

Miami-Dade County

Office of the Inspector General



Exhibit 1

County Memorandum Describing Amendment No. 2
(one page)

**Affordable Housing Funding Agreement Between Miami-Dade
County and Venice Park Gardens, Inc. for the Rehabilitation of
the Venice Park Condominiums**

IG12-19

Memorandum



Date: August 29, 2011
To: Jack Osterholt
Deputy Mayor
Thru: Estephanie Resnik
Assistant County Attorney
From: Rowena Crawford, Assistant Director
Department of Housing and Community Development
Rowena Crawford
Subject: Venice Park Gardens, Inc – Loan Closing and Amendment Two

Attached for your review and approval are Amendment Two and loan closing documents for the Venice Park Gardens, Inc. for the Venice Park Condominium Rehabilitation project comprised of 60 units for low to moderate-income homeowners.

The Board of County Commissioners allocated \$1 million in FY 2008 SHIP funding through Resolution R-1222-07 for the rehabilitation of the Venice Park Condominium Rehabilitation project located at 1895 Venice Park Drive, North Miami, FL 33181. Subsequently, the developer requested that these funds be used as second mortgages to buy down the price of the units. As such, the original contract was executed for second mortgages. The following are the amendments to the contract:

- A total of \$430,000 has been expended for second mortgages for 24 of the 60 units. At the request of the developer, the balance of \$570,000 will be used for the development of the remaining units instead of second mortgages.
- The funding source for the remaining balance is being changed from SHIP to Surtax
- The project completion date is being extended from June 26, 2010 to June 26, 2012. The project is currently 65 percent completed.

The amount awarded by the Board has been substantiated and recommended for closing. Additionally, the project will comply with all of the homeownership affordability requirements.

Upon execution by the Office of the Mayor, please return to the DHCD for processing. Please call me if you have any questions at (786) 469-2237.



Miami-Dade County

Office of the Inspector General



Exhibit 2

**Amendment No. 2 to the Affordable Housing Funding Agreement
Between Miami-Dade County and Venice Park Gardens, Inc.**
(6 pages)

**Affordable Housing Funding Agreement Between Miami-Dade
County and Venice Park Gardens, Inc. for the Rehabilitation of
the Venice Park Condominiums**

IG12-19

AMENDMENT #2 TO FY 2008 REQUEST FOR APPLICATION
(RFA) AFFORDABLE HOUSING FUNDING AGREEMENT BETWEEN MIAMI-DADE
COUNTY AND VENICE PARK GARDENS, INC.

THIS AMENDMENT modifies the FY 2008 RFA Affordable Housing Funding Agreement entered into between Miami-Dade County (formerly known as Metropolitan Dade County) and Venice Park Gardens, Inc. ("Developer"), having offices at: 9260 Sunset Drive, Suite 119, Miami Florida, 33173, by granting a completion extension from June 26, 2010, to June 26, 2012, changing the funding year for the \$570,000.00 remaining balance of the loan from SHIP 2008 to Surtax 2009 for the Venice Park Condominium development, as set forth below.

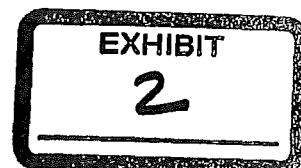
WHEREAS, the funding allocation is being changed from 2008 SHIP to 2009 Surtax, and;

WHEREAS, \$430,000 of the developer allocation of 2008 SHIP funding was expended for second mortgages for homebuyers that purchased units in the development, and;

WHEREAS, the balance of the awarded allocation of \$570,000 will be disbursed to the developer as a Surtax 2009 loan to reimburse completed rehabilitation expenditures for those items listed in the Budget attached as Attachment E and;

WHEREAS, Resolution 1222-07 and Resolution 1071-09 permit shifting of funding sources without exceeding the total award amount, and;

WHEREAS, no funds shall be paid to Developer until such time as the Developer executes and records, at the Developer's expense, all of the loan documents required by the County. Required loan documents shall include but not be limited to a mortgage, loan agreement, promissory note, UCC financing statement, a rental regulatory agreement if the Project is a rental, and a restrictive covenant, now therefore:



1. FY 2008 Request For Application (RFA) Affordable Housing Funding Agreement

The 'whereas clauses' to this amendment are incorporated and made part of this agreement. All references to SHIP 2008 funds in this FY 2008 Request for Application (RFA) Affordable Housing Funding Agreement between Miami-Dade County and Venice Park Gardens, Inc., and all of its Amendments as related to the remaining balance of the awarded allocation of \$570,000 are amended to reflect 2009 Surtax funds. These funds will provide for rehabilitation of 36 units:

LEGAL DESCRIPTION

Condominium Unit Nos.

2a, 6a, 7a, 8a, 9a, 10a, 11a, 12a, 14a, 15a, 17a, 18a, 20a, 21a, 3b, 4b, 5b, 6b, 7b, 9b, 10b, 11b, 12b, 20b, 21b, 1c, 3c, 5c, 6c, 8c, 9c, 10c, 11c, 12c, 14c, 20c,

All in VENICE PARK, a Condominium, according to the Declaration thereof, as recorded in Official Records Book 24680, at Page 3316, and all amendments thereto, of the Public Records of MIAMI-DADE County, Florida.

2. Article VII - Effective Term

Both parties agree that the effective term of the Agreement shall be from February 26, 2008, to June 26, 2012.

3. Scope of Services, Attachment A, - Section III - Developer

Obligations and Duties

Rehabilitation work is still ongoing; any and all requirements for a Payment and Performance Bond are hereby waived by County Administration.

4. Scope of Services - Section II - General Provisions

The sales price of each of the housing units be established by an appraisal from an appraiser certified by the State of Florida.

5. Scope of Services – Section IV – Insurance

The Developer shall furnish to the Department of Housing and Community Development (DHCD), Housing Development and Loan Administration (HDLAD) 701 N.W. 1st Court, 14th floor, Miami, Florida 33136, original and current Certificate(s) of Insurance which indicate that insurance coverage effective June 15, 2010, has been obtained which meets the requirements as outlined below:

- a) Worker's Compensation Insurance for all employees of the Developer as required by Florida Statutes, Chapter 440.
- b) Public Liability Insurance on a comprehensive basis in an amount not less than \$500,000 combined single limit per occurrence for bodily injury and property damage. Miami-Dade County must be shown as an additional insured with respect to this coverage.
- c) Automobile Liability Insurance covering all owned, non-owned, and hired vehicles used in connection with the work, in an amount not less than \$500,000 combined single limit per occurrence for bodily injury and property damage.
- d) All insurance policies required above shall be issued by companies authorized to do business under the laws of the State of Florida, with the following qualifications:

The company shall be no less than "B" as to management, and no less than "Class V" as to financial strength, by the latest edition of Best's Insurance Guide, published by A.M. Best Company, Oldwick, New Jersey, or its equivalent subject to the approval of the Miami-Dade County Risk Management Division.

or

The company must hold a valid Florida Certificate of Authority as shown in the latest "List of All Insurance Companies Authorized or Approved to do Business in Florida," issued by the State of Florida Department of Insurance and must be a member of the Florida Guaranty Fund.

- e) Certificates shall indicate that no modification or change in insurance shall be made without thirty (30) days written advance notice to the certificate holder.
- f) If the Developer fails to furnish to the County the Certificate of Insurance or written verification required under this section or as determined by the County's Risk Management Division after review of the Scope of Services, the County shall not disburse any funds until the necessary Certificates of Insurance or written verification is submitted.

- g) The Developer agrees that this Contract is contingent upon receipt of the required insurance certificates at the rehabilitation loan closing. If an Insurance Certificate is received within the specified period, but not in the manner described herein, the Developer shall be notified of the deficiency and shall submit the certificate(s) to the County within five (5) calendar days of the deficiency notification.
- h) The required Public Liability Insurance coverage includes the classifications listed in Standard Liability Insurance Manuals, which are applicable to the operations of the Developer in the performance of this Contract.

Compliance with a portion of the foregoing requirements shall not relieve the Developer of any liability or obligation under any section of Scope of Services.

6. Attachment E - Budget

Only expended funds from the effective date of this Amendment will be allowable for reimbursement. The County will determine reimbursable expenses. See attached Attachment E for revised budget.

7. Compliance with Applicable Laws

The Developer agrees to comply with all applicable laws, regulations and standards, including but not limited to Miami-Dade County Code Part III, Ch. 29, Art. 1, Sec. 29-7, Surtax guidelines promulgated by Miami-Dade County, and any other applicable laws.

8. Developer's Disclosure Obligations

The attorney for the developer, Martha Pozo-Diaz ("developer's attorney"), has a familial relationship with Venice Park Gardens, Inc. president and developer, Eduardo Pozo ("developer/president"). Developer's attorney is developer/president's sister. Developer's attorney also has an ownership interest in the subject property and has served as title insurance agent for the subject property. The Developer hereby promises, agrees and covenants that Developer will disclose in writing to future purchasers of the subject property any of Developer's familial relationships with counsel retained by developer and with the title agent or title company. Developer will also provide future purchasers of the subject property with the option in writing to use a different title company whose agents have no familial relationships with the Developer or other relationships with the Developer that may be reasonably deemed to create a conflict of interest.

The effective date of this Amendment is June 15, 2010. Except for changes enumerated herein, this agreement shall remain unchanged.

IN WITNESS WHEREOF, the parties have caused this Amendment to be executed by their respective and duly authorized officers this 15 day of Sept, 2011.

Venice Park Gardens, Inc.

By: _____
(Signature of President/Secretary)

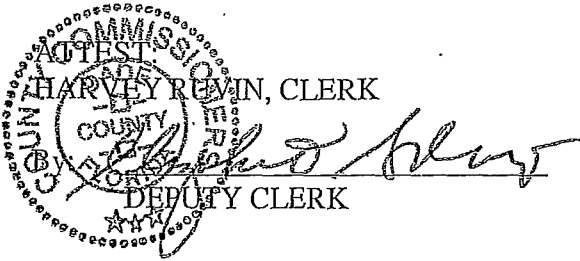
Type or Print Name

By: _____
(Signature of President/Secretary)

Eduardo Pozo
Type or Print Name

Witness
By: [Signature]
(Signature)

By: _____
(Signature)



MIAMI-DADE COUNTY, FLORIDA
By: [Signature]
CARLOS A. GIMENEZ
MAYOR

APPROVED AS TO FORM AND LEGAL SUFFICIENCY.

[Signature]
Assistant County Attorney

Willie Ballard, Special Projects Administrator 1
Department of Housing & Community Development
Overtown Transit Village
701 NW 1st Court, 14th Floor
Miami, Florida 33136

Attachement E

VENICE PARK GARDENS, INC.
DEVELOPMENT BUDGET

Venice Park Gardens, Inc

60 UNITS

SOURCES AND USES

	SURTAX 2009 June 2008 (b)(1) 7/1/12	PRIVATE BANK	TOTAL
ACQUISITION			
Buildings Purchase (Existing Structures)		\$4,346,530	\$4,346,530
Survey		\$2,800	\$2,800
Appraisal Fees		\$5,500	\$5,500
Title and Recording		\$40,913	\$40,913
LAND		\$482,950	482,950
TOTAL ACQUISITION COSTS		\$4,878,693	\$4,878,693
DEVELOPMENT COSTS			
Construction/improvements	\$ 418,295.00	\$2,400,000	\$2,818,295
Lawn and landscaping		\$96,203	\$96,203
Permits		\$3,809	\$3,809
Contingency		\$0.00	\$0
Impact Fees		\$0	\$0
Building Supplies	\$ 60,505.00	\$208,570	\$208,570
TOTAL DEVELOPMENT COSTS		\$2,708,582	\$3,126,877
INDIRECT COSTS/SOFT COSTS			
Management Fee and Supervision		\$822,211	\$822,211
Performance Bond		\$0	\$0
Surveyor		\$4,950	\$4,950
Attorneys		\$48,000	\$48,000
Consulting		\$60,000	\$60,000
Taxes and Licenses		\$475,685	\$475,685
Marketing/Mgmt/Admin		\$159,573	\$159,573
Appraisal Fees		\$0	\$0
Insurance		\$48,947	\$48,947
Soft Cost Contingency		\$53,765	\$53,765
Developer Overhead & Fee	\$ 91,200.00	\$1,679,570	\$1,770,770
Building Utilities		\$101,500	\$101,500
Signage		\$0	\$0
Accounting		\$82,984	\$82,984
Furniture and Finishings		\$94,181	\$94,181
MD Underwriting		\$0	\$0
TOTAL SOFT COSTS		\$3,631,366	\$3,722,566
FINANCE COSTS			
Loan Origination and Recording		\$19,600	\$19,600
Sales Commissions		\$0	\$0
Interest Expense		\$1,467,731	\$1,467,731
Inspections, Title Updates		\$40,913	\$40,913
Initial Operating Reserve		\$17,698	\$17,698
FINANCING COSTS		\$1,528,244	\$0
TOTAL SOFT COST / LAND COST		\$10,038,303	0
HARD COST CONTINGENCY		\$0	\$0
CONSTRUCTION HARD COSTS:		\$2,708,582	\$2,708,582
	\$ 570,000.00		
TOTAL PROJECT COST: AS OF DECEMBER 31, 2009		\$12,746,885	\$12,746,885
Proceeds from units sold (24)		\$ 3,542,143.00	\$ (3,542,143.00)
Gap			\$9,204,741.70

