



THE SUNRISE CITY

FORT PIERCE
BUILDING DEPARTMENT
Florida



February 21, 2018

Sent via: CERTIFIED LETTER & 1st CLASS MAIL

Mr. Brad Jones
Freedom Homebuilders, Inc.
1084 NE Industrial Blvd.
Jensen Beach, FL 34957

Re: 1732 N. Dovetail Dr.

Dear Mr. Jones:

This pertains to the complaint submitted to the City of Fort Pierce against you, as a contractor, in the above-referenced case and provides you with notice of the hearing that has been scheduled on such complaint. The item will be heard at the hearing scheduled for **9:00 a.m. March 13, 2018 in the City Commission Chambers on the first floor of City Hall.**

The Respondent may be represented by counsel at the hearing, may present relevant evidence, and will be given an opportunity to cross examine witnesses. A copy of the Rules of Procedure for Disciplinary Matters for the Fort Pierce Board of Examiners of Contractors may be obtained upon request from the Department of Building & Code Enforcement.

If you have any further questions, please call my assistant at (772) 467-3188.

Sincerely,

Shaun Coss, CFM
Building Dept. Coordinator

SC/km
Attachment

cc: Iola Mosley, Board Attorney
Linda Cox, City Clerk/Asst. City Manager
Contractor's License File
Complainant



THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT
Florida



December 27, 2017

Sent via: CERTIFIED LETTER & 1st CLASS MAIL

Mr. Brad Jones
Freedom Homebuilders, Inc.
1084 NE Industrial Blvd.
Jensen Beach, FL 34957

Re: 1732 N. Dovetail Dr.

Dear Mr. Jones:

This letter is to inform you that a complaint has been filed with the City of Fort Pierce against you, as the holder of a Contractor's Certificate of Competency, and/or as a contractor certified by the State of Florida. Attached is a copy of the complaint affidavit that has been filed with the Building Department.

You may submit to the Director of Building and Code Enforcement a written response to this complaint within 15 days of the date of this letter. The complaint and your response will be reviewed by the Building Official and Building Department Coordinator. The complaint shall be referred to the Board for a hearing. You will be notified of the date, time, and place of the hearing.

If you have any further questions, please call my assistant at (772) 467-3188.

Sincerely,

Shaun Coss, CFM
Building Dept. Coordinator

SC/km
Attachment

cc: Iola Mosley, Board Attorney
Linda Cox, City Clerk/Asst. City Manager
Contractor's License File
Complainant



CONTRACTOR COMPLAINT AFFIDAVIT

PERSON OR COMPANY COMPLAINT IS AGAINST: Brad Jones (Freedom Builders)
ADDRESS OF THE COMPLAINT: 2001 NE Steven Avenue, Jensen Beach, FL 34957

MADE BY: (Mr./Mrs./Ms.) Buster Nelson
Address: 1732 N. Dove-tail Dr.
City: Ft. Pierce
Home Phone: 772-448-8640 Work/Cell Phone: 772-341-8269 *
Email Address Nelsonbuster@comcast.net

BEFORE ME, the above signed authority, this day personally appeared to file a complaint against:
Name of Person and/or Company: Brad Jones (Freedom Homebuilders)
Phone Number: _____

Address: 2001 NE Steven Avenue
City: Jensen Beach State: FL Zip: 34957

Email: [REDACTED]

IN DETAIL, clearly state your complaint below: (Please include any contracts, bills, cancelled checks, correspondences, etc.)

* Brad Jones of Freedom Homebuilders did not complete much of the work on my contract. I am attaching a contract with everything not done and/or completed. He also did not use money appropriated for specific things the way it should have been used - specifically a \$5000.00 check for cabinets and painting. In addition, he used ~~other~~ workers from a ministry service that were suppose to be supervised. Many were skilled but others were not and they were left at the my home often unsupervised.
I have paid \$ _____ to:

By check(s) \$29,455.29 Money Order _____ other 3,225.14 - cash - cabinets again
1,100.00 - ct - Jason Thomas
11.00 ct - UST -
on back ->

Type of action being requested of the Board (Note: If seeking a refund, this would be a civil matter.)

Buster J Nelson
Signature

SWORN TO AND SUBSCRIBED BEFORE ME this 8th day of Nov, 2017

Notary Signature: [Signature]
NOTARY PUBLIC
STATE OF FLORIDA
AMARIS ISABEL GIL
MY COMMISSION # FF 914194
EXPIRES: August 30, 2019
Bonded Thru Budget Notary Services

The most troubling aspect of this is that he did not let anyone know he was

Also. there was a change order that they said I owed them. I never received a bill or invoice and to ~~pass~~ my knowledge all change order had been paid in full, except one. I had given Mary \$1,100 for a change order because she did not have the paper work handy. That change order was 1,196 and I told her I would gladly pay the extra \$96.00 when she got me the invoice.

