

Compliance date:
11/20/25

CITATION

City of Port St Lucie

CITATION#

32292

CERTIFIED MAIL#

7018 1830 0000 7932 1363

This Citation is issued pursuant to City of Port St. Lucie Ordinance 150.530 and State of Florida Statute 489.127/531. THE ACT FOR WHICH THIS CITATION IS ISSUED SHALL CEASE IMMEDIATELY UPON RECEIPT OF THE CITATION.

The undersigned Licensing Investigator has just cause to believe that a violation of the Port St. Lucie Code Section 150.530 and Florida Statute 489.127/531 has occurred:

- Falsely hold himself/herself or a business organization out as a licensee, certificate holder, or registrant or holder of a certificate of competency issued by the board;
- Falsely impersonate a certificate holder or registrant or holder of a certificate of competency issued by the board;
- Present as his/her own the certificate, registration, or certificate of competency of another;
- Give false or forged evidence to the Board or a member thereof for the purpose of obtaining a certificate of competency;
- Use or attempt to use a certificate, registration, or certificate of competency which as been suspended or revoked.
- Engage in the business or act in the capacity of a contractor or advertise himself/herself or a business organization as available to engage in the business or act in the capacity of a contractor without being duly registered or certified or the holder of a certificate of competency;
- Operate a business organization engaged in contracting after 60 days following the termination of its only qualifying agent without designating another primary qualifying agent;
- Commence or perform work for which a building permit is required per Part IV of Chapter 553 without such building permits being in effect;
- Willfully or deliberately disregard or violate any municipal ordinance relating to uncertified or unregistered contractor;
- Act in the capacity of a contractor different from the scope of work for which the contractor is certified to perform;
- Failed to secure required inspections;
- Willfully or deliberately obtaining or attempting to obtain a permit for an entity unregistered or unlicensed;
- Practice contracting unless the person is certified or registered (ELECTRICAL)
- Use the name or title "electrical contractor" or "alarm system contractor" or words to that effect, or advertise himself or herself or a business organization as available to practice electrical or alarm system contracting, when the person is not then the holder of a valid certification or registration issued pursuant to this part.

and has been observed on 10/15/2025 at 00:11:00 AM at the Location of 1602 SW APRICOT RD

DESCRIPTION OF WORK PERFORMED:

SIDING/STUCCO - UNLICENSED

ISSUED TO NEANDER

OLIVEIRA

Last

	First	Middle	
BUSINESS NAME			STREET 2601 SE DOZIER LN
CITY PORT ST LUCIE	STATE FL	ZIP 34952	PHONE# (772) 370-8266
DL#		DOB	CERT/REG#

ADDITIONAL CITATIONS MAY BE ISSUED FOR EACH DAY THE VIOLATION EXISTS A

PENALTIES:

NON-STRUCTURAL OR NON-MECHANICAL:

1st OFFENSE	\$500.00
2nd OFFENSE	\$1,000.00
3rd OFFENSE	\$1,500.00

PENALTIES:

STRUCTURAL OR MECHANICAL:

1st OFFENSE	\$1,000.00
2nd OFFENSE	\$2,000.00
3rd OFFENSE	Pursuant to Florida Statute 489.127(2) (b)

The Violator may either: (1) PAY the civil penalty defined herein upon receipt of the citation at: City of Port St. Lucie, Building B, Contractor Licensing, 121 SW Port St. Lucie, 34984 Monday - Friday 8:00 a.m. - 4:30 p.m. (payment must be in cash, credit card, or certified funds and payable to the City of Port St. Lucie).

OR

(2) Request an administrative hearing within 10 days of receipt to contest the citation. Failure to either pay the citation or request a hearing within the time period set forth, shall be deemed to be a waiver of the right to contest the citation and additional penalties maybe imposed. Subsequent violations may result in fines not to exceed the maximum as set forth by state statutes.

I REQUEST AN ADMINISTRATIVE HEARING within 10 days: (sign here)

FURTHERMORE, I UNDERSTAND ANY PERSON WHO WILLFULLY REFUSES TO SIGN AND ACCEPT A CITATION ISSUED BY A LICENSING INVESTIGATOR COMMITS A MISDEMEANOR OF THE SECOND DEGREE, PUNISHABLE AS PROVIDED IN s.775.082 or s.775.083.


Violator's Signature

Date Received

NEANDER2012@gmail.com


JENNIFER VANNATTER

10/25/25
Date of Citation

Revised 08/27/2019

Compliance date:

11/20/25

CITATION

City of Port St Lucie

CITATION#

32295

CERTIFIED MAIL#

7018 1830 0000 7932 1370

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Willfully or deliberately disregard or violate any municipal ordinance relating to uncertified or unregistered contractor;

Act in the capacity of a contractor different from the scope of work for which the contractor is certified to perform;

Failed to secure required inspections;

Willfully or deliberately obtaining or attempting to obtain a permit for an entity unregistered or unlicensed;

Practice contracting unless the person is certified or registered (ELECTRICAL)

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DESCRIPTION OF WORK PERFORMED:

SIDING/STUCCO - UNLICENSED

ISSUED TO NEANDER

OLIVEIRA

	First	Middle	Last
BUSINESS NAME		STREET	2601 SE DOZIER LN
CITY PORT ST LUCIE	STATE FL	ZIP 34952	PHONE# (772) 370-8266
DL#	DOB		CERT/REG#

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NON-STRUCTURAL OR NON-MECHANICAL:

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Violator's Signature

Date Received

JENNIFER VANNATTER

10/18/25
Date of Citation

Revised 08/27/2019

Compliance date:
11/20/25

CITATION

City of Port St Lucie

CITATION#

32292

CERTIFIED MAIL#

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Violator's Signature

Date Received

JENNIFER VANNATTER

10/25/25
Date of Citation

Revised 08/27/2019

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

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- Certified Mail service is *not* available for international mail.
- Insurance coverage is *not* available for purchase with Certified Mail service. However, the purchase of Certified Mail service does not change the insurance coverage automatically included with certain Priority Mail items.
- For an additional fee, and with a proper endorsement on the mailpiece, you may request the following services:
 - Return receipt service, which provides a record of delivery (including the recipient's signature). You can request a hardcopy return receipt or an electronic version. For a hardcopy return receipt, complete PS Form 3811, *Domestic Return Receipt*; attach PS Form 3811 to your mailpiece;

for an electronic return receipt, see a retail associate for assistance. To receive a duplicate return receipt for no additional fee, present this USPS®-postmarked Certified Mail receipt to the retail associate.