Miami-Dade County

Office of the Inspector General



Exhibit 3

**Spreadsheet prepared by PHCD staff detailing all
invoices received on the Venice Park project**

(8 pages)

**Affordable Housing Funding Agreement Between Miami-Dade
County and Venice Park Gardens, Inc. for the Rehabilitation of
the Venice Park Condominiums**

IG12-19

VENICE PARK SPREAD SHEET (INVOICES)

FIRST FLOOR

Unit #	Invoice No	Check No.	Invoice Date	Invoice Amount	Amount to be pay	Work Performed	Vendor	Job Description	Date of Work	License Required	Rejected	Reason for Rejection
2A	820	2476-2494	Sep-08	2,730.00	2,730.00	Bathroom Remodeling	Ponce De Leon	Interior remodeling	Sep-08	N/A	No	
2A	97050			25.79	0.00		Home Depot	Supplies				Removed by Developer
2A	1376	2514	11/7/2008	2,310.00	2,310.00	Kitchen & Medicine Cabinet	Ponce de Leon	Cabinets	11/7/2008	N/A	No	
2A	489893	2919	12/1/2010	180.00	180.00	Window and door repair	Jorge Sierra	Window Repair	Dec-10	N/A	No	
2A	884	3043	5/4/2011	206.20	195.00	Refrigerator Repair	Eagle Union	Appliance	5/4/2011	N/A	No	
2A	4			188.75	0.00		Jesus Sis	Misc Elec				Removed by Developer
2A	1269	3186	10/1/2011	253.65	240.00	Glass top stove repair	Eagle Union	Appliance	Oct-11	N/A	No	
				5,874.39	5,655.00							
6A	33956	2600	2/11/2009	315.29	294.66	Mailbox, foam tape, rags,etc	Home Depot	Supplies	2/11/2009	N/A	No	
6A	33956			0.00	0.00		Home Depot	Supplies				
6A	9809	2632	2/26/2009	240.00	240.00	Counter top/counter sink	Paulo Velasco	Tub	2/26/2009	N/A	No	
6A	26453	2326	9/23/2009	259.00	259.00	Padding, installation, etc	Linda Carpet & Tile	Carpet	9/23/2009	N/A	No	
6A	445	2803	8/16/2010	75.00	75.00	Drain was clean	Eagle Union	Appliance	8/16/2010	N/A	No	
6A	71018			141.05	0.00		Home Depot	Supplies				
6A	3749	3130	8/19/2011	150.00	150.00	Counter top replaced	Paulo Velasco	Tub	8/19/2011	N/A	No	
6A	26564			260.06	0.00		Home Depot	Supplies				Removed by Developer
6A	28586	3131	Aug-11	250.00	250.00	Padding, installation, etc	Linda Carpet & Tile	Carpet	Aug-11	N/A	No	
6A	1160			219.35	0.00	Appliance	Eagle Union	Appliance		N/A	Yes	Amt do not match
6A	52524			116.01	0.00		Home Depot	Supplies				Removed by Developer
				2,025.76	1,268.66							
7A	128810			150.00	0.00		A Estrada	A/C Repair				Removed by Developer
7A	1099	2886	11/1/2010	60.00	0.00	Repair ceiling in living room	Ponce De Leon	Bldg Repair	Nov-10	Yes	Yes	Permit Required
				210.00	0.00							
8A	1751			150.00	0.00		A G Service & Repair	A/C Repair				Removed by Developer
8A	1378			0.00	0.00		Ponce de Leon	Cabinets				Removed by Developer
8A	94881			329.44	0.00		Home Depot	Supplies				Removed by Developer
8A	30093	2402	1/28/2010	60.48	56.52	Supplies (materials)	Home Depot	Supplies	01/28/2010	N/A	No	
8A	128817	2409	1/17/2010	70.00	70.00	Put new cables	A. Estrada	A/C Repair	1/17/2010	N/A	No	
8A	27068			170.00	0.00		Linda Carpet & Tile	Carpet		N/A	Yes	Incorrect invoice (Unit A1)
8A	1065			0.00	0.00		Ponce de Leon	Bldg repair				Removed by Developer
8A	68255	2715	4/30/2010	316.26	295.57	Materials	Home Depot	Supplies	4/30/2010	N/A	No	
8A	71866			17.41	0.00		Home Depot	Supplies				Removed by Developer
8A	709217			85.00	0.00	A/C repairs	Julio Cesar	A/C Repair		Yes	Yes	Rejected (License is needed)
8A	1032			480.00	0.00	Electrical work for GFI	Ponce de Leon	Interior remodeling		Yes	Yes	Rejected (License is needed)
8A	10864			1,650.00	0.00	Kitchen Cabinet supplies	Martinson	Kitchen Cabinets		N/A		Rejected (payment prior the effective date of the contract)
8A	532		12/26/2010	331.70	310.00	Refrigerator	Eagle Union	Appliance	12/26/2010	N/A	No	Refer to Unit 12C in the binder
8A	1097			480.00	0.00	Kitchen install	Ponce de Leon	Kitchen Install			Yes	Missing invoice
8A	469890	2919	12/16/2010	160.00	160.00	Window repair	Jorge Sierra	Window Repair	12/16/2010	N/A	No	
8A	18890			38.72	0.00	Supplies	Home Depot	Supplies				Removed by Developer
				4,339.01	892.09							



Unit #	Invoice No	Check No.	Invoice Date	Invoice Amount	Amount to be pay	Work Performed	Vendor	Job Description	Date of Work	License Required	Rejected	Reason for Rejection
9A	24201			55.66	0.00	Supplies	Home Depot	Supplies				Removed by Developer
9A	41518			176.76	0.00	Supplies	Home Depot	Supplies			Yes	Rejected (no Bank Statements)
9A	469890	2919	12/16/2010	160.00	160.00	Window repair	Jorge Sierra	Window Repair	12/16/2010	N/A	No	
9A	1154	3094	7/26/2011	40.00	40.00	Change water heater	Ponce de Leon	Bldg Repair	7/26/2011	N/A	No	
9A	86970			16.42	0.00	Supplies	Home Depot	Supplies				Removed by Developer
				448.84	200.00							
11A	765804			450.00	0.00	A/C contractor	Julio Cesar A/C	A/C Repair		Yes	Yes	Rejected (License is needed)
11A	647			197.95	0.00	Appliances	Eagle Union	Appliance		N/A	Yes	Rejected (no Bank Statements)
11A	1151	3080	7/8/2011	160.00	160.00	Unclog toilet line	Ponce de Leon	Plumb Repair	7/8/2011	N/A	No	
				807.95	160.00							
12A	7044			208.30	0.00	Supplies	Home Depot	Supplies				Removed by Developer
12A	709217			160.00	0.00	A/C repair	Julio Cesar A/C	A/C Repair		Yes	Yes	Rejected (License is needed)
12A	27893			30.40	0.00	Supplies	Home Depot	Supplies				Removed by Developer
12A	85276			30.40	0.00	Supplies	Home Depot	Supplies				Removed by Developer
12A	2673			44.78	0.00	Supplies	Home Depot	Supplies				Removed by Developer
12A	1188			0.00	0.00	Interior remodeling	Ponce de Leon	Interior remodeling				Removed by Developer
12A	1181	3169-3185-3191	10/14/2011	4,950.00	4,950.00	Kitchen cabinets/toiled install floor, etc.	Ponce de Leon	Interior remodeling	10/14/2011	N/A	No	
12A	34982			81.70	0.00	Supplies	Home Depot	Supplies				Removed by Developer
				5,505.58	4,950.00							
14A	1762			75.00	0.00	A/C repair	A G Service & Repair	A/C Repair				Removed by Developer
14A	26253	2260	8/11/2009	523.00	523.00	Carpet & tile installation	Linda Carpet & Tile	Carpet	8/11/2009	N/A	No	
14A	45068	2309	10/1/2009	98.32	91.88	Supplies	Home Depot	Supplies	10/1/2009	N/A	No	
14A	953	2329	10/16/2009	40.00	40.00	Repair ceiling for leaking	Ponce de Leon	Bldg Repair	10/16/2009	N/A	No	See unit 20B (check 5793)
14A	10245			1,650.00	0.00	Kitchen cabinets	Martinson	Kitchen Cabinets			Yes	Rejected (payment prior the effective date of the contract)
14A	1099			4,890.00	0.00	Kitchen electrical work	Ponce de Leon	Interior remodeling		Yes	Yes	Rejected (License is needed)
14A	494	2838	9/23/2010	356.20	345.00	Clean Oven/ Refrigerator	Eagle Union	Appliance	9/23/2010	N/A	No	
14A	401352	2834	9/25/2010	550.00	550.00	Top walls and floors	Paulo Velasco	Tub	9/25/2010	N/A	No	
14A	53701			256.37	0.00	Supplies	Home Depot	Supplies				Removed by Developer
14A	469883	2885	11/9/2010	45.00	45.00	Window repair	Jorge Sierra	Window Repair	11/9/2010	N/A	No	
				8,483.89	1,594.88							
15A	1754			180.00	0.00	A/C repair	A G Service & Repair	A/C Repair				Removed by Developer
15A	1382	2536	12/1/2008	340.00	340.00	Fixtures and Cabinets	Ponce de Leon	Fixtures & Cabinets	12/1/2008	N/A	No	
15A	28808			76.06	0.00	Supplies	Home Depot	Supplies				Removed by Developer
15A	74964			150.52	0.00	Supplies	Home Depot	Supplies				Removed by Developer
15A	947			316.66	0.00	Repair	Ponce de Leon	Plumb repair			Yes	Rejected (no Bank Statements)
15A	40412			5.98	0.00	Supplies	Home Depot	Supplies				Removed by Developer
15A	48075			206.51	0.00	Supplies	Home Depot	Supplies				Removed by Developer
15A	62170			120.67	0.00	Supplies	Home Depot	Supplies				Removed by Developer
15A	7			220.00	0.00	Miscellaneous	Jesus Siso	Ele Misc				Removed by Developer
15A	384			369.15	0.00	Appliances	Eagle Union	Appliance			Yes	Rejected (no Bank Statements)