* Money on front does not include open invoices left by Brad Jones
money Paid out: Open Invoices left by Freedom Homebuilders.

- 750.00 - Jensen Beach Plumbing - paid by checks
- 502.00 - Jones Lumber Company - paid by checks

Payments.

- Check # 1526 \$ 10,000.00
- Check - # 1562 \$ 1,840.00 - change order
- Check # 1548 \$ 10,000.00
- Check # 1575 \$ 1,100.00 - change order
- check # 1584 \$ 5,000.00
- Check # 1588 \$ 1,068.00 - change order
- check # 1604 \$ 446.91 - additional charge for baseboard

Additional payments made:

CNC Cabinet Components \$ 3,392.14 - CASH - They would only accept cash or a cashier's check

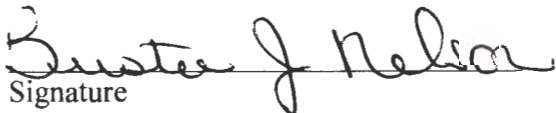
Jason Moras - \$ 1,100.00 - Unpacking, installation + adding pulls and knobs to kitchen + master bath cabinets.

Jason Moras - \$ 300.00 } CASH
 100.00 }
 100.00 }
 CK # 1651 - 60.00 } Hauling away trash + baseboards
 PK # 1640 - 135.00 } Finishing master bath - Flooring, sanding + mudding walls, painting, outlets

The Checked boxes specify the charges being brought against the above named contractor under the Fort Pierce Code of Ordinance, Section 5-52:

- (1) Obtaining a certificate by fraud or misrepresentation.
- (2) Committing fraud or deceit in the practice of contracting.
- (3) Committing incompetency or misconduct in the practice of contracting.
- (4) Committing gross negligence, repeated negligence, or negligence resulting in a significant danger to life or property.
- (5) Abandoning a construction project in which the contractor is engaged or under contract as a contractor. (A project may be presumed abandoned after ninety days if the contractor terminates the project without just cause or without proper notification to the owner, including the days.)
- (6) Committing mismanagement or misconduct in the practice of contracting that causes financial harm to a customer. Financial mismanagement or misconduct occurs when:
 - (a) Valid liens have been recorded against the property of a contractor's customer for supplies or services ordered by the contractor for the customer's job; the contractor has received funds from the customer to pay for the supplies or services; and the contractor has not had the liens removed from the property, by payment or by bond, within seventy- five (75) days after the date of such liens;
 - (b) The contractor has abandoned a customer's job and the percentage of completion is less than the percentage of the total contract price paid to the contractor as of the time of abandonment, unless the contractor is entitled to retain such funds under the terms of the contract or refunds the excess funds within thirty (30) days after the date the job is abandoned.
 - (c) The contractor's job has been completed, and it is shown that the customer has had to pay more for the contracted job than the original contract price, as adjusted for subsequent change orders, unless such increase in cost was the result of circumstances caused by the customer, or was otherwise permitted by the terms of the contract between the contractor and the customer.
- (7) Substantial departure from, or disregard, of plans or specifications without consent the owner or his duly authorized representative;
- (8) Knowingly or deliberately disregarding or violating any applicable building codes or laws of the state, county or city;
- (9) Willfully and deliberately engaging in a type or class of contracting for which the contractor is not licensed or registered;
- (10) Being disciplined by any other municipality or county;
- (11) Failing to actively supervise construction projects for which the contractor has applied for and obtained a building permit; or for projects for which the contractor is, by contract; responsible;
- (12) Contracting with persons or firms not having a certificate or competency issued by the city for work or services to be performed within the city when said persons or firms are required by this chapter to possess such a certificate of competency in order to perform the contracted work or services;
- (13) Proceeding on any job without obtaining the applicable building department permits and inspections.
- (14) Being convicted or found guilty, regardless of adjudication, of a crime in any jurisdiction which directly relates to the practice of contracting or the ability to practice contracting.
- (15) Knowingly combining or conspiring with an uncertified or unregistered person by allowing his certificate or registration to be used by the uncertified or unregistered person with intent to evade the provision of this code. When a certificate holder or registrant allows his certificate or registration to be used by one (1) or more business organizations without having any active participation in the operations, management, or control of such business organizations, such act constitutes prima facie evidence of an intent to evade the provisions of this Code.

Type of action being requested of the Board (Note: If seeking a refund, this would be a civil matter.)


Signature