- Restricted delivery service, which provides delivery to the addressee specified by name, or to the addressee's authorized agent.
- Adult signature service, which requires the signee to be at least 21 years of age (not available at retail).
- Adult signature restricted delivery service, which requires the signee to be at least 21 years of age and provides delivery to the addressee specified by name, or to the addressee's authorized agent (not available at retail).
- To ensure that your Certified Mail receipt is accepted as legal proof of mailing, it should bear a USPS postmark. If you would like a postmark on this Certified Mail receipt, please present your Certified Mail item at a Post Office™ for postmarking. If you don't need a postmark on this Certified Mail receipt, detach the barcoded portion of this label, affix it to the mailpiece, apply appropriate postage, and deposit the mailpiece.

IMPORTANT: Save this receipt for your records.

From: [Jennifer Vannatter](#)
To: ["Neander Oliveira"](#)
Cc: [Beth Barense](#); [Isa Alvarez](#)
Subject: RE: CITATION # 32292 & 32295 - Questions
Date: Tuesday, November 18, 2025 8:43:00 AM
Attachments: [image009.png](#)
[image010.jpg](#)
[image011.jpg](#)
[image012.jpg](#)
[image013.jpg](#)
[image014.jpg](#)
[image015.jpg](#)
[image016.jpg](#)
[image017.jpg](#)
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[image019.png](#)
[image020.png](#)
[image021.png](#)
[image022.png](#)
[image023.png](#)
[image024.png](#)

Good morning Mr. Oliveira,

I have been informed that you had some questions regarding the citations you recently received. To clarify, the offense level listed on the citation are due to the following:

CITATION 32292 (3rd offense):

Case# 6717 – Citation 1st offense – Acting in the capacity of a contractor without being duly registered or certified

Case# 27404 – Citation 2nd offense – Acting in the capacity of a contractor without being duly registered or certified

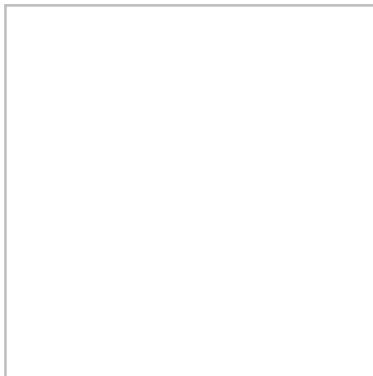
CITATION 32295 (2nd offense):

Case# 27406 – Citation 1st offense – Willful or deliberate disregard or violated any municipal ordinance

Please note that the violation that was cited determines the offense level not the type of work performed. In short, the previous citations you received were for unlicensed contracting. The fact that it was determined to be structural or non-structural only determines the monetary penalty for the violation.

Thank you,

Jen Vannatter
Licensing Investigator
Building Department



www.CityofPSL.com



o. 772-871-5132 **c.** 772-529-1598
a. 121 SW Port St. Lucie Blvd., Port St. Lucie, FL 34984



From: Neander Oliveira <neander2012@gmail.com>
Sent: Monday, November 17, 2025 4:37 PM
To: Isa Alvarez <IAlvarez@cityofpsl.com>
Cc: Jennifer Vannatter <JVannatter@cityofpsl.com>; Beth Barense <BBarense@cityofpsl.com>
Subject: Re: CITATION # 32292 & 32295 - Questions

Thank you for the update Isa. I will wait to hear from Mrs Jen

On Mon, Nov 17, 2025, 9:39 AM Isa Alvarez <IAlvarez@cityofpsl.com> wrote:

Hi Jen,

Neander Oliveira (772-370-8266) reached out to us regarding the citation he received for the siding work that was done. He wants to confirm the offense level was correct for his two cases. Please reach out to him when you have a moment.

Thank you,



Isa Alvarez
Contractor Licensing Coordinator
Building Department
o. 772-873-6371

City of Port St. Lucie | Heart of the Treasure Coast

121 SW Port St. Lucie Blvd., Port St. Lucie, FL 34984



How is my service? Please email buildingadmin@cityofpsl.com to submit your suggestions, comments and feedback.

From: [Jennifer Vannatter](#)
To: [Isa Alvarez](#)
Cc: [Beth Barense](#)
Subject: Fw: Carole Burtis communications with Neander
Date: Monday, October 20, 2025 12:29:32 PM
Attachments: [8E8C5925-1600-4DDD-88FA-FAF8EB7B7B95.png](#)
[775DF65A-93E1-4F9D-ACB7-5103A266C2C4.png](#)

Hey Isa, I just saw your email regarding information for the property on Apricot. I received this on Friday after hours.

Jen Vannatter
Licensing Investigator
City of Port St Lucie Building Dept
121 SW Port St Lucie Blvd.
Port St Lucie, FL 34984
O: 772-871-5132 C: 772-529-1598
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From: Gina Maia <ginam614@gmail.com>
Sent: Friday, October 17, 2025 5:00 PM
To: Jennifer Vannatter <JVannatter@cityofpsl.com>
Subject: Carole Burtis communications with Neander









Yesterday • 2:41 PM

Good afternoon Neo,
Does this price include all the
paint, and the special primer,
painting the soffits, the porch
ceiling, all the doors, the fascia
and garage door. These are
things I need to know in
advance before I'm able to move
forward.

My finances are running quite
thin.