Unit #	Invoice No	Check No.	Invoice Date	Invoice Amount	Amount to be pay	Work Performed	Vendor	Job Description	Date of Work	License Required	Rejected	Reason for Rejection
15A	53877			96.27	0.00	Supplies	Home Depot	Supplies				Removed by Developer
15A	712653			160.00	0.00	A/C repair	Julio Cesar A/C	A/C Repair		Yes	Yes	Rejected (License is needed)
15A	69497			133.77	0.00	Supplies	Home Depot	Supplies				Removed by Developer
15A	918051			150.00	0.00	A/C repair (Coil)	Julio Cesar A/C	A/C Repair		Yes	Yes	Rejected (License is needed)
15A	27761	2947	11/24/2010	178.00	178.00	Pad installation	Linda Carpet & Tile	Carpet	11/24/2010	N/A	No	
				2,703.59	518.00							
17A	945			60.00	0.00	Appliances	Ponce de Leon	Appliance Install			Yes	Rejected (no Bank Statements)
17A	89154			279.14	0.00	Supplies	Home Depot	Supplies				Removed by Developer
17A	1070	2744	6/11/2010	1,629.00		Interior remodeling	Ponce De Leon	Interior remodeling				Pending developer clarification
17A	10215			1,900.00	0.00	Kitchen Cabinets	Martinson	Kitchen Cabinets			Yes	Rejected (payment prior the effective date of the contract)
17A	39888			18.70	0.00	Supplies	Home Depot	Supplies				Removed by Developer
17A	712653			1,320.00	0.00	A/C repair	Julio Cesar A/C	A/C Repair		Yes	Yes	Rejected (License is needed)
17A	960	2765	8/31/2010	1,579.00	1,579.00	Interior remodeling	Ponce De Leon	Interior remodeling		N/A	No	
17A	1090			350.00	0.00	Building repair	Ponce de Leon	Bldg Repairs			Yes	Rejected (no Bank Statements and missing invoice)
17A	469883	2885	11/9/2010	86.00	86.00	Window repair	Jorge Sierra	Window Repair		N/A	No	
17A	647			197.95	0.00	Appliances	Eagle Union	Appliance			Yes	Rejected (invoice does not match amount on spread sheet)
17A	1154	3094	7/26/2011	250.00	250.00	Unclog main line in the guest bathroom	Ponce de Leon	Bldg Repairs		N/A	No	
				7,669.79	1,915.00							
18A	32008			0.00	0.00		Pozo Architects	Construction				Removed by Developer
18A	70329			162.98	0.00	Supplies	Home Depot	Supplies				Removed by Developer
18A	91952			24.82	0.00	Supplies	Home Depot	Supplies				Removed by Developer
18A	15695			119.88	0.00	Supplies	Home Depot	Supplies			Yes	Rejected (no Bank Statements)
18A	20631			72.66	0.00	Supplies	Home Depot	Supplies			Yes	Rejected (no Bank Statements)
18A	20000			42.05	0.00	Supplies	Home Depot	Supplies			Yes	Rejected (no Bank Statements)
18A	5958			421.90	0.00	Supplies	Home Depot	Supplies				Removed by Developer
18A	10095			1,900.00	0.00	Kitchen Cabinets	Martinson	Kitchen Cabinets		N/A	Yes	Rejected (payment prior the effective date of the contract)
18A	952	2329	9/16/2009	380.00	380.00	Building repair	Ponce de Leon	Bldg Repair	9/16/2009	N/A	No	
18A	451	2811	9/9/2010	356.00	335.00	Appliances	Eagle Union	Appliance	9/9/2010	N/A	No	
18A	53701			351.57	0.00	Supplies	Home Depot	Supplies			Yes	Rejected (no Bank Statements)
18A	1090			130.00	0.00	Building repair	Ponce de Leon	Bldg Repair			Yes	Rejected (no Bank Statements)
18A	128907			70.00	0.00	A/C repair	A. Estrada	A/C Repair				Removed by Developer
18A	853	3024	4/18/2011	208.65	195.00	Electric Glass Top (Stove)	Eagle Union	Appliance		N/A	No	
18A	1001			474.01	0.00	Appliances	Eagle Union	Appliance			Yes	Rejected (invoice does not match amount on spread sheet)
				4,714.52	910.00							
21A	6			220.00	0.00	Miscellaneous Electric	Jesus Siso	Misc Elect				Removed by Developer
21A	10293			1,900.00	0.00	Kitchen Cabinets	Martinson	Kitchen Cabinets			Yes	Rejected (payment prior the effective date of the contract)

Unit #	Invoice No	Check No.	Invoice Date	Invoice Amount	Amount to be pay	Work Performed	Vendor	Job Description	Date of Work	License Required	Rejected	Reason for Rejection
21A	1091			2,400.00	0.00	Remodeling	Ponce de Leon	Remodeling		Yes	Yes	Rejected (License is needed)
21A	532	2911	10/26/2010	369.15	345.00	Appliances	Eagle Union	Appliance	10/26/2010		No	
21A	1093			4,800.00	0.00	Remodeling	Ponce de Leon	Remodeling		Yes	Yes	Rejected (License is needed, missing invoices)
21A	2018914	2874	10/29/2010	550.00	550.00	Bathroom Tub and walls	Paulo Velasco	Tub	10/29/2010	N/A	No	Refer to unit 8C
21A	81348	2872	10/29/2010	260.72	243.66	Supplies	Home Depot	Supplies	10/29/2010	N/A	No	
21A	469883	2885	11/12/2010	45.00	45.00	Window repair	Jorge Sierra	Window Repair	11/12/2010	N/A	No	
21A	321766			55.00	0.00	A/C repairs	A. Estrada	A/C Repairs		Yes	Yes	Rejected (License is needed)
21A	1165			0.00	0.00	Interior remodeling	Ponce de Leon	Interior remodeling				Removed by Developer
21A	1143			0.00	0.00	Remodeling	Ponce de Leon	Remodeling				Removed by Developer
21A	750	3124	8/26/2011	388.00	388.00	Window repair	Jorge Sierra	Window Repair	8/26/2011	N/A	No	
				10,987.87	1,571.66							
TOTAL FIRST FLOOR				53,771.19	19,635.29							

SECOND FLOOR

Unit #	Invoice No	Check No.	Invoice Date	Invoice Amount	Amount to be pay	Work Performed	Vendor	Job Description	Date of Work	License Required	Rejected	Reason for Rejection
3B	1115			2,380.00	0.00	Building Repair	Ponce de Leon	Building Repair			Yes	Rejected (no proof pymt) need invoice 1144
3B	1115			1,300.00	0.00	Kitchen	Ponce de Leon	Kitchen			Yes	Rejected (no proof of payment)
3B	87762	2963	3/11/2011	303.28	283.43	Supplies	Home Depot	Supplies	3/11/2011	N/A	No	
3B	1154	3094		120.00	0.00	Building Repair	Ponce de Leon	Building Repair		Yes	Yes	Rejected (License is needed)
				4,103.28	283.43							
4B	709219			650.00	0.00	A/C repair	Julio Cesar	Labor		Yes	Yes	Rejected (License is needed)
4B	709219			850.00	0.00	A/C repair	Julio Cesar	Material		Yes	Yes	Rejected (License is needed)
				1,500.00	0.00							
5B	67811			-	0.00	Supplies	Home Depot	Supplies				Removed by Developer
5B	1244	4236	8/8/2008	530.00	530.00	Toilets	Ponce de Leon	Supplies	8/8/2008	N/A	No	
5B	90130			-	0.00	Supplies	Home Depot	Supplies				Removed by Developer
5B	78114			-	0.00	Supplies	Home Depot	Supplies				Removed by Developer
5B	98627			-	0.00	Supplies	Home Depot	Supplies				Removed by Developer
5B	35531			-	0.00	Supplies	Home Depot	Supplies				Removed by Developer
5B	44686			-	0.00	Supplies	Home Depot	Supplies				Removed by Developer
5B	12	2660	4/1/2009	470.00	470.00	Plumbing/install sheetrock/ install toilet, etc.	Ponce de Leon	Labor	4/1/2009	N/A	No	
5B	245			-	0.00	Building	City of North Miami	Permits				Removed by Developer
5B	153			-	0.00	Permits	City of North Miami	Permits				Removed by Developer
5B	368			-	0.00	Electrical / permits	City of North Miami	Permits				Removed by Developer
5B	551	2911	10/30/2010	356.20	345.00	Appliances	Eagle Union	Supplies	10/30/2010	N/A	No	
5B	321763			-	0.00	A/C repair	A. Estrada	Labor				Removed by Developer
				1,356.20	1,345.00							
6B	9808	2619	4/24/2009	250.00	250.00	Bathroom repair	Paulo C. Velazco	Labor	4/24/2009	N/A	No	

Unit #	Invoice No	Check No.	Invoice Date	Invoice Amount	Amount to be pay	Work Performed	Vendor	Job Description	Date of Work	License Required	Rejected	Reason for Rejection
6B	379	2777	6/28/2010	75.00	75.00	Appliances (part and labor for refrigerator)	Eagle Union	Supplies	6/28/2010	N/A	No	
6B	469890			160.00	0.00	Window Repair	Jorge Sierra	Labor			Yes	Rejected (invoice and Bank Statements missing)
6B	1160			174.20	0.00	Appliances	Eagle Union	Supplies			Yes	Rejected (invoice and Bank Statements missing)
				656.20	325.00							
7B	10204			1,900.00	0.00	Kitchen Cabinets	Martinson	Supplies			Yes	Rejected (payment prior to contract date)
7B	951	2299	9/18/2009	950.00	950.00	Interior remodeling	Ponce de Leon	Labor	9/18/2009	N/A	No	
7B	128817	2409	2/5/2010	55.00	55.00	Cleaned terminals burn cable	A. Estrada	Labor	2/5/2010	N/A	No	
7B	1099			230.00	0.00	Install new vanity/ change main valve and install water heater	Ponce de Leon	Building Repair		Yes	Yes	Rejected (License is needed)
				3,135.00	1,005.00							
10B	128803			115.00	0.00	A/C repair	A. Estrada	Labor		Yes	Yes	Rejected (License is needed)
10B	1244039	2245	7/14/2009	160.00	160.00	Window Repair	Jorge Sierra	Labor		N/A	No	
10B	70865			-	0.00	Supplies	Home Depot	Supplies				Removed by Developer
10B	40907			-	0.00	Supplies	Home Depot	Supplies				Removed by Developer
10B	19344			-	0.00	Supplies	Home Depot	Supplies				Removed by Developer
10B	765804			90.00	0.00	A/C repair	Julio Cesar	Labor		Yes	Yes	Rejected (License is needed)
10B	30020			-	0.00	Supplies	Home Depot	Supplies				Removed by Developer
10B	616	3046	6/5/2011	206.20	195.00	Bathroom repair	Eagle Union	Labor		N/A	No	
10B	31483			-	0.00	Supplies	Home Depot	Supplies				Removed by Developer
10B	5756			-	0.00	Supplies	Home Depot	Supplies				Removed by Developer
10B	1134			3,460.00	0.00	Interior remodeling	Ponce de Leon	Labor			Yes	Rejected (invoices does not match with Bank Statements)
10B	60813			-	0.00	Supplies	Home Depot	Supplies				Removed by Developer
10B	6918573	3046	6/5/2011	140.00	140.00	Tub	Paulo C. Velazco	Labor	6/5/2011	N/A	No	
10B	321765			-	0.00	A/C repair	A. Estrada	Labor				Removed by Developer
10B	33337			-	0.00	Supplies	Home Depot	Supplies				Removed by Developer
10B	1121	3132	9/1/2011	216.20	205.00	Refrigerator repair	Eagle Union	Appliances	9/1/2011	N/A	No	
				4,387.40	700.00							
12B	953			350.00	0.00	Building Repair	Ponce de Leon	Labor		N/A	Yes	Rejected (invoices does not match with Bank Statements)
12B	709217	2768	6/25/2010	90.00	90.00	A/C repair	Julio Cesar	Labor	6/25/2010	N/A	No	
				440.00	90.00							
20B	12440111	2560	12/8/2008	115.00	115.00	Window Repair	Jorge Sierra	Labor	12/8/2008	N/A	No	
20B	20		4/28/2001	987.00	484.00	Flooring	Ponce de Leon	Labor		N/A	No	need ck#5793/ no bank statement
20B	1069	2739	5/31/2010	2,150.00	1,075.00	Flooring	Ponce de Leon	Labor	5/31/2010	N/A	No	Refer to unit 10C
20B	1070			-	0.00	Interior remodeling	Ponce de Leon	Labor				Removed by Developer
20B	2193			-	0.00	Supplies	Home Depot	Supplies				Removed by Developer
20B	712853			240.00	0.00	A/C repair	Julio Cesar	Labor		Yes	Yes	Rejected (License is needed)
20B	384			160.50	0.00	Appliances	Eagle Union	Supplies		N/A	Yes	Rejected (invoices does not match with Bank Statements)
20B	14413			-	0.00	Supplies	Home Depot	Supplies				Removed by Developer
				4,639.50	1,674.00							
21B	8091	2089	4/29/2008	750.00	750.00	Tub Refinish	Pablo C. Velazco	Labor	4/28/2008	N/A	No	

