote their business. After the noise complaints, our officers shut down these events. Sushi Fusion closed the restaurant on October 12th.

The council discussed the imbalance of police funds spent at the plaza with Mr. Swartz. Mr. Swartz is looking into ways the village might be able to assess the plaza to offset the amount of police time and activity spent in the plaza. The Chief feels up to 75 % of the officer's time is spent in the plaza. The council asked the Chief to document the times and

activities of the officers in the plaza during the next month and bring that information back to the council at the November meeting.

Chief Gajate stated we had 2 arrests at the plaza at the beginning of October. Flock Safety is scheduled to do a site visit for camera and pole placement hopefully in the next week or so. We are waiting on the cameras. Gate Sentry is preparing for the move to the new system. We have provided them with residents' information, and they will be contacting residents via text and email. We have signed the agreement with TEM systems to move forward with the RFID vehicle stickers. As soon as we receive the tags, we will move forward with scheduling times for residents to transition to the new system. Mr. Volkert asked if it had been determined who will get the RFID tags – only owners of the property and residents? Mayor Yardley asked Mr. Volkert, Mr. Robichaux and Mr. Hodgson to coordinate with the Chief and Starr as a committee to discuss this issue.

Mr. Volkert stated he was at an event where a Lauderdale by the Sea councilperson approached Mr. Volkert about desiring to speak with our council regarding cost sharing for police and emergency services. Mr. Volkert stated he is just passing along this information. They have not formally contacted the village. Mr. Yardley was not in favor of doing this.

Beach Club Liaison:

Mrs. Jill Moss discussed the Beach Club's upcoming vote regarding the \$25,000 buy in fee and the need for residents to return their proxies. This would prevent raising dues and would supplement the Beach Club's funds.

Public comments opened. There were none. Public comments closed.

New Business:

The Mayor asked the council to consider the request for lien reduction from Mr. Eric Willner of 21 Seneca Rd. Mr. Willner was present, along with his attorney, Mr. Alan Fishman. The current fine for code violations on the property located at 21 Seneca Rd. is \$297,000. Mr. Fishman gave a history and timeline of Mr. & Mrs. Willner's marital status and possession of the home from 2017 to present date. Mr. Willner contends that the code violations occurred during the period of the time that Mrs. Willner inhabited the home and he was prohibited from entering the residence. Mr. Willner stated he was unaware of the condition of the home until he regained residence at the property in 2019.

Mr. Borshchukov asked for copies of the documents showing the original orders and questioned Mr. Willner and Mr. Fishman regarding the current status of the mortgage and tax certificates, as well as the current status of Willner's marriage. Mr. Willner stated the home is in foreclosure at this time, however he is working with an investor to remedy that issue. The divorce from Mrs. Tammy Willner is final. Mr. Fishman asked the council to consider a lien reduction to \$29,700 payable within the next 120 days.

Mr. Borshchukov, the council, and Mr. Swartz discussed the issues at length. Mr. Borshchukov stated that he felt \$100,000 was a reasonable amount to consider as a compromise. Mr. Volkert discussed reduction to \$182,000. The council discussed it further.

Motion made by Mrs. Bryan and seconded by Mr. Volkert to table this consideration to the November council meeting for the council to do their due diligence and for the attorney to provide the following information: Court records, stay away order issued by a judge and any subsequent documents; copy current mortgage and tax deed; any precedent from neighboring communities regarding these issues. Motion passed unanimously.

The council discussed the legal timeline of this case and what options the council has regarding recouping funds in this case. Mr. Swartz stated the council needs to weigh the pros and cons of consideration of the reduction of the lien.

November council meeting will be held on November 20, 2025, at 5:00 p.m.

Adjourn.