Hi Mrs Carol, yes everything
including Labor and Materials in
all those areas. No extras

Hi, Mrs. Carol, I'm glad you are back. For the labor and materials, we had a little over \$1,200.00 to \$1,300.00. Labor was a little over 3K, and the rest was labor involved in fixing all the rotten areas, scissoring all the 2 x 4 that was damaged, and installing a paper moisture barrier to protect against humidity. So here's the breakdown. The fascia board is not included on the list because we only did the soffit and walls. And the areas of the bare plywood on the overhang, we need to prime that when you are ready to do the exterior repaint. Remember that your stucco job was done more than three weeks ago and cannot be exposed like that for a long time; you might have problems with cracking if we do not start painting. Let me know when you get this.

The fascia should be an easy fix. I will call my roof repair guy; he is very reasonable, and he can fix all of those areas for you for cheap. I'm going to ask him to stop by to check the areas; let me know if it's okay with you.

Thanks Neander Oliveira

Any further repairs on this house are going to have to wait. I am broke after paying out \$40,000 in repairs for the interior and exterior of the house. I'm still waiting on retirement funds. I live on & 1,900 monthly and do not have any funds to cover any further expenses. Okay, I understand. I'm just looking out for you, especially regarding having bare concrete exposed on your exterior, as that can create more problems eventually. But let me know when you're ready. I'll try to work it out with you.

Thanks Neo, I'll be in touch as soon as I have an answer for you. I've been in touch with the necessary person regarding my husband's 401k plan and have completed my part of the beneficiary transfer. I was assured by the person handling it that she would expedite the process as quickly as she can. I do have several questions though ?

Shouldn't the moisture barrier having to be placed on top of my wood frame home been included in the original quote since it was known at the time that it was needed for a wood frame built house.

I'm very confused by your pricing.

I was given a quote of \$17,500 when you, myself and Damon walked the entire perimeter and saw the damage that needed to be replaced and or repaired. You came back to me and said that we weren't able to go with "the white guy" (whom I'm guessing was Damon) because he was going to be too expensive wasn't that who you received the \$17,500 quote from?

You then hired Manuel, whom I'm guessing was less expensive. What was his quote compared to the quote that Damon had given of \$17,500.

I've been asked these questions by several people, including family members. I'd like to provide them with the correct information. These are questions that I should've brought up prior to the job being started.

You had also stated at the time that the painting and priming were going to be included and that's not the way it played out. The exception to the quote was the window frames and the hurricane posts, which I was told was going to be an extra fee and could not be done until the house was sealed and painted. I'm just looking for clarification on these things. Like I said, several people have asked me about these things and I don't have answers for them.

One of them is interested in having either stucco or hardy boards placed on their homes and are trying to weigh out the differences between the two exterior options.

I'd like to be able to provide them some insight and information

I hope you get your husband's pension straightened out. Good luck with that, for sure. I know from the initial quote, but we had some surprises, so imagine with my other crew it will cost at least 6 to 7K more, and I am trying to do the most costly effect for you, and I know Manuel.

He is more reliable than anybody and a man of his word, just for you to know. I do trust his work; the stucco looks great. But the paint is definitely separate from the stucco job, two different things. Hardboard will definitely be way more expensive than stucco. I will try to find you a quote, just for you to have an idea. I will call you tomorrow for us to talk about a little bit more, have a great afternoon.

3 areas of larger plywood repair, not 2

3 three areas of larger plywood repairs, not 2 two

Good morning Neo, I apologize for the delay in responding to your text. I have been ill for the past several days and have been trying to rest with my phone turned to the silent mode.

I have an appointment this week in order to have my late husband's retirement switched over into my name so I'm able to access funds. I'm unable to move forward with anything regarding my house until I have the ability to move funds from the retirement account into my bank account. Hopefully this will not be a time consuming process.

I'll be leaving town this upcoming weekend to attend my grandson's 10th birthday celebration on the West Coast of Florida and will be back sometime next week.

Thank you.

Have a good rest of the week.

Hi Mrs. Carol, I understand, I hope you feel better. No problem, let me know when you're back. Be careful, don't let the stucco sit for too long without painting. Keep me posted, enjoy the birthday weekend.

Thank you. I'm sure I will.

As far as the stucco goes with sealing and painting, I've been told it needs to cure for 30-90 days, no??

Good morning Neo, I have arrived back in town as of this past weekend.

I'm still awaiting a breakdown of the material and labor costs put into the work done on my home.

You had previously stated that extra materials were needed to replace fascia and soffit in several different places. My brother came down for a visit over the weekend, wanting to see the completed work.

He took photos of the small places where the soffit was replaced with small squares of plywood, with the exception of two areas where the repairs were a little larger and noticed that none of the fascia had been replaced with new fascia.

I'm going to forward those photos and video to you in order to verify what these repairs actually included, as well as the rotted fascia that was not replaced.

Please provide me with the information requested in a previous text message as to the breakdown of costs to me. I have requested this information in the past with no response to these requests.

The video is too large to forward. If you provide me with your email address, I will try sending it there.

Mrs. Carol, I just wanted to let you know the A.C. guy will be there tomorrow morning around 10 a.m.

Everything is all good

Good morning Neo, the guys arrived about a half hour ago and are working.

I just got off the phone with AC Advantage and they're sending out a technician this afternoon to take a look at the damage and access the situation. I did email them the photos that I have on my phone.

I'll let you know what they say once I hear from them.

Thank you. Have a good day.

Good morning Mrs Carol, thank you, Let me know

I sure will. Once the technician gives me a heads up, I'll let you know what he says.

Okay, it should be pretty easy. Fix, once they come; they should take care of the problem today.

Mrs. Carol, can you give me a call when you get a chance? Thank you.

Good morning Neo, just letting you know your guy was out here yesterday afternoon and fixed the area that needed to be cut out and replaced the mesh. You'd never even know what had happened if you weren't aware. I'm sure he probably sent you photos.