Unit #	Invoice No	Check No.	Invoice Date	Invoice Amount	Amount to be pay	Work Performed	Vendor	Job Description	Date of Work	License Required	Rejected	Reason for Rejection
21B	26689	2407	12/4/2009	712.00	712.00	Carpet	Linda Carpet & Tile	Labor	12/4/2009	N/A	No	
21B	21131	2885	3/10/2010	103.33	103.33	Tube	Pablo C. Velazco	Labor	3/10/2010	N/A	No	
21B	709217			120.00	0.00	A/C repair	Julio Cesar	Labor		Yes	Yes	Rejected (License is needed)
21B	712653			160.00	0.00	A/C repair	Julio Cesar	Labor		Yes	Yes	Rejected (License is needed)
				1,845.33	1,565.33							
TOTAL SECOND FLOOR				21,075.91	6,503.76							

THIRD FLOOR

Unit #	Invoice No	Check No.	Invoice Date	Invoice Amount	Amount to be pay	Work Performed	Vendor	Job Description	Date of Work	License Required	Rejected	Reason for Rejection
1C	947			320.00	0.00	Plumbing Repair	Ponce de Leon	Labor		N	Yes	Rejected (no Bank Statements)
1C	128815	2342	10/24/2009	100.00	0.00	Cleaned Coil, A/C repair	A. Estrada	Labor		Yes	Yes	Rejected (License is needed)
1C	469885	2910	11/10/2010	320.00	320.00	Window repair/Sliding door	Jorge Sierra	Labor	11/20/2011	N/A	No	
1C	5			-	0.00	Electrical	Jesus Siso	Labor				Removed by Developer
				740.00	320.00							
3C	1767	2621	2/12/2009	380.00	0.00	A/C repair	A G Service & Repair	Labor	2/12/2009	Yes	Yes	Rejected (License is needed)
3C	21131	2885	3/15/2010	103.33	103.33	Tube and bathroom repair	Paulo Velazco	Labor	3/15/2012	N/A	No	
3C	709217	2768	5/18/2010	970.00	0.00	A/C repair	Julio Cesar	Material	5/18/2010	Yes	Yes	Rejected (License is needed)
3C	765804	2883	10/8/2010	70.00	70.00	A/C repair	Julio Cesar	Labor	10/8/2010	N/A	No	
				1,523.33	173.33							
5C	12	2660	4/1/2009	160.00	160.00	Bathroom repair	Ponce de Leon	Labor	4/1/2009	N/A	No	
5C	128815	2342	11/10/2009	90.00	0.00	Chance capacitor	A. Estrada	Labor	11/10/2009	Yes	Yes	Rejected (License is needed)
5C	958	2390	1/11/2010	1,295.00	1,295.00	Install flooring	Ponce de Leon	Labor/install flooring	1/11/2010			
5C	128817	2409	02/05/2010	55.00	55.00	Adjust terminals	A.Estrada	Labor	2/5/2010	N/A	No	
5C	709217	2754	5/18/2010	160.00	0.00	Cleaned Coil, A/C repair	Julio Cesar	Labor/A/C repair	5/18/2010	Yes	Yes	Rejected (License is needed)
5C	21597			-	0.00	Supplies	Home Depot	Supplies				Removed by Developer
5C	68111			-	0.00	Supplies	Home Depot	Supplies				Removed by Developer
5C	66405			-	0.00	Supplies	Home Depot	Supplies				Removed by Developer
				1,760.00	1,510.00							
6C	1244040	2261	1/14/2009	160.00	160.00	Window repair	Jorge Sierra	Labor	1/14/2009	N/A	No	
6C	1766			280.00	280.00	A/C repair	AG Service & Repair	Labor		N/A	No	
6C	8			-	0.00	Electrical	Jesus Siso	Labor				Removed by Developer
6C	709217	2754	5/18/2010	240.00	0.00	Cleaned Coil	Julio Cesar	Labor		Yes	Yes	Rejected (License is needed)
6C	1099	2886	11/10/2010	180.00	180.00	Repair hot water line/change valve	Ponce de Leon	Labor/building repair	11/10/2010	N/A	No	
				860.00	620.00							
8C	2018913	2487	9/28/2008	280.00	280.00	Walls and Tub	Paulo Velazco	Labor	9/28/2008	N/A	No	
8C	33181	2941	2/1/2011	204.50	191.12	Supplies	Home Depot	Supplies	2/1/2011	N/A	No	
8C	51784			-	0.00	Supplies	Home Depot	Supplies				Removed by Developer
8C	4			-	0.00	Electrical	Jesus Siso	Labor				Removed by Developer

Unit #	Invoice No	Check No.	Invoice Date	Invoice Amount	Amount to be pay	Work Performed	Vendor	Job Description	Date of Work	License Required	Rejected	Reason for Rejection
8C	75707			-	0.00	Supplies	Home Depot	Supplies				Removed by Developer
8C	5613			-	0.00	Supplies	Home Depot	Supplies				Removed by Developer
				484.50	471.12							
9C	90358			-	0.00	Supplies	Home Depot	Supplies				Removed by Developer
9C	20736			-	0.00	Supplies	Home Depot	Supplies				Removed by Developer
9C	8012	2487	10/10/2008	150.00	150.00	Bath Tub	Paulo Velazco	Labor	10/10/2008	N/A	No	
9C	1759			-	0.00	A/C repair	A G Service & Repair	Labor				Removed by Developer
9C	1520			-	0.00	Supplies	Home Depot	Supplies				Removed by Developer
9C	1244031	2214	6/11/2009	366.00	366.00	Window and Glass install	Jorge Sierra	Labor/Window repair	6/11/2009	N/A	No	
9C	1120	2983-2979-3002	3/24/2011	3,480.00	3,480.00	Remodeling/ removed carpet, install closed door, install baseboard, new toiled, kitchen cabinets, etc.	Ponce de Leon	Labor	3/24/2011	NA	No	
9C	4			-	0.00	Electrical	Jesus Siso	Labor				Removed by Developer
				3,996.00	3,996.00							
10C	1700	2188	5/1/2009	250.00	250.00	Bath tub and counter tub	Paulo Velazco	Labor	5/1/2009	N/A	No	
10C	26051	2207	6/5/2009	670.00	670.00	Carpet and Labor	Linda Carpet & Tile	Labor	6/5/2009	N/A	No	
10C	1769			-	0.00	A/C repair	A G Service & Repair	Labor				Removed by Developer
10C	1069	2739	5/31/2010	2,150.00	1,075.00	Install tiled/new closed door and baseboard	Ponce de Leon	Labor	5/31/2010			Check #2739 refer to unit 20B
10C	1024			1,650.00	0.00	Kitchen cabinets	Martinson	Supplies		N/A	Yes	Rejected (payment prior to contract date)
10C	3993			-	0.00	Supplies	Home Depot	Supplies				Removed by Developer
10C	959	2799	8/28/2010	1,075.00	1,075.00	Interior remodeling	Ponce de Leon	Labor	8/28/2010			
10C	401351			260.00	0.00	Tub	Paulo Velazco	Labor		N/A	Yes	Rejected (no Bank Statements)
10C	128905			130.00	0.00	A/C repair	A. Estrada	Labor		N/A	Yes	We need copy of invoice 128906
10C	1270			85.00	0.00	Appliances	Eagle Union	Supplies		N/A	Yes	Rejected (no Bank Statements)
				6,270.00	3,070.00							
11C	95981			-	0.00	Supplies	Home Depot	Supplies				Removed by Developer
11C	96185			-	0.00	Supplies	Home Depot	Supplies				Removed by Developer
11C	87002			-	0.00	Supplies	Home Depot	Supplies				Removed by Developer
11C	444	2803		345.50	0.00	Appliances	Eagle Union	Supplies		N/A	Yes	Check #2803 does not match invoice
11C	469883	2885	11/12/2010	70.00	70.00	Door repair	Jorge Sierra	Labor	11/12/2010	N/A	No	
11C	1105	2918	12/23/2010	75.00	75.00	Unclog and repair drain line for A/C	Ponce de Leon	Labor	12/23/2010	N/A	No	
11C		3034	5/14/2011	525.00	525.00	Wood Injection Treatment on Dry wood termites	MHP	Labor	5/14/2011	N/A	No	Invoice number not provided
				1,015.50	670.00							
12C	1244024			72.50	72.50	Labor	Jorge Sierra	Labor		N/A	No	
12C	25893			670.00	0.00	Carpet and Labor	Linda Carpet & Tile	Labor			Yes	Rejected (invoice duplicated see unit 10C (invoice #26051)
12C	9810	2159	3/5/2009	250.00	250.00	Bath tub	Paulo Velazco	Labor	3/5/2012	N/A	No	
12C	21131			-	0.00	Bath tub	Paulo Velazco	Labor				Removed by Developer

Unit #	Invoice No	Check No.	Invoice Date	Invoice Amount	Amount to be pay	Work Performed	Vendor	Job Description	Date of Work	License Required	Rejected	Reason for Rejection
12C	573	2911	11/15/2010	85.00	85.00	Parts and Labor on stove, new switch new burner	Eagle Union	Labor	11/15/2010	N/A	No	
12C	331483			402.87	0.00	Supplies	Home Depot	Supplies		N/A	Yes	Rejected (no invoice/ no Bank Statements)
12C	618			55.00	0.00	Appliances	Eagle Union	Supplies		N/A	Yes	Rejected (no Bank Statements)
				1,462.87	335.00							
14C	11025	2958	2/24/2011	1,300.00	1,300.00	Kitchen	Martinson	Labor	2/24/2011	N/A	No	
14C	56687			-	0.00	Supplies	Home Depot	Supplies				Removed by Developer
14C	8013	2511	11/7/2008	150.00	150.00	Bath tub	Paulo Velazco	Labor	11/7/2008	N/A	No	
14C	834	2533	11/20/2008	1,485.00	1,485.00	Interior remodeling	Ponce de Leon	Labor		N/A	No	
14C	91960			-	0.00	Supplies	Home Depot	Supplies				Removed by Developer
14C	1244011	2560	12/8/2008	45.00	45.00	Window repair	Jorge Sierra	Labor	12/8/2008	N/A	No	See unit 20B Bank Statements 2560
14C	9			-	0.00	Electrical	Jesus Siso	Labor				Removed by Developer
14C	128815	2342	10/31/2009	180.00	0.00	A/C repair	A. Estrada	Labor		Yes	Yes	Rejected (License is needed)
14C	128817			-	0.00	A/C repair	A. Estrada	Labor				Removed by Developer
14C	16617			-	0.00	Supplies	Home Depot	Supplies				Removed by Developer
14C	599			195.50	0.00	Appliances	Eagle Union	Supplies			Yes	Rejected (no invoice/ no Bank Statements)
14C	1115	2957	2/25/2011	475.00	475.00	Kitchen demolition/install new kitchen, delivering, etc.	Ponce de Leon	Labor	2/25/2011	N/A	No	
14C	33627			-	0.00	Supplies	Home Depot	Supplies				Removed by Developer
14C	1144			2,250.00	0.00	Flooring	Ponce de Leon	Labor			Yes	Rejected (no Bank Statements)
14C	23766			-	0.00	Supplies	Home Depot	Supplies				Removed by Developer
14C	74540			-	0.00	Supplies	Home Depot	Supplies				Removed by Developer
				6,080.50	3,455.00							
20C	76223	2941	2/1/2011	419.32	391.88	Supplies	Home Depot	Supplies	2/1/2011	N/A	No	
20C	1154			4,970.00	0.00	Interior remodeling	Ponce de Leon	Labor			Yes	Rejected (invoices does not match Bank State
20C	871	3043	4/28/2011	206.20	195.00	Appliances	Eagle Union	Supplies	4/28/2011	N/a	No	
20C	321764			85.00	0.00	A/C repair	A. Estrada	Labor				Removed by Developer
				5,680.52	586.88							
TOTAL THIRD FLOOR				29,873.22	15,279.83							
GRAND TOTAL				104,720.32	41,418.88							

Legend

Martinson Invoices: Check #1225 in the amount of \$35,200.00 provided by the developer dated 06/12/2006 before effective term of the contract 02/26/2008

Sale taxes: Miami-Dade County do not pay for sales taxes.

