

**PROPERTY MAINTENANCE REVIEW BOARD**  
**Meeting**  
**City of Huber Heights**

**October 09, 2025**

I. Mr. Winkler called the meeting to order at 6:30 p.m.

II. Present at the meeting: Ms. Cromer, Mr. Darrin, Mr. Roberts, Mr. Shakhmandarov, and Mr. Winkler.

Members Absent: Ms. Hess and Mr. Vaughn

Staff Present: Don Millard, Code Enforcement Administrator, and Geri Hoskins, Administrative Assistant

III. **Approval of the Agenda**

Mr. Roberts moved to approve the Agenda and Ms. Cromer seconded.

IV. **Swearing of Witnesses**

Mr. Winkler administered the sworn oath to all persons wishing to speak or give testimony regarding items on the agenda. All people present responded in the affirmative.

V. **Pending Business**

None.

VI. **New Business**

A. **PMRB Case 25-24**

**The property owner, GALT PROPERTY HOLDINGS, LLC, is in violation of Section 1313 of the Property Maintenance Code at property located at 5737 Harshmanville Road.**

**Motion** made by Ms. Cromer to declare the property a nuisance. Seconded by Mr. Roberts.

Roll call showed: YEAS: Ms. Cromer, Mr. Darrin, Mr. Roberts, Mr. Shakhmandarov, and Mr. Winkler. NAYS: None. Motion to abate the property carries 5-0.

**B. PMRB Case 25-25**

**The property owner, PHUONG DOAN, is in violation of Section 1313 of the Property Maintenance Code at property located at 6538 Glen Ivy Drive.**

**Motion** made by Mr. Roberts to declare the property a nuisance. Seconded by Mr. Darrin.

Roll call showed: YEAS: Ms. Cromer, Mr. Darrin, Mr. Roberts, Mr. Shakhmandarov, and Mr. Winkler. NAYS: None. Motion to abate the property carries 5-0.

**C. PMRB Case 25-26**

**The property owner, SILVER BEARS REAL ESTATE, is in violation of Section 1189 of the Property Maintenance Code at property located at 7631-7777 Old Troy Pike.**

**Motion** made by Mr. Darrin to declare the property a nuisance. Seconded by Mr. Shakhmandarov.

Roll call showed: YEAS: Ms. Cromer, Mr. Darrin, Mr. Roberts, Mr. Shakhmandarov, and Mr. Winkler. NAYS: None. Motion to abate the property carries 5-0.

**D. PMRB Case 25-28**

**The property owner, SUSAN GORDON, is in violation of Section 1313 of the Property Maintenance Code at property located at 7158 Mandrake Drive.**

**Motion** made by Mr. Roberts to declare the property a nuisance. Seconded by Mr. Shakhmandarov.

Roll call showed: YEAS: Ms. Cromer, Mr. Darrin, Mr. Roberts, Mr. Shakhmandarov, and Mr. Winkler. NAYS: None. Motion to abate the property carries 5-0.

**E. PMRB Case 25-30**

**The property owner, SHIRLEY CRISWELL, is in violation of Section 1313 of the Property Maintenance Code at property located at 5901 Pennywell Drive.**

**Motion** made by Ms. Cromer to declare the property a nuisance. Seconded by Mr. Roberts.

Roll call showed: YEAS: Ms. Cromer, Mr. Darrin, Mr. Roberts, Mr. Shakhmandarov, and Mr. Winkler. NAYS: None. Motion to abate the property carries 5-0.

**F. PMRB Case 25-31**

**The property owner, DANNY CALDWELL, is in violation of Section 1313 of the Property Maintenance Code at property located at 6219 Apache Street.**

**Motion** made by Mr. Shakhmandarov to declare the property a nuisance. Seconded by Ms. Cromer.

Roll call showed: YEAS: Ms. Cromer, Mr. Darrin, Mr. Roberts, Mr. Shakhmandarov, and Mr. Winkler. NAYS: None. Motion to abate the property carries 5-0.

**G. PMRB Case 25-32**

**The property owner, TELESHA JONES, is in violation of Section 1313 of the Property Maintenance Code at property located at 6133 Falkland Drive.**

**Motion** made by Mr. Roberts to declare the property a nuisance. Seconded by Mr. Darrin.

Roll call showed: YEAS: Ms. Cromer, Mr. Darrin, Mr. Roberts, Mr. Shakhmandarov, and Mr. Winkler. NAYS: None. Motion to abate the property carries 5-0.

**VII. Additional Business**

None

**VIII. Approval of Minutes**

Without objection, the minutes of the July 10, 2025, PMRB meeting are approved.

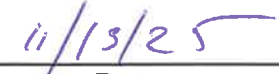
**IX. Upcoming Meetings**

November 13, 2025  
December 11, 2025

**X. Adjournment**

There being no further business to come before the Board, the meeting was adjourned at approximately 7:08 p.m.

  
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**Richard Winkler, Chair**

  
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**Date**

  
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**Geri Hoskins, Administrative Assistant**

  
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**Date**