I'm very sorry about the cost, but in my opinion, the price was fair. The biggest cost was the Freon considering the unit had just about absolutely none in it. I have a copy of your receipt here and will provide it to you the next time I see you. Have a wonderful day and God Bless. Mrs Carol good morning, the inspector should be there. Sometime first thing this morning to check the nails.

Good morning. Thank you. I'll keep an eye out for him. They worked really hard yesterday to get things done.

Good afternoon Neo, I have just a couple questions...

#1-what was the name of that bronze color that you mentioned? I have Bible Study tomorrow evening and would like to tell my instructor about it.

#2- is it possible to give me a breakdown of the additional \$4,700 over the \$17,500 original quote? At the time, I know you said things might cost slightly more. I'm trying to keep track of what monies went to what between what Al & John completed , including materials and what you and Manuel completed including materials. I am requesting the same information from Al & John.

#3-The only additional costs I can expect would be whatever it costs for the window frames, Is that right? I don't need this today, but if you wouldn't mind shooting it to me in a text whenever you get the opportunity to pull it together. Thank you. I am very pleased with the exterior work that you did so far and am excited to see it painted. You helped me out and I appreciate it very much.

Have a wonderful evening and God Bless.

Sounds good, Mrs Carol. I will definitely text you the name of the color, and I will give you the breakdown with the additional cost and provide you an amount for the exterior paint job. I'm glad I can help.

The trim color it's called Chestnut Bronze from the bronzetone color chart

Thank you. I'd like to show my Bible instructor and have just another opinion. I'm really liking the way that color scheme sounds and I trust your suggestions as this is your profession.

Good morning Neo, I honestly hate to be a pain in your tush, but I have a few requests...

I know that I post dated the \$3,000 check for 10/1/25, but I should've taken the time to check my bank account and finances prior to dating it. Is it possible for you to hold onto it until 10/3/25 when my \$1,332 monthly disability funds hit my account? Unfortunately for me, There won't be enough money in my account to cover it on the 1st and I should've checked the account prior to issuing you the check. If you're unable to do so, please let me know and I'll have to see if I can possibly borrow it from someone until my SSDI funds are available. Also, we discussed getting me a breakdown of the \$15,200 already paid to you for materials and labor for the work that has been completed.

Can you also let me know where you purchased the plywood from as I have some excess material and would like to return it for a refund since it's not needed.

I'm still working on deciding on a paint color scheme for the exterior. You mentioned in our last text exchange that there was going to be an additional expense for that work, but haven't received that as of yet. I'm currently on my way to an appointment, but will be home later this afternoon and then I have Bible study again. Thank you for taking the time to answer my questions and concerns. Have a great Thursday and God Bless.

Hi Mrs. Carol, yes, I can definitely wait, no problem at all, and I will change the schedule for the last check. I can check the materials for some returns. I bought some extras just to make sure we had enough so we don't run short. I will keep you posted. Let me know when you are ready for the colors for your outside. I am in a hospital with the wife. She's having surgery today. Thank you

Thank you Neo, O my goodness. I hope all is well with Briana. I'll say a special prayer during Bible study

Good afternoon Neo, I'm hoping all went well with Briana's surgery yesterday and that she will be on the mend quickly.

Whenever you have the chance, I would appreciate you giving me that breakdown and an invoice for the \$22,200 that I have paid out in materials and labor for a quote of \$17,500 that I had originally been given after you and Damon walked the property and saw what needed to be done.

You also recently informed me that you would be giving me a price on painting and priming the stucco, which you had told me was going to already be included in my cost and not an additional expense. I know there was a lot of work done, but I had never expected this to be a \$25,000 project because I knew that that wouldn't have been within my budget and I would've had to shop around to see what quotes other contractors would've given me or other avenues that I could've taken to repair or replace the damaged wood.

I specifically went with your remodeling company because you were referred by John and Al and I didn't pursue other avenues or contractors for that reason.

Thank you in advance for getting that information over to me.

Hi Mrs. Carol, everything is great with Briana. She's going to be released today. The surgery went well, and she's just in recovery mode now. As soon as I have a chance, I will email you the details, including the extra on top of the 17,500, because we had to support a lot of the wall frame and the wood fascia as well. If we have some credit from the extra materials in your garage, I will let you know for sure. I didn't work on the quote for your exterior repaint yet because I'm waiting on my Sales Rep. I told her about you, and she can help with a 40% discount on your materials to paint your house. Unfortunately, these last few days I've been tied up with my wife. I'm a little busy with her, but as soon as I get a chance, I'll provide that to you. Thank you

Of course I realize that you're busy with Briana's health and recovery. I appreciate you taking the time to get back to me. Prayers for a full and speedy recovery for her.

Thank Carol Mrs Carol, will do, I will try my best to save you some money for the exterior repaint.

Thank you. I appreciate that. Do you have a price for me for the labor for priming and painting? I need to at least have that fee when you're able to pull it together. I need to know in advance how much additional money is going to need to be paid out.

I will text you by tomorrow Mrs Carol.

Thank you Neo. Please be sure that you're taking care of Briana and the babies first.

Will do Mrs Carol

Good afternoon, Mrs. Carol. I spoke with my sales rep; she said that the paint store can get 40% off of the entire topcoat for the house, which is great news.

Here are the numbers for your exterior of the house, including the Loxon Hot Stucco primer, which is the best one for new stucco.

The normal price for new stucco like yours is around \$5,500.00, including labor and materials.

Your price:

\$4,750.00

Window frames:

Total of 12 window frames

The normal price we charge is \$90.00 to \$100.00.

We can do it for \$55 each frame.

12 x 55 = Total \$660

We have to use a special product that is very durable.

Let me know what you think

House: \$4,750.00

Windows: \$660.00

Total: \$5,410.00

Good afternoon Neo,

Does this price include all the paint, and the special primer, painting the soffits, the porch ceiling, all the doors, the facia and garage door. These are things I need to know in advance before I'm able to move forward.

My finances are running quite thin.

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My finances are running quite thin.