Licensed needed - It is required for the worked performed in the unit based on the job description

Removed by Developer: Original draw binder submitted by Developer included all these invoices, on the second submission developer remove these invoices.

Miami-Dade County

Office of the Inspector General



Exhibit 4

**Same spreadsheet of invoices, but
marked up by City of North Miami Building Officials
indicating whether permits are required.**

(9 pages)

**Affordable Housing Funding Agreement Between Miami-Dade
County and Venice Park Gardens, Inc. for the Rehabilitation of
the Venice Park Condominiums**

IG12-19

Caldwell, Michael T. (OIG)

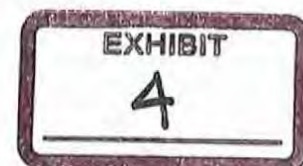
From: Pelosi, Richard (OIG)
Sent: Monday, September 17, 2012 11:16 AM
To: Caldwell, Michael T. (OIG)
Subject: FW: 1895 Venice Park Dr, Request for permit Status on "Venice Park Spread Sheet (Invoices)"
Attachments: DOC091712.pdf; DOC091712-002.pdf; DOC091712-002.pdf

From: Jackson, John [mailto:JJackson@northmiamifl.gov]
Sent: Monday, September 17, 2012 11:08 AM
To: Pelosi, Richard (OIG)
Cc: Calloway, Maxine
Subject: 1895 Venice Park Dr, Request for permit Status on "Venice Park Spread Sheet (Invoices)"

Mr. Pelosi:

This email is follow up to my conversation with Mr. Mike Caldwell, OIG, concerning the subject request. Note that I am forwarding to you the following information.

1. I have marked "Y" or "N" to the right on each line item. "Y" equates to yes a permit is required. "N " equates to no permit required.
2. In accordance with the previous submission, for the Units in question and for the date of work there is only one permit for Unit 21B. This is permit #BME00-2010-00065.
3. See the permit page attachment for the name of the Contractor.



J. H. Jackson
9/17/12

Y = Permit Req'd
N = No Permit Req'd

EDEN REPORT
GARY BESWICK

VENICE PARK SPREAD SHEET (INVOICES)

SEPTEMBER 11, 2012

FIRST FLOOR

NO Permit on File

Unit #	Invoice No	Check No.	Invoice Date	Invoice Amount	Amount to be pay	Work Performed	Vendor	Job Description	Date of Work	License Required	Rejected	Reason for Rejection
2A	820	2476-2494	Sep-08	2,730.00	2,730.00	Bathroom Remodeling	Ponce De Leon	Interior remodeling	Sep-08	N/A	No	
2A	97050			25.79	0.00		Home Depot	Supplies				Removed by Developer N/A
2A	1376	2514	11/7/2008	2,310.00	2,310.00	Kitchen & Medicine Cabinet	Ponce de Leon	Cabinets	11/7/2008	N/A	No	
2A	468893	2919	12/1/2010	180.00	180.00	Window and door repair	Jorge Sierra	Window Repair	Dec-10	N/A	No	
2A	884	3043	5/4/2011	206.20	185.00	Refrigerator Repair	Eagle Union	Appliance	5/4/2011	N/A	No	
2A	4			168.75	0.00		Jesus Sis	Misc Elec				Removed by Developer
2A	1269	3186	10/1/2011	253.65	240.00	Glass top stove repair	Eagle Union	Appliance	Oct-11	N/A	No	N/A
				3,713.39	4,855.00							
6A	33956	2600	2/11/2009	315.29	294.66	Mailbox, foam tape, rags, etc	Home Depot	Supplies	2/11/2009	N/A	No	N/A
6A	33958			0.00	0.00		Home Depot	Supplies				
6A	9809	2632	2/26/2009	240.00	240.00	Counter top/counter sink	Paulo Velasco	Tub	2/26/2009	N/A	No	
6A	28453	2326	9/23/2009	259.00	259.00	Padding, installation, etc	Linda Carpet & Tile	Carpet	9/23/2009	N/A	No	N/A
6A	445	2803	8/16/2010	75.00	75.00	Drain was clean	Eagle Union	Appliance	8/16/2010	N/A	No	N/A
6A	71018			141.05	0.00		Home Depot	Supplies				
6A	3749	3130	8/19/2011	150.00	150.00	Counter top replaced	Paulo Velasco	Tub	8/19/2011	N/A	No	
6A	26564			250.05	0.00		Home Depot	Supplies				Removed by Developer
6A	28586	3131	Aug-11	250.00	250.00	Padding, installation, etc	Linda Carpet & Tile	Carpet	Aug-11	N/A	No	N/A
6A	1180			219.35	0.00		Eagle Union	Appliance			Yes	Am't do not match N/A
6A	52524			116.01	0.00		Home Depot	Supplies				Removed by Developer
				2,025.75	1,268.66							
7A	128810			150.00	0.00		A Estrada	A/C Repair				Removed by Developer
7A	1099	2886	11/1/2010	60.00	0.00	Repair ceiling in living room	Ponce De Leon	Bldg Repair	Nov-10	Yes	Yes	Permit Required
				210.00	0.00							
8A	1751			150.00	0.00		A G Service & Repair	A/C Repair				Removed by Developer
8A	1378			0.00	0.00		Ponce de Leon	Cabinets				Removed by Developer
8A	94881			329.44	0.00		Home Depot	Supplies				Removed by Developer
8A	30093	2402	1/28/2010	60.48	56.52	Supplies (materials)	Home Depot	Supplies	01/28/2010	N/A	No	N/A
8A	128817	2409	1/17/2010	70.00	70.00	Put new cables	A. Estrada	A/C Repair	1/17/2010	N/A	No	N/A
8A	27068			170.00	0.00		Linda Carpet & Tile	Carpet			Yes	incorrect invoice (Unit A1)
8A	1065			0.00	0.00		Ponce de Leon	Bldg repair				Removed by Developer
8A	68255	2715	4/30/2010	316.25	295.57	Materials	Home Depot	Supplies	4/30/2010	N/A	No	N/A
8A	71856			17.41	0.00		Home Depot	Supplies				Removed by Developer
8A	709217			85.00	0.00	A/C repairs	Julio Cesar	A/C Repair		Yes	Yes	Rejected (License is needed)
8A	1032			480.00	0.00	Electrical work for GFI	Ponce de Leon	Interior remodeling		Yes	Yes	Rejected (License is needed)
8A	10864			1,650.00	0.00	Kitchen Cabinet supplies	Marlinson	Kitchen Cabinets		N/A		Rejected (payment prior the effective date of the contract)
8A	532		12/26/2010	331.70	310.00	Refrigerator	Eagle Union	Appliance	12/26/2010	N/A	No	Refer to Unit 12C in the binder
8A	1087			480.00	0.00	Kitchen Install	Ponce de Leon	Kitchen Install			Yes	Missing Invoice
8A	469830	2919	12/16/2010	160.00	160.00	Window repair	Jorge Sierra	Window Repair	12/16/2010	N/A	No	
8A	18890			38.72	0.00	Supplies	Home Depot	Supplies				Removed by Developer N/A
				4,339.01	892.09							

NO PERMIT ON FILE FROM EDEN SEARCH

36 WORK-RELATED INVOICES, 7 REQUIRE PERMITS

Y = Permit Paid
N = No Permit Paid

NO PERMIT ON FILE

Unit #	Invoice No	Check No.	Invoice Date	Invoice Amount	Amount to be pay	Work Performed	Vendor	Job Description	Date of Work	License Required	Rejected	Reason for Rejection
15A	53877			96.27	0.00	Supplies	Home Depot	Supplies				Removed by Developer N/A
15A	712653			160.00	0.00	A/C repair	Julio Cesar A/C	A/C Repair		Yes	Yes	Rejected (License is needed)
15A	69497			133.77	0.00	Supplies	Home Depot	Supplies				Removed by Developer N/A
15A	918051			150.00	0.00	A/C repair (Coll)	Julio Cesar A/C	A/C Repair		Yes	Yes	Rejected (License is needed)
15A	27761	2947	11/24/2010	178.00	178.00	Pad installation	Linda Carpet & Tile	Carpet	11/24/2010	N/A	No	N/A
17A	945			60.00	0.00	Appliances	Ponce de Leon	Appliance install			Yes	Rejected (no Bank Statements) N/A
17A	89154			279.14	0.00	Supplies	Home Depot	Supplies				Removed by Developer N/A
17A	1070	2744	5/11/2010	1,629.00		Interior remodeling	Ponce De Leon	Interior remodeling				Pending developer clarification
17A	10215			1,900.00	0.00	Kitchen Cabinets	Martinson	Kitchen Cabinets			Yes	Rejected (payment prior the effective date of the contract)
17A	38888			18.70	0.00	Supplies	Home Depot	Supplies				Removed by Developer N/A
17A	712653			1,320.00	0.00	A/C repair	Julio Cesar A/C	A/C Repair		Yes	Yes	Rejected (License is needed)
17A	960	2765	8/31/2010	1,579.00	1,579.00	Interior remodeling	Ponce De Leon	Interior remodeling		N/A	No	
17A	1090			350.00	0.00	Building repair	Ponce de Leon	Bldg Repairs			Yes	Rejected (no Bank Statements and missing invoices)
17A	469883	2885	11/9/2010	86.00	86.00	Window repair	Jorge Sierra	Window Repair		N/A	No	
17A	647			197.95	0.00	Appliances	Eagle Union	Appliance			Yes	Rejected (invoice does not match amount on spread sheet) N/A
17A	1154	3094	7/26/2011	250.00	250.00	Unclog main line in the guest bathroom	Ponce de Leon	Bldg Repairs		N/A	No	N/A
18A	32008			0.00	0.00		Pozo Architects	Construction				Removed by Developer
18A	70329			162.98	0.00	Supplies	Home Depot	Supplies				Removed by Developer N/A
18A	91952			24.82	0.00	Supplies	Home Depot	Supplies				Removed by Developer N/A
18A	15695			119.88	0.00	Supplies	Home Depot	Supplies			Yes	Rejected (no Bank Statements)
18A	20631			72.66	0.00	Supplies	Home Depot	Supplies			Yes	Rejected (no Bank Statements)
18A	20000			42.05	0.00	Supplies	Home Depot	Supplies			Yes	Rejected (no Bank Statements)
18A	5958			421.90	0.00	Supplies	Home Depot	Supplies				Removed by Developer
18A	10095			1,900.00	0.00	Kitchen Cabinets	Martinson	Kitchen Cabinets		N/A	Yes	Rejected (payment prior the effective date of the contract)
18A	952	2329	9/16/2009	380.00	380.00	Building repair	Ponce de Leon	Bldg Repair	9/16/2009	N/A	No	
18A	451	2811	9/9/2010	356.00	335.00	Appliances	Eagle Union	Appliances	9/9/2010	N/A	No	N/A
18A	53701			351.57	0.00	Supplies	Home Depot	Supplies			Yes	Rejected (no Bank Statements) N/A
18A	1090			130.00	0.00	Building repair	Ponce de Leon	Bldg Repair			Yes	Rejected (no Bank Statements)
18A	128907			70.00	0.00	A/C repair	A. Estrada	A/C Repair				Removed by Developer
18A	853	3024	4/18/2011	208.65	195.00	Electric Glass Top (Stove)	Eagle Union	Appliances		N/A	No	N/A
18A	1001			474.01	0.00	Appliances	Eagle Union	Appliance			Yes	Rejected (invoice does not match amount on spread sheet) N/A
21A	6			220.00	0.00	Miscellaneous Electric	Jesus Siso	Misc Elect				Removed by Developer
21A	10293			1,900.00	0.00	Kitchen Cabinets	Martinson	Kitchen Cabinets			Yes	Rejected (payment prior the effective date of the contract)

NO PERMIT ON FILE FROM EDEN SEARCH

33 Work-related invoices, 8 require permits

Vertical column of handwritten 'Y' and 'N' characters on the right side of the table.

Y = Permit Rec'd
N = No Permit Rec'd

Eden Permit Review M. Hagerby 9/11/12 P.1.

Unit #	Invoice No	Check No.	Invoice Date	Invoice Amount	Amount to be pay	Work Performed	Vendor	Job Description	Date of Work	License Required	Rejected	Reason for Rejection
21A	1091			2,400.00	0.00	Remodeling	Ponce de Leon	Remodeling		Yes	Yes	Rejected (License is needed)
21A	532	2911	10/26/2010	369.15	345.00	Appliances	Eagle Union	Appliance	10/26/2010		No	
21A	1093			4,800.00	0.00	Remodeling	Ponce de Leon	Remodeling		Yes	Yes	Rejected (License is needed, missing invoices)
21A	2018914	2874	10/29/2010	550.00	550.00	Bathroom Tub and walls	Paulo Velasco	Tub	10/29/2010	N/A	No	Refer to unit 8C
21A	81348	2872	10/29/2010	260.72	243.66	Supplies	Home Depot	Supplies	10/29/2010	N/A	No	
21A	459883	2885	11/12/2010	45.00	45.00	Window repair	Jorge Sierra	Window Repair	11/12/2010	N/A	No	
21A	321766			55.00	0.00	A/C repairs	A. Estrada	A/C Repairs		Yes	Yes	Rejected (License is needed)
21A	1165			0.00	0.00	Interior remodeling	Ponce de Leon	Interior remodeling				Removed by Developer
21A	1143			0.00	0.00	Remodeling	Ponce de Leon	Remodeling				Removed by Developer
21A	750	3124	8/26/2011	388.00	388.00	Window repair	Jorge Sierra	Window Repair	8/26/2011	N/A	No	
				10,987.87	1,571.66							
TOTAL FIRST FLOOR				53,771.19	19,635.29							

SECOND FLOOR

Unit #	Invoice No	Check No.	Invoice Date	Invoice Amount	Amount to be pay	Work Performed	Vendor	Job Description	Date of Work	License Required	Rejected	Reason for Rejection
3B	1115			2,380.00	0.00	Building Repair	Ponce de Leon	Building Repair			Yes	Rejected (no proof pymt) need invoice 1144
3B	1115			1,300.00	0.00	Kitchen	Ponce de Leon	Kitchen			Yes	Rejected (no proof of payment)
3B	87762	2963	3/11/2011	303.28	283.43	Supplies	Home Depot	Supplies	3/11/2011	N/A	No	
3B	1154	3094		120.00	0.00	Building Repair	Ponce de Leon	Building Repair		Yes	Yes	Rejected (License is needed)
				4,303.28	283.43							
4B	709219			650.00	0.00	A/C repair	Julio Cesar	Labor		Yes	Yes	Rejected (License is needed)
4B	709219			850.00	0.00	A/C repair	Julio Cesar	Material		Yes	Yes	Rejected (License is needed)
				1,500.00	0.00							
5B	67811			-	0.00	Supplies	Home Depot	Supplies				Removed by Developer
5B	1244	4236	8/8/2008	530.00	530.00	Toilets	Ponce de Leon	Supplies	8/8/2008	N/A	No	
5B	90130			-	0.00	Supplies	Home Depot	Supplies				Removed by Developer
5B	78114			-	0.00	Supplies	Home Depot	Supplies				Removed by Developer
5B	98627			-	0.00	Supplies	Home Depot	Supplies				Removed by Developer
5B	35531			-	0.00	Supplies	Home Depot	Supplies				Removed by Developer
5B	44686			-	0.00	Supplies	Home Depot	Supplies				Removed by Developer
5B	12	2660	4/1/2009	470.00	470.00	Plumbing/install sheetrock/ install toilet, etc.	Ponce de Leon	Labor	4/1/2009	N/A	No	
5B	245			-	0.00	Building	City of North Miami	Permits				Removed by Developer
5B	153			-	0.00	Permits	City of North Miami	Permits				Removed by Developer
5B	368			-	0.00	Electrical / permits	City of North Miami	Permits				Removed by Developer
5B	551	2911	10/30/2010	356.20	345.00	Appliances	Eagle Union	Supplies	10/30/2010	N/A	No	
5B	321763			-	0.00	A/C repair	A. Estrada	Labor				Removed by Developer
				1,356.20	1,345.00							
6B	9608	2619	4/24/2009	250.00	250.00	Bathroom repair	Paulo C. Velazco	Labor	4/24/2009	N/A	No	

30 WORK-RELATED INVOICES, 11 REQUIRE PERMITS

Y = PERMIT REQ'D
N = No PERMIT REQ'D

Eden Permit review M Hagerly 9/11/12 P.3

Unit #	Invoice No	Check No.	Invoice Date	Invoice Amount	Amount to be pay	Work Performed	Vendor	Job Description	Date of Work	License Required	Rejected	Reason for Rejection
21B	26689	2497	12/4/2009	712.00	712.00	Carpet	Linda Carpet & Tile	Labor	12/4/2009	N/A	No	
21B	21131	2685	3/10/2010	103.33	103.33	Tub	Pablo C. Velazco	Labor	3/10/2010	N/A	No	
21B	709217			120.00	0.00	A/C repair	Julio Cesar	Labor		Yes	Yes	Rejected (License is needed)
21B	712653			160.00	0.00	A/C repair	Julio Cesar	Labor		Yes	Yes	Rejected (License is needed)
A/C permit				1,845.33	1,845.33							
NO permit for tub				10 - 10645								
TOTAL SECOND FLOOR				21,075.91	6,503.76							

THIRD FLOOR

Unit #	Invoice No	Check No.	Invoice Date	Invoice Amount	Amount to be pay	Work Performed	Vendor	Job Description	Date of Work	License Required	Rejected	Reason for Rejection
1C	947			320.00	0.00	Plumbing Repair	Ponce de Leon	Labor		N	Yes	Rejected (no Bank Statements)
1C	128815	2342	10/24/2009	100.00	0.00	Cleaned Coil, A/C repair	A. Estrada	Labor		Yes	Yes	Rejected (License is needed)
1C	469885	2910	11/10/2010	320.00	320.00	Window repair/Siding door	Jorge Sierra	Labor	11/20/2011	N/A	No	
1C	6				0.00	Electrical	Jesus Siso	Labor				Removed by Developer
				740.00	320.00							
3C	1767	2621	2/12/2009	380.00	0.00	A/C repair	A G Service & Repair	Labor	2/12/2009	Yes	Yes	Rejected (License is needed)
3C	21131	2685	3/15/2010	103.33	103.33	Tub and bathroom repair	Paulo Velazco	Labor	3/15/2012	N/A	No	
3C	709217	2768	5/18/2010	970.00	0.00	A/C repair	Julio Cesar	Material	5/18/2010	Yes	Yes	Rejected (License is needed)
3C	765804	2883	10/6/2010	70.00	70.00	A/C repair	Julio Cesar	Labor	10/6/2010	N/A	No	
				1,523.33	173.33							
5C	12	2660	4/1/2009	160.00	160.00	Bathroom repair	Ponce de Leon	Labor	4/1/2009	N/A	No	
5C	128815	2342	11/10/2009	90.00	0.00	Change capacitor	A. Estrada	Labor	11/10/2009	Yes	Yes	Rejected (License is needed)
5C	958	2390	1/11/2010	1,295.00	1,295.00	Install flooring	Ponce de Leon	Labor/install flooring	1/11/2010			
5C	128817	2409	02/05/2010	55.00	55.00	Adjust terminals	A. Estrada	Labor	2/5/2010	N/A	No	
5C	709217	2754	5/18/2010	160.00	0.00	Cleaned Coil, A/C repair	Julio Cesar	Labor/A/C repair	5/18/2010	Yes	Yes	Rejected (License is needed)
5C	21597			-	0.00	Supplies	Home Depot	Supplies				Removed by Developer
5C	68111			-	0.00	Supplies	Home Depot	Supplies				Removed by Developer
5C	66405			-	0.00	Supplies	Home Depot	Supplies				Removed by Developer
				1,760.00	1,510.00							
6C	1244040	2261	1/14/2009	160.00	160.00	Window repair	Jorge Sierra	Labor	1/14/2009	N/A	No	
6C	1766			280.00	280.00	A/C repair	AG Service & Repair	Labor		N/A	No	
6C	8			-	0.00	Electrical	Jesus Siso	Labor				Removed by Developer
6C	709217	2754	5/18/2010	240.00	0.00	Cleaned Coil	Julio Cesar	Labor		Yes	Yes	Rejected (License is needed)
6C	1099	2686	11/10/2010	180.00	180.00	Repair hot water line/change valve	Ponce de Leon	Labor/building repair	11/10/2010	N/A	No	
				860.00	820.00							
8C	2018913	2487	9/28/2008	280.00	280.00	Walls and Tub	Paulo Velazco	Labor	9/28/2008	N/A	No	
8C	33181	2941	2/1/2011	204.50	191.12	Supplies	Home Depot	Supplies	2/1/2011	N/A	No	
8C	51784			-	0.00	Supplies	Home Depot	Supplies				Removed by Developer
8C	4			-	0.00	Electrical	Jesus Siso	Labor				Removed by Developer

29 Work-Related Invoices, 9 require permits

Y = Permit Req'd
N = No Permit Req'd

NO PERMITS ON FILE FROM EDEN SEARCH: 9/11/2012 JAY.

Unit #	Invoice No.	Check No.	Invoice Date	Invoice Amount	Amount to be pay.	Work Performed	Vendor	Job Description	Date of Work	License Required	Rejected	Reason for Rejection
12C	573	2911	11/15/2010	85.00	85.00	Parts and Labor on stove, new switch new burner	Eagle Union	Labor	11/15/2010	N/A	No	N/A
12C	331483			402.87	0.00	Supplies	Home Depot	Supplies		N/A	Yes	Rejected (no invoice/ no Bank Statements) N/A
12C	618			55.00	0.00	Appliances	Eagle Union	Supplies		N/A	Yes	Rejected (no Bank Statements) N/A
				1,452.97	335.00							
14C	11025	2958	2/24/2011	1,300.00	1,300.00	Kitchen	Martinson	Labor	2/24/2011	N/A	No	NO PERMIT
14C	56687				0.00	Supplies	Home Depot	Supplies				Removed by Developer N/A
14C	8013	2511	11/7/2008	150.00	150.00	Bath tub	Paulo Velszco	Labor	11/7/2008	N/A	No	NO PERMIT
14C	834	2533	11/23/2008	1,485.00	1,485.00	Interior remodeling	Ponce de Leon	Labor		N/A	No	NO PERMIT
14C	91960				0.00	Supplies	Home Depot	Supplies				Removed by Developer N/A
14C	1244011	2560	12/8/2008	45.00	45.00	Window repair	Jorge Sierra	Labor	12/8/2008	N/A	No	See unit 208 Bank Statements 2560 NO PERMIT
14C	9				0.00	Electrical	Jesus Siso	Labor				Removed by Developer NO PERMIT
14C	128815	2342	10/31/2009	180.00	0.00	A/C repair	A. Estrada	Labor		Yes	Yes	Rejected (License is needed) - N/A
14C	128817				0.00	A/C repair	A. Estrada	Labor				Removed by Developer - N/A
14C	16617				0.00	Supplies	Home Depot	Supplies				Removed by Developer N/A
14C	599			195.50	0.00	Appliances	Eagle Union	Supplies			Yes	Rejected (no invoice/ no Bank Statements) - N/A
						Kitchen demolition/install new kitchen, delivering, etc.	Ponce de Leon	Labor	2/25/2011	N/A	No	NO PERMIT
14C	1115	2957	2/25/2011	475.00	475.00							
14C	33627				0.00	Supplies	Home Depot	Supplies				Removed by Developer N/A
14C	1144			2,250.00	0.00	Flooring	Ponce de Leon	Labor			Yes	Rejected (no Bank Statements) N/A
14C	23766				0.00	Supplies	Home Depot	Supplies				Removed by Developer N/A
14C	74540				0.00	Supplies	Home Depot	Supplies				Removed by Developer N/A
				6,080.50	3,455.00							
20C	76223	2941	2/1/2011	419.32	391.88	Supplies	Home Depot	Supplies	2/1/2011	N/A	No	N/A
20C	1154			4,970.00	0.00	Interior remodeling	Ponce de Leon	Labor			Yes	Rejected (invoices does not match Bank State NO PERMIT
20C	871	3043	4/28/2011	296.20	195.00	Appliances	Eagle Union	Supplies	4/28/2011	N/A	No	N/A
20C	321764			85.00	0.00	A/C repair	A. Estrada	Labor				Removed by Developer - N/A
				5,580.52	386.88							
TOTAL THIRD FLOOR				29,873.22	15,279.88							
GRAND TOTAL				104,720.32	41,418.88							

Legend

Martinson Invoices: Check #1225 in the amount of \$35,200.00 provided by the developer dated 06/12/2006 before effective term of the contract 02/26/2008

Sale taxes: Miami-Dade County do not pay for sales taxes.