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Yes, everything is included with no extra charges.

Neo, this is a screenshot of what my homeowners insurance Agent sent me. They require so much crap in order to for individuals to keep their coverage, but have no issues taking my outrageous premium.

I need to send this to John and Al as well for the work that they completed.

Hi Mrs Carol sounds good I will definitely can provide the pictures before and after is done. And we can create a contract so you can provide to them.

Thank you. I'm so sorry that the insurance company is causing me so many problems.

Good morning, Mrs. Carol. Could you do me a favor and keep me posted if the inspector comes by the house? Thank you.

Good morning Neo, sorry I missed your call. I was in the other room and didn't have my phone with me. I certainly will keep you posted. I hope that the inspector will knock on my door and let me know that they are here. In any event, I will keep my eyes open for him or her.

No problem Mrs Carol, its all good, thank you keep me posted. Thanks

Good afternoon Neo, I'm out at a birthday party until 4:00. Can I text you then?

Hi Mrs. Carol, don't worry about it; enjoy the party. I was just checking with you if everything is there, but I already spoke with the guys.

Thank you

Okay. Thank you. They were still there when I left at about 1:30.

Hi Neo, I'm home. Can you give me a call when you get a chance?

Mrs. Carol, good morning. I just wanted to let you know the stucco guys will be starting this morning.

Good morning Neo. Thank you for the update. I'm supposed to be leaving here about 11:00 for

a few hours. I might change my plans so I can be there.

You are very welcome, no problem at all, have a great day

Good morning again Neo, I've changed my plans around so that I can be here while the stucco guys are here

Ownership

Briana J Oliveira
Neander Ferreira Oliveira
2601 SE Dozier LN
Port St Lucie, FL 34952-7122

Current Values

Just/Market value:	\$286,600
Assessed value:	\$141,631
Exemption value:	\$50,722
Taxable value:	\$90,909

Important
Property taxes are subject to change upon change of ownership.
• Past taxes are not a reliable projection of future taxes.
• The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.

Links
Taxes for this parcel: [SLC Tax Collector's Office](#)
Download TRIM for this Parcel: [Download PDF](#)
[File for homestead exemptions](#),
[View associated Tax Map](#),
[Report Homestead Fraud on this parcel](#)

Property Identification

Site Address: 2601 SE DOZIER LN
Sec/Town/Range: 31/365/41E
Parcel ID: 3420-695-0097-000-1
Jurisdiction: Port Saint Lucie
Land Use Code: 0100 - Single Family
Account #: 98703
Map ID: 35/315
Zoning: RS-2 PSL



Legal Description
PORT ST LUCIE-SECTION 40- BLK 2781 LOT 14 (MAP 35/315) (OR 3813-808)

Total Areas

Finished/Under Air (SF):	1,038
Gross Sketched Area (SF):	4,109
Land Size (acres):	0.27
Land Size (SF):	11,875

Map


Building Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	170

[Sources/links](#)

State of: Florida, Vactor

Powered by: 

Date	Book/Page	Sale Code	Deed	Grantor	Price
Nov 23, 2015	3813/0808	0001	WD	Sarto Daniel	\$110,000
Oct 4, 2011	3330/1085	0116	QC	Sarto Daniel	\$100
Jul 15, 2005	2313/0685	XX00	WD	Fimian John M	\$165,000
Nov 24, 1998	1188/2155	XX00	WD	Bruno Michael G	\$57,000
Jul 1, 1988	0594/1452	XX00	CV		\$54,200

Special Features and Yard Items				
Type	Qty	Units	Year Bld	
Driv-Concret	1	720	1988	
VINYLFENCE6'	1	155	2009	
POOL DK-AVG	1	2070	2023	
RES POOL AVG	1	325	2023	
VINYLFENCE6'	1	153	2023	

Building Information				
(1 of 1)				
Finished Area: 1,038 SF				
Gross Area: 4,109 SF				
				

Exterior		Interior		
Building Type:	SFAV	Bedrooms:		3
Quality:	SFAV-Avg	Full Baths:		2
Number of Units:	1	Half Baths:		0
Year Built:	1988	A/C %:		100%
Effective Year:	1999	Electric:		AVERAGE
Story Height:	1 Story	Heat Type:		FrcdHotAir
Roof Structure:	Gable	Heat Fuel:		Electric
Roof Cover:	Fiberglass	Heated %:		100%
Primary Wall:	Wood/Sheath	Primary Int Wall:		Drywall
Secondary Wall:		Primary Floors:		Carpet

View:

Values Breakdown

	2025
Building	\$112,500
SFYI	\$31,500
Land	\$142,600
Just/Market	\$286,600
Ag Credit	\$0
Save Our Homes or 10% Cap	\$144,969
Assessed	\$141,631
Exemptions	\$50,722
Taxable	\$90,909

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Description	Amount
2025	2016	Homestead Exemption over \$ 50,000	\$25,722
2025	2016	Homestead Exemption	\$25,000

Important

Property taxes are subject to change upon change of ownership.

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- The sale of a property will prompt the removal of all exemptions assessment caps and special classifications.

Current Year Special Assessment Breakdown

Start Year	Units	Description	Amount
1999	1	Port St. Lucie Stormwater	\$189.00

This does not necessarily represent the total Special Assessments that could be charged against this property.

The total amount charged for special assessments is reflected on the most current tax statement and information is available with the [SLC Tax Collector's Office](#).

Permits

Number	Issue Date	Description	Amount	Fees
P35818A	Mar 1, 1988	Residential New Construction	\$18,738	\$18,738
P09-11377	Nov 5, 2009	Fence	\$2,495	\$130
P05-41243	Aug 12, 2005	Re Roof Permit	\$2,400	\$139
P21-67248	Dec 16, 2021	Aluminum Pan Roof	\$2,200	\$210
P22-15567	Mar 25, 2022	Pool Heater	\$2,000	\$79
P22-15567	Mar 25, 2022	Pool Heater	\$2,000	\$79
P22-15564	Apr 18, 2022	Pool	\$52,372	\$573
P23-11244	Mar 14, 2023	Fence	\$11,000	\$65
P23-29114	Jun 28, 2023	Aluminum Pan Roof	\$2,300	\$145
P23-17082	Oct 30, 2023	Garage	\$2,300	\$65
2509144	Mar 10, 2025	Re Roof Permit	\$4,500	\$306

Notice: This does not necessarily represent all the permits for this property.

Click the following link to check for additional permit data in [Port Saint Lucie](#).

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.

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From: [Jennifer Vannatter](#)
To: [Isa Alvarez](#)
Cc: [Beth Barense](#)
Subject: Fw: Carole Burtis communications with Neander
Date: Monday, October 20, 2025 12:29:32 PM
Attachments: [8E8C5925-1600-4DDD-88FA-FAF8EB7B7B95.png](#)
[775DF65A-93E1-4F9D-ACB7-5103A266C2C4.png](#)

Hey Isa, I just saw your email regarding information for the property on Apricot. I received this on Friday after hours.

Jen Vannatter
Licensing Investigator
City of Port St Lucie Building Dept
121 SW Port St Lucie Blvd.
Port St Lucie, FL 34984
O: 772-871-5132 C: 772-529-1598
Get [Outlook for iOS](#)

From: Gina Maia <ginam614@gmail.com>
Sent: Friday, October 17, 2025 5:00 PM
To: Jennifer Vannatter <JVannatter@cityofpsl.com>
Subject: Carole Burtis communications with Neander









Yesterday • 2:41 PM

Good afternoon Neo,
Does this price include all the
paint, and the special primer,
painting the soffits, the porch
ceiling, all the doors, the fascia
and garage door. These are
things I need to know in
advance before I'm able to move
forward.

My finances are running quite
thin.

Hi Mrs Carol, yes everything
including Labor and Materials in
all those areas. No extras

Hi, Mrs. Carol, I'm glad you are back. For the labor and materials, we had a little over \$1,200.00 to \$1,300.00. Labor was a little over 3K, and the rest was labor involved in fixing all the rotten areas, scissoring all the 2 x 4 that was damaged, and installing a paper moisture barrier to protect against humidity. So here's the breakdown. The fascia board is not included on the list because we only did the soffit and walls. And the areas of the bare plywood on the overhang, we need to prime that when you are ready to do the exterior repaint. Remember that your stucco job was done more than three weeks ago and cannot be exposed like that for a long time; you might have problems with cracking if we do not start painting. Let me know when you get this.

The fascia should be an easy fix. I will call my roof repair guy; he is very reasonable, and he can fix all of those areas for you for cheap. I'm going to ask him to stop by to check the areas; let me know if it's okay with you.

Thanks Neander Oliveira

Any further repairs on this house are going to have to wait. I am broke after paying out \$40,000 in repairs for the interior and exterior of the house. I'm still waiting on retirement funds. I live on & 1,900 monthly and do not have any funds to cover any further expenses. Okay, I understand. I'm just looking out for you, especially regarding having bare concrete exposed on your exterior, as that can create more problems eventually. But let me know when you're ready. I'll try to work it out with you.

Thanks Neo, I'll be in touch as soon as I have an answer for you. I've been in touch with the necessary person regarding my husband's 401k plan and have completed my part of the beneficiary transfer. I was assured by the person handling it that she would expedite the process as quickly as she can. I do have several questions though ?

Shouldn't the moisture barrier having to be placed on top of my wood frame home been included in the original quote since it was known at the time that it was needed for a wood frame built house.

I'm very confused by your pricing.

I was given a quote of \$17,500 when you, myself and Damon walked the entire perimeter and saw the damage that needed to be replaced and or repaired. You came back to me and said that we weren't able to go with "the white guy" (whom I'm guessing was Damon) because he was going to be too expensive wasn't that who you received the \$17,500 quote from?

You then hired Manuel, whom I'm guessing was less expensive. What was his quote compared to the quote that Damon had given of \$17,500.

I've been asked these questions by several people, including family members. I'd like to provide them with the correct information. These are questions that I should've brought up prior to the job being started.

You had also stated at the time that the painting and priming were going to be included and that's not the way it played out. The exception to the quote was the window frames and the hurricane posts, which I was told was going to be an extra fee and could not be done until the house was sealed and painted. I'm just looking for clarification on these things. Like I said, several people have asked me about these things and I don't have answers for them.

One of them is interested in having either stucco or hardy boards placed on their homes and are trying to weigh out the differences between the two exterior options.

I'd like to be able to provide them some insight and information

I hope you get your husband's pension straightened out. Good luck with that, for sure. I know from the initial quote, but we had some surprises, so imagine with my other crew it will cost at least 6 to 7K more, and I am trying to do the most costly effect for you, and I know Manuel.

He is more reliable than anybody and a man of his word, just for you to know. I do trust his work; the stucco looks great. But the paint is definitely separate from the stucco job, two different things. Hardboard will definitely be way more expensive than stucco. I will try to find you a quote, just for you to have an idea. I will call you tomorrow for us to talk about a little bit more, have a great afternoon.

3 areas of larger plywood repair, not 2

3 three areas of larger plywood repairs, not 2 two

Good morning Neo, I apologize for the delay in responding to your text. I have been ill for the past several days and have been trying to rest with my phone turned to the silent mode.

I have an appointment this week in order to have my late husband's retirement switched over into my name so I'm able to access funds. I'm unable to move forward with anything regarding my house until I have the ability to move funds from the retirement account into my bank account. Hopefully this will not be a time consuming process.

I'll be leaving town this upcoming weekend to attend my grandson's 10th birthday celebration on the West Coast of Florida and will be back sometime next week.

Thank you.

Have a good rest of the week.

Hi Mrs. Carol, I understand, I hope you feel better. No problem, let me know when you're back. Be careful, don't let the stucco sit for too long without painting. Keep me posted, enjoy the birthday weekend.