Licensed needed - It is required for the worked performed in the unit based on the job description

Removed by Developer: Original draw binder submitted by Developer included all these invoices, on the second submission developer remove these invoices.

23 WORK-RELATED INVOICES, 6 REQUIRE PERMITS

TOTAL (ALL PAGES) 251 WORK-RELATED INVOICES, 71 REQUIRE PERMITS (28%)

Miami-Dade County

Office of the Inspector General



Appendix A-1

Venice Park Gardens, Inc. Response

Dated January 30, 2013

(3 pages, plus affidavit)

**Affordable Housing Funding Agreement Between Miami-Dade
County and Venice Park Gardens, Inc. for the Rehabilitation of
the Venice Park Condominiums**

IG12-19

Venice Park Gardens Inc.



January 30, 2013

Christopher Mazzella, Inspector General
19 W. Flagler Street, Suite 220
Miami, Fl. 33130

RE: Response to OIG Draft Report-IG12-19
Venice Park Gardens
1895 Venice Park Dr.
North Miami, Fl. 33181

Dear Mr. Mazzella:

Venice Park Gardens, Inc. is in receipt of your draft report regarding concerns and allegations involving Venice Park Gardens. We thank you for affording us the opportunity to clarify various issues and to make corrections in those areas where we erred. We understand the difficulty of your duty but also realize that your function is needed and is in place solely to safeguard the investment of taxpayer dollars. Because we understand and value the role of the Inspector General's office, we offer the following as our formal response to your findings:

I. False invoicing:

Of the various allegations, which we have broken down into four (4) sections, we found this one to be a critical issue as it alleges fraud. The contractor in question, Mr. Jesus Siso, provided your office with statements indicating he did not perform the work invoiced and stated that Mr. Eduardo Pozo Sr. and Mr. Eduardo Pozo Jr. instructed him to change the work listed on the invoice. His reasons for stating that are understandable as being an unlicensed contractor could personally harm him and his ability to retain work. However, we must vigorously defend ourselves as our reputation has been harmed. Your report says that you have substantiated this finding which would lead the casual observer to deduce that what Mr. Siso stated is fact and has been proven. Attached is an affidavit executed by Mr. Helvert Garcia, who has lived at Venice Park since 1995 and has been the on-site manager since 2005. Summarily the affidavit states that Mr. Garcia did witness Mr. Siso perform the work that was invoiced as it was his unit that the work was invoiced. We respectfully request that you consider Mr. Garcia's statements and speak to him to ascertain and ultimately dismiss Mr. Siso's allegations. Although, we have known Mr. Siso for many years and have assisted him in the past, we are considering civil action against him for defamation. (See tab #2 for executed affidavit)

II. City of North Miami violations:

A. Roofing Repair (2007)

Venice Park was issued an Order to comply on or about July 20, 2012, from the City of North Miami. In September of 2007, Venice Park contracted a roofing company to address the compliance order. On October 16, 2012, the city of North Miami issued permit # BCR00-2012-00014. On November 16, 2012, the city of North Miami inspected the work performed and closed the permit. The Order to Comply was

satisfied and the case closed. We hope that this clarification from the City of North Miami will also clear up this allegation. (See tab #3 for final inspection/closed permit)

B. Elevator Compliance

Venice Park has received and acknowledges the violations for the elevator. There is a reason, not an excuse, for non-compliance at this point. In November of 2011 the north elevator room triggered the fire alarm that automatically dispatched the Miami Dade County Fire Department to respond. Shortly after the incident, ThyssenKrupp, Inc. the homeowner association's elevator Maintenance Company arrived and determined that an electrical event had taken place and damaged the existing circuits causing the elevator to be unusable. ThyssenKrupp's service technician removed the elevator from service. Venice Park recently hired an independent licensed electrician to identify and determine the cause of the interruption His letter dated January 28, 2013 concludes that an outside electrical surge in the electrical feed caused by a nearby lighting strike or some other power surge is the cause culprit for the interruption.

In January of 2012, Venice Park Condominium Association contacted its insurance company and opened a claim that it believed to be covered by the policy. To date, the insurance company is still reviewing and investigating the claim with no formal decision from the carrier. The Association has also retained legal counsel to assist with its claim. We expect the insurance carrier to pay for the repair as well as any code compliance issue which would relieve the homeowners from any special assessment as per the by-laws of the policy.

On April of 2012 the City of North Miami issued to Venice Park Condominium Association an order to comply (case # MHVIO-2012-00075) which included the repairing of the elevators. Furthermore the order to comply set July 17, 2012 as the comply date. The Association, because of lack of funding could not comply with the City's request and on August 1, 2012 was issued a daily fine of \$50.00. The fine is currently in effect. The association has received several proposals for the work, The resulting quotes would place a two thousand dollar (\$2,000.00) special assessment per unit, when presented at December's annual meeting many of the homeowners stated that they could not pay any special assessment, currently we are working with the elevator company to find financing options that could alleviate the burden on all the homeowners. While we are ready to cover expenses for each of the units under our control, we must remember that these units are for low income residents and the additional assessment for many of them would be impossible for them to afford. We recognize that and are open to any suggestions or recommendations that would allow us to address this issue. We have also made solicitations to the North Miami Community Development Agency for assistance with this issue with no success. (See tab #4)

III. Failure to obtain Permits:

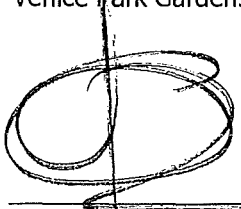
We recognize and accept that work was performed without permits in some instances. We have examined all 77 work related invoices that were identified by your office to require a building permit and met with the City of North Miami Building and Zoning Director, Mr. John Jackson and confirmed that 42 of the invoice scopes of work do not require a building permit from the City of North Miami. The remaining scopes of work do require a permit and we did not comply. A permit application has been submitted to the City of North Miami and the process number has been obtained for the work without a permit. (BBC00-2013-00025 – Building Kitchen Cabinets, BEL00-2013-00028 Electrical, BME00-2013-0021 Mechanical, BPL00-2013-000185 Plumbing and BWDSO-2013-00032 Building Window Installation). Our intention is to have the work inspected by a licensed contractor prior to scheduling of final inspection from the City of North Miami Building and Zoning Department. We anticipate that all permits will be closed in 4-6 weeks from issuance of a building permit. (See tab #5 letter dated January 22, 2013 to Mr. John Jackson with attachments and tab #6 for permit application and process numbers from the city of North Miami.)

IV. Unlicensed Contractors:

We fully understand the intent of the Code in using licensed contractors is to protect the public from faulty work which could lead injury to people or property. Using the adage of "no good deed goes unpunished" we did contract various people who otherwise would not have been able to obtain work during this downturn in the construction industry in an attempt to assist them. Some of the cases listed do not require licensed contractors and we have attached a spreadsheet highlighting those instances. We hope that upon further review, your office can reach the same conclusions. In the other cases, there is not much we can do. As part of the work without permit and work by an unlicensed contractor, a qualified contractor that will resolve the permitting issue and will also inspect the work performed by the unlicensed contractor to ensure that it was correctly done as per the South Florida Building Code. We do recognize the need to comply with the Code and going forth will ensure that any contractor we hire is licensed and permits are obtained where required.

We understand the need to ensure that the County monitors the use of taxpayer dollars and ensures that it is used in the most efficient manner possible. Which includes compliance with all applicable Federal, State and local laws and ordinances. As taxpayer we agree that this is the function of government which is why we have remedied those instances where we lacked oversight and have highlighted areas where further review will clear up the concern. We thank-you for this opportunity and are available to discuss any issue you need further clarification on prior to issuing your final report. We wish to continue working with the County and will do whatever possible to regain your trust in furtherance of that relationship. See tab #7)

Respectfully,
Venice Park Gardens, Inc.


Eduardo Pozo
President

AFFIDAVIT OF HELVERT GARCIA

STATE OF FLORIDA)
): S.S.
COUNTY OF MIAMI-DADE)

BEFORE ME, the undersigned authority duly qualified to take acknowledgments and administer oaths, this day personally appeared HELVERT GARCIA, who, after being by me duly sworn, deposes and says:

1. My name is Helvert Garcia and I am over 18 years of age. Since 1995, I have been a resident of Venice Park Gardens Apartments, located at 1895 Venice Park Drive, North Miami, Florida 33181.
2. I currently reside in unit A-15 of Venice Park Gardens Apartments and also serve as its maintenance person.
3. My duties as Venice Park Gardens Apartments' maintenance person include the maintenance of all common areas on the premises belonging to the Venice Park Condominium Association. I am also responsible for performing repairs on the property, including painting, cleaning and replacement of light bulbs.
4. In the course of residing and/or performing my maintenance obligations at the Venice Park Gardens Apartments, I have personally witnessed Mr. Jesus Siso undertaking various electrical projects on the premises.
5. Specifically, I have observed Mr. Siso replacing circuit breakers in several apartment units. I have also witnessed Mr. Siso replace electrical breakers in the building's electrical meter room. In addition, I have also observed Mr. Siso replace and/or repair exit and emergency lights in the corridors of the building.

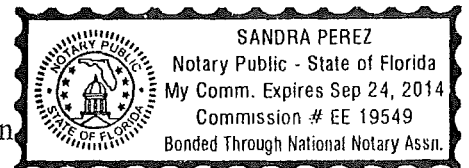
FURTHER AFFIANT SAYETH NAUGHT.

Helvert Garcia
HELVERT GARCIA

Jan SWORN and SUBSCRIBED to before me, this 29th day of Jan, 2013.

Sandra Perez
Notary Public, State of Florida at Large

Personally known; or
 Produced FL drivers license as identification



Miami-Dade County

Office of the Inspector General



Appendix A-2

Venice Park Gardens, Inc. Response **Dated March 11, 2013**

(7 pages)

**Affordable Housing Funding Agreement Between Miami-Dade
County and Venice Park Gardens, Inc. for the Rehabilitation of
the Venice Park Condominiums**

IG12-19

Venice Park Gardens Inc.



March 11, 2013

Christopher Mazzella, Inspector General
19 W. Flagler Street, Suite 220
Miami, Fl. 33130

RE: Status Update
OIG Draft Report-IG12-19
Venice Park Gardens
1895 Venice Park Dr.
North Miami, Fl. 33181

COPY

Dear Mr. Mazzella:

In furtherance of our January 30, 2013 response, attached please find building permit BME00-2013-00021 for the air conditioning work to resolve the work without a permit for units 10C, 4B and 3C. We are also in the process of obtaining the kitchen cabinet, electrical, plumbing and window permits. As we stated in our formal response, we will continue to demonstrate compliance in all areas highlighted by your report

Respectfully,
Venice Park Gardens, Inc.



Eduardo Pozo
President

MDC-OFFICE OF THE
INSPECTOR GENERAL
2013 MAR 12 AM 9:32



CITY OF NORTH MIAMI
Building Department

Permit No.: BME00-2013-00021

BUILDING PERMIT

For inspections call:
(305) 891-9308

Permit Type: MECHANICAL

Folio #:	0622280620001	Issue Date:	03/05/2013
Site Address:	1895 VENICE PARK DR NORTH MIAMI FL 33181	Expiration:	09/01/2013
Owner:	VENICE PARK CONDO ASSOC.	Phone:	
Address:	9260 SW 72ND ST., SUITE 119 MIAMI FL 33173	Fax:	
Contractor:	FROZE-ZONE CORP	Phone:	
Address:		Fax:	
Contact:	LUIS CRUIZ	Business Lic#:	RA13067467
		Phone:	
Description:	REPLACE EXISTING A/C UNITS FOR UNITS : 10C, 4B & 3C		

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 6 MONTHS AT ANY TIME AFTER WORK IS STARTED.

OUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN OUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS DOCUMENT AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAW AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

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Contact Us | 305.893.6511
776 N.E. 125 Street | North Miami, FL 33161

Permit Logon Help Contact

	BBC00-2013-00025	Applied	Approved	Issued	Final	Expires
		01/29/2013				07/28/2013

Type	BUILDING COMMERCIAL	Status	pending
Permit Description	Permit Address 1895 VENICE PARK DR NORTH MIAMI FL 33181		
KITCHEN CABINET INSTALLTION ONLY IN UNITS: 2A, 8A, 12A, 3B, 10B, 20B, 6C, 9C, 14C AND 20C	Applicant		. VENICE PARK CONDO ASSOC. Owner Y
	Owner		. VENICE PARK CONDO ASSOC.

Viewing **Permit** <-- Select the information you would like to view.

Details

BUILDING UPFRONT FEE	Y
ROOFING UPFRONT FEE	N
STRUCTURAL UPFRONT FEE	N
ELECTRICAL UPFRONT FEE	N
PLUMBING UPFRONT FEE	N
MECHANICAL UPFRONT FEE	N
AFTER THE FACT BUILDING PERMIT	N
AFTER THE FACT ROOFING PERMIT	N
AFTER THE FACT ELECTRIC PERMIT	N
AFTER THE FACT PLUMBING PERMIT	N
AFTER THE FACT MECHANIC PERMIT	N
EXPEDITE UPFRONT FEE	N
# OF PERMITS	1
IMPACT SQUARE FOOTAGE	0
IMPACT # OF BEDS	0
IMPACT # OF ROOMS	0
IMPACT # OF STUDENTS	0
MINIMUM TRAINING SURCHARGE	N
COPY OF LOST BUILDING PLANS	N
COPY OF LOST ROOFING PLANS	N
COPY OF LOST ELECTRICAL PLANS	N
COPY OF LOST PLUMBING PLANS	N
COPY OF LOST MECHANICAL PLANS	N
1ST STRUCTURAL REVISION UPFEE	N
1ST STRUCTURAL SHOP DRAW	N



E-SERVICES

Contact Us | 305.893.6511
776 N.E. 125 Street | North Miami, FL 33161

Permit

Logon Help Contact

BEL00-2013-00028

Applied	Approved	Issued	Final	Expires
01/29/2013				07/28/2013

Type **ELECTRICAL**

Status **pending**

Permit Description

Permit Address **1895 VENICE PARK DR NORTH MIAMI FL 33181**

**INSTALLATION OF GFI OUTLETS,
REPLACING EXISTING MAIN BREAKER
FOR UNITS: 15A, 12A, 8C, 9C, 14C, 8A,
14A, 21A & 6C**

Applicant **. VENICE PARK CONDO ASSOC. Owner Y**

Owner **. VENICE PARK CONDO ASSOC.**

Viewing **Permit** <-- Select the information you would like to view.

Details

ELECTRICAL UPFRONT FEE	Y
AFTER THE FACT ELECTRIC PERMIT	N
# OF PERMITS	1
MINIMUM TRAINING SURCHARGE	N
COPY OF LOST ELECTRICAL PLANS	N
LOST ELECTRICAL UPFEE	N



Contact Us | 305.893.6511
776 N.E. 125 Street | North Miami, FL 33161

Permit Logon Help Contact

	BME00-2013-00021	Applied	Approved	Issued	Final	Expires
		01/29/2013	02/01/2013			07/28/2013

Type	MECHANICAL	Status	approved
Permit Description	REPLACE EXISTING A/C UNITS FOR UNITS : 10C, 4B & 3C	Permit Address	1895 VENICE PARK DR NORTH MIAMI FL 33181
		Applicant	. VENICE PARK CONDO ASSOC. Owner Y
		Owner	. VENICE PARK CONDO ASSOC.

Viewing **Permit** <-- Select the information you would like to view.

Details

MECHANICAL UPFRONT FEE	Y
AFTER THE FACT MECHANIC PERMIT	N
# OF PERMITS	1
OCCUPANCY TYPE	COMMERCIAL
ESTIMATED JOB COST	2400
MINIMUM TRAINING SURCHARGE	N
M003 # OF TONS	6
COPY OF LOST BUILDING PLANS	N
COPY OF LOST MECHANICAL PLANS	N
LOST MECHANICAL UPFEE	N



Contact Us | 305.893.6511
776 N.E. 125 Street | North Miami, FL 33161

Home Permit
 Lock
 Logon
 Help
 Contact

<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
			BPL00-2013-00018				
Applied	Approved	Issued	Final	Expires			
01/29/2013				07/28/2013			

Type	PLUMBING	Status	pending
Permit Description	REPLACE WATER HEATER CONNECTION (HOSE) , INSTALL SINKS & TOILET, NEW SHOWER FOR UNITS: 9A, 12A, 14A, 17A, 18A, 21A, 5B, 10B, 12B, 5C, 6C, 9C & 14C		
Permit Address	1895 VENICE PARK DR NORTH MIAMI FL 33181		
Applicant	. VENICE PARK CONDO ASSOC. Owner Y		
Owner	. VENICE PARK CONDO ASSOC.		

Viewing <-- Select the information you would like to view.

Details	
PLUMBING UPFRONT FEE	Y
AFTER THE FACT PLUMBING PERMIT	N
# OF PERMITS	1
MINIMUM TRAINING SURCHARGE	N
COPY OF LOST PLUMBING PLANS	N



Contact Us | 305.893.6511
776 N.E. 125 Street | North Miami, FL 33161

Home **Permit**
 Lock Logon Help Contact

		BWDS0-2013-00032		
Applied	Approved	Issued	Final	Expires
01/29/2013				07/28/2013

Type	WINDOWS DOORS AND SHUTTERS	Status	pending
Permit Description	REPLACE EXISTING WINDOW IN UNITS 6B, 10B AND 9C PROVIDE SHUTTER	Permit Address	1895 VENICE PARK DR NORTH MIAMI FL 33181
		Applicant	. VENICE PARK CONDO ASSOC. Owner Y
		Owner	. VENICE PARK CONDO ASSOC.

Viewing <-- Select the information you would like to view.

Details

BUILDING UPFRONT FEE	Y
STRUCTURAL UPFRONT FEE	N
AFTER THE FACT BUILDING PERMIT	N
# OF PERMITS	1
MINIMUM TRAINING SURCHARGE	N
COPY OF LOST BUILDING PLANS	N
1ST STRUCTURAL REVISION UPFEE	N
LOST BUILDING UPFEE	N
LOST STRUCTURAL UPFEE	0

Miami-Dade County

Office of the Inspector General



Appendix A-3

Venice Park Gardens, Inc. Response

Dated April 16, 2013

(2 pages)

**Affordable Housing Funding Agreement Between Miami-Dade
County and Venice Park Gardens, Inc. for the Rehabilitation of
the Venice Park Condominiums**

IG12-19

Venice Park Gardens Inc.



April 16, 2013

Christopher Mazzella, Inspector General
19 W. Flagler Street, Suite 220
Miami, Fl. 33130

RE: Status Update
OIG Draft Report-IG12-19
Venice Park Gardens
1895 Venice Park Dr.
North Miami, Fl. 33181

2013 APR 17 AM 11:05
MDC-OFFICE OF THE
INSPECTOR GENERAL

Dear Mr. Mazzella:

In furtherance of our January 30, 2013 response, attached please find building permit BWB50-2013-00032 for windows door and shutters, to resolve the work without a permit for units 6B, 10B and 9C. We are also in the process of obtaining the kitchen cabinet, electrical, and plumbing permits which we expect to be approved shortly. As we stated in our formal response, we will continue to demonstrate compliance in all areas highlighted by your report.

Respectfully,
Venice Park Gardens, Inc.

Eduardo Pozo
President



BUILDING PERMIT

For inspections call:
(305) 891-9308

Permit Type: **WINDOWS DOORS AND SHUTTERS**

Folio #:	0622280620001	Issue Date:	04/16/2013
Site Address:	1895 VENICE PARK DR NORTH MIAMI FL 33181	Expiration:	10/13/2013
Owner: Address:	. VENICE PARK CONDO ASSOC. 9260 SW 72ND ST., SUITE 119 MIAMI FL 33173	Phone:	
		Fax:	
Contractor: Address:	CANDELA CONSTRUCTION INC	Phone:	(305) 667-2299
		Fax:	
Contact:	MARK CANDELA	Business Lic#:	CGC060864
		Phone:	(305) 667-2299
Description:	REPLACE EXISTING WINDOW IN UNITS 6B, 10B AND 9C PROVIDE SHUTTER		

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 6 MONTHS AT ANY TIME AFTER WORK IS STARTED.

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Miami-Dade County

Office of the Inspector General



Appendix A-4

Venice Park Gardens, Inc. Response
Dated May 14, 2013
(3 pages)

**Affordable Housing Funding Agreement Between Miami-Dade
County and Venice Park Gardens, Inc. for the Rehabilitation of
the Venice Park Condominiums**

IG12-19

Venice Park Gardens Inc.

May 14, 2013

Christopher Mazzella, Inspector General
19 W. Flagler Street, Suite 220
Miami, FL 33130

RE: Status Update
OIG Draft Report-IG12-19
Venice Park Gardens
1895 Venice Park Dr.
North Miami, FL 33181

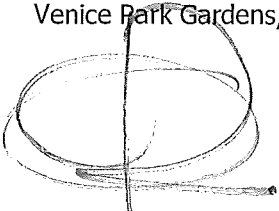


MDC-OFFICE OF THE
INSPECTOR GENERAL
2013 MAY 14 PM 2:49

Dear Mr. Mazzella:

In furtherance of our January 30, 2013 response, attached please find building permit BBC00-2013-00025 for kitchen cabinets work and BEL00-2013-00028 for electrical work, to resolve the work without a permit for various units. We are also in the process of obtaining the plumbing permits which we expect to be approved shortly. As we stated in our formal response, we will continue to demonstrate compliance in all areas highlighted by your report.

Respectfully,
Venice Park Gardens, Inc.



Eduardo Pozo
President



CITY OF NORTH MIAMI
Building Department

Permit No.: BB C00-2013-00025

BUILDING PERMIT

For inspections call:
(305) 891-9308

Permit Type: **BUILDING COMMERCIAL**

Folio #:	0622280620001	Issue Date:	05/13/2013
Site Address:	1895 VENICE PARK DR NORTH MIAMI FL 33181	Expiration:	11/09/2013
Owner: Address:	. VENICE PARK CONDO ASSOC. 9260 SW 72ND ST., SUITE 119 MIAMI FL 33173	Phone:	
		Fax:	
Contractor: Address:	CANDELA CONSTRUCTION INC	Phone:	(305) 667-2299
		Fax:	
Contact:	MARK CANDELA	Business Lic#:	CGC060864
		Phone:	(305) 667-2299
Description:	KITCHEN CABINET INSTALLTION ONLY IN UNITS: 2A, 8A, 12A, 3B, 10B, 20B, 6C, 9C, 14C AND 20C		

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 6 MONTHS AT ANY TIME AFTER WORK IS STARTED.

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CITY OF NORTH MIAMI
Building Department

Permit No.: BEL00-2013-00028

BUILDING PERMIT

For inspections call:
(305) 891-9308

Permit Type: **ELECTRICAL**

Folio #:	0622280620001	Issue Date:	05/13/2013
Site Address:	1895 VENICE PARK DR NORTH MIAMI FL 33181	Expiration:	11/09/2013
Owner:	. VENICE PARK CONDO ASSOC.	Phone:	
Address:	9260 SW 72ND ST., SUITE 119 MIAMI FL 33173	Fax:	
Contractor:	ELECTRIC LINK LLC	Phone:	(305) 323-6893
Address:		Fax:	
Contact:	RAMON BENITEZ	Business Lic#:	ER13013728
Description:	INSTALLATION OF GFI OUTLETS, REPLACING EXISTING MAIN BREAKER FOR UNITS: 15A, 12A, 8C, 9C, 14C, 8A, 14A, 21A & 6C		

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 6 MONTHS AT ANY TIME AFTER WORK IS STARTED.

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