Thank you. I'm sure I will.

As far as the stucco goes with sealing and painting, I've been told it needs to cure for 30-90 days, no??

Good morning Neo, I have arrived back in town as of this past weekend.

I'm still awaiting a breakdown of the material and labor costs put into the work done on my home.

You had previously stated that extra materials were needed to replace fascia and soffit in several different places. My brother came down for a visit over the weekend, wanting to see the completed work.

He took photos of the small places where the soffit was replaced with small squares of plywood, with the exception of two areas where the repairs were a little larger and noticed that none of the fascia had been replaced with new fascia.

I'm going to forward those photos and video to you in order to verify what these repairs actually included, as well as the rotted fascia that was not replaced.

Please provide me with the information requested in a previous text message as to the breakdown of costs to me. I have requested this information in the past with no response to these requests.

The video is too large to forward. If you provide me with your email address, I will try sending it there.

Mrs. Carol, I just wanted to let you know the A.C. guy will be there tomorrow morning around 10 a.m.

Everything is all good

Good morning Neo, the guys arrived about a half hour ago and are working.

I just got off the phone with AC Advantage and they're sending out a technician this afternoon to take a look at the damage and access the situation. I did email them the photos that I have on my phone.

I'll let you know what they say once I hear from them.

Thank you. Have a good day.

Good morning Mrs Carol, thank you, Let me know

I sure will. Once the technician gives me a heads up, I'll let you know what he says.

Okay, it should be pretty easy. Fix, once they come; they should take care of the problem today.

Mrs. Carol, can you give me a call when you get a chance? Thank you.

Good morning Neo, just letting you know your guy was out here yesterday afternoon and fixed the area that needed to be cut out and replaced the mesh. You'd never even know what had happened if you weren't aware. I'm sure he probably sent you photos.

I'm very sorry about the cost, but in my opinion, the price was fair. The biggest cost was the Freon considering the unit had just about absolutely none in it. I have a copy of your receipt here and will provide it to you the next time I see you. Have a wonderful day and God Bless. Mrs Carol good morning, the inspector should be there. Sometime first thing this morning to check the nails.

Good morning. Thank you. I'll keep an eye out for him. They worked really hard yesterday to get things done.

Good afternoon Neo, I have just a couple questions...

#1-what was the name of that bronze color that you mentioned? I have Bible Study tomorrow evening and would like to tell my instructor about it.

#2- is it possible to give me a breakdown of the additional \$4,700 over the \$17,500 original quote? At the time, I know you said things might cost slightly more. I'm trying to keep track of what monies went to what between what Al & John completed , including materials and what you and Manuel completed including materials. I am requesting the same information from Al & John.

#3-The only additional costs I can expect would be whatever it costs for the window frames, Is that right? I don't need this today, but if you wouldn't mind shooting it to me in a text whenever you get the opportunity to pull it together. Thank you. I am very pleased with the exterior work that you did so far and am excited to see it painted. You helped me out and I appreciate it very much.

Have a wonderful evening and God Bless.

Sounds good, Mrs Carol. I will definitely text you the name of the color, and I will give you the breakdown with the additional cost and provide you an amount for the exterior paint job. I'm glad I can help.

The trim color it's called Chestnut Bronze from the bronetone color chart

Thank you. I'd like to show my Bible instructor and have just another opinion. I'm really liking the way that color scheme sounds and I trust your suggestions as this is your profession.

Good morning Neo, I honestly hate to be a pain in your tush, but I have a few requests...

I know that I post dated the \$3,000 check for 10/1/25, but I should've taken the time to check my bank account and finances prior to dating it. Is it possible for you to hold onto it until 10/3/25 when my \$1,332 monthly disability funds hit my account? Unfortunately for me, There won't be enough money in my account to cover it on the 1st and I should've checked the account prior to issuing you the check. If you're unable to do so, please let me know and I'll have to see if I can possibly borrow it from someone until my SSDI funds are available. Also, we discussed getting me a breakdown of the \$15,200 already paid to you for materials and labor for the work that has been completed.

Can you also let me know where you purchased the plywood from as I have some excess material and would like to return it for a refund since it's not needed.

I'm still working on deciding on a paint color scheme for the exterior. You mentioned in our last text exchange that there was going to be an additional expense for that work, but haven't received that as of yet. I'm currently on my way to an appointment, but will be home later this afternoon and then I have Bible study again. Thank you for taking the time to answer my questions and concerns. Have a great Thursday and God Bless.

Hi Mrs. Carol, yes, I can definitely wait, no problem at all, and I will change the schedule for the last check. I can check the materials for some returns. I bought some extras just to make sure we had enough so we don't run short. I will keep you posted. Let me know when you are ready for the colors for your outside. I am in a hospital with the wife. She's having surgery today. Thank you

Thank you Neo, O my goodness. I hope all is well with Briana. I'll say a special prayer during Bible study

Good afternoon Neo, I'm hoping all went well with Briana's surgery yesterday and that she will be on the mend quickly.

Whenever you have the chance, I would appreciate you giving me that breakdown and an invoice for the \$22,200 that I have paid out in materials and labor for a quote of \$17,500 that I had originally been given after you and Damon walked the property and saw what needed to be done.

You also recently informed me that you would be giving me a price on painting and priming the stucco, which you had told me was going to already be included in my cost and not an additional expense. I know there was a lot of work done, but I had never expected this to be a \$25,000 project because I knew that that wouldn't have been within my budget and I would've had to shop around to see what quotes other contractors would've given me or other avenues that I could've taken to repair or replace the damaged wood.

I specifically went with your remodeling company because you were referred by John and Al and I didn't pursue other avenues or contractors for that reason.

Thank you in advance for getting that information over to me.

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Of course I realize that you're busy with Briana's health and recovery. I appreciate you taking the time to get back to me. Prayers for a full and speedy recovery for her.

Thank Carol Mrs Carol, will do, I will try my best to save you some money for the exterior repaint.

Thank you. I appreciate that. Do you have a price for me for the labor for priming and painting? I need to at least have that fee when you're able to pull it together. I need to know in advance how much additional money is going to need to be paid out.

I will text you by tomorrow Mrs Carol.

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Good afternoon, Mrs. Carol. I spoke with my sales rep; she said that the paint store can get 40% off of the entire topcoat for the house, which is great news.

Here are the numbers for your exterior of the house, including the Loxon Hot Stucco primer, which is the best one for new stucco.

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Thank you. I'm so sorry that the insurance company is causing me so many problems.

Good morning, Mrs. Carol. Could you do me a favor and keep me posted if the inspector comes by the house? Thank you.

Good morning Neo, sorry I missed your call. I was in the other room and didn't have my phone with me. I certainly will keep you posted. I hope that the inspector will knock on my door and let me know that they are here. In any event, I will keep my eyes open for him or her.

No problem Mrs Carol, its all good, thank you keep me posted. Thanks

Good afternoon Neo, I'm out at a birthday party until 4:00. Can I text you then?

Hi Mrs. Carol, don't worry about it; enjoy the party. I was just checking with you if everything is there, but I already spoke with the guys.

Thank you

Okay. Thank you. They were still there when I left at about 1:30.

Hi Neo, I'm home. Can you give me a call when you get a chance?

Mrs. Carol, good morning. I just wanted to let you know the stucco guys will be starting this morning.

Good morning Neo. Thank you for the update. I'm supposed to be leaving here about 11:00 for

a few hours. I might change my plans so I can be there.

You are very welcome, no problem at all, have a great day

Good morning again Neo, I've changed my plans around so that I can be here while the stucco guys are here

Ownership

Carole A Burtis
1602 SW Apricot RD
Port St Lucie, FL 34953-4352

Current Values

Just/Market value:	\$266,900
Assessed value:	\$72,884
Exemption value:	\$57,884
Taxable value:	\$15,000

Important

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Links

Taxes for this parcel: [SJC Tax Collector's Office](#)
Download TRIM for this Parcel: [Download PDF File for homestead exemptions](#), [View associated Tax Map](#), [Report Homestead Fraud on this parcel](#).

Property Identification

Site Address: 1602 SW APRICOT RD
Sec/Town/Range: 13/375/39E
Parcel ID: 3420-565-0680-000-5
Jurisdiction: Port Saint Lucie
Land Use Code: 0100 - Single Family
Account #: 61789
Map ID: 43/135
Zoning: RS-2 PSL



Legal Description

PORT ST LUCIE-SECTION 14- BLK 1374 LOT 21 (MAP 43/135) (OR 573-2614)

Total Areas

Finished/Under Air (SF):	1,474
Gross Sketched Area (SF):	2,117
Land Size (acres):	0.23
Land Size (SF):	10,000

Map



Building Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	150	160

[Sources/links](#)

arbitrargraphics.com

Powered by 

Date	Book/Page	Sale Code	Deed	Grantor	Price
Jan 1, 1988	0573/2614	XX00	CV		\$3,700
Sep 1, 1978	0298/1684	XX00	CV		\$2,100

Special Features and Yard Items			
Type	Qty	Units	Year Built
Driv-Concret	1	720	1989
Building Information			
<p>(1 of 1)</p> <p>Finished Area: 1,474 SF Gross Area: 2,117 SF</p> 			
			
Exterior			
Building Type:			
Quality:			
Number of Units:			
Year Built:			
Effective Year:			
Story Height:			
Roof Structure:			
Roof Cover:			
Primary Wall:			
Secondary Wall:			
View:			
SFAV	Bedrooms:		3
SFAV-Fair	Full Baths:		2
1	Half Baths:		0
1989	A/C %:		100%
1989	Electric:		AVERAGE
1 Story	Heat Type:		FrcdHotAir
Hip	Heat Fuel:		Electric
Fibrglass Shg	Heated %:		100%
Wood/Sheath	Primary Int Wall:		Drywall
	Primary Floors:		Carpet

Values Breakdown			
	2025		
Building	\$128,900		
SFYI	\$0		
Land	\$138,000		
Just/Market	\$266,900		
Ag Credit	\$0		

Current Year Exemption Value Breakdown			
Tax Year	Grant Year	Description	Amount
2025	1999	Homestead Exemption	\$25,000
2025	2008	Homestead Exemption over \$ 50,000	\$22,884
2025	2017	Widow's Exemption	\$5,000
2025	2016	Total & Permanent Disability	\$5,000

Property Card

Save Our Homes or 10% Cap	\$194,016
Assessed	\$72,884
Exemptions	\$57,884
Taxable	\$15,000

Important

Property taxes are subject to change upon change of ownership.

- Past taxes are not a reliable projection of future taxes.
- The sale of a property will prompt the removal of all exemptions, assessment caps, and

Current Year Special Assessment Breakdown

Start Year	Units	Description	Amount
1999	1	Port St. Lucie Stormwater	\$189.00

This does not necessarily represent the total Special Assessments that could be charged against this property.

The total amount charged for special assessments is reflected on the most current tax statement and information is available with the [SLC Tax Collector's Office](#)

Permits

Number	Issue Date	Description	Amount	Fees
P39114	Nov 1, 1988	Residential New Construction	\$25,135	\$25,135
P20-33041	Aug 6, 2020	Roof	\$13,150	\$196
2533501	Aug 26, 2025	Exterior Siding	\$3,000	\$104
2537388	Sep 30, 2025	Air Conditioning Only	\$10,000	\$76

Notice: This does not necessarily represent all the permits for this property.

Click the following link to check for additional permit data in [Port Saint Lucie](#)

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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10:52

SPEND



51

CAROLE A BURTIS POD
JAMES BURTIS
1602 SW APRICOT RD
PORT ST LUCIE, FL 34953-4352

Pay to the
Order of

Neander Olivia \$ 3,500
thirty Five hundred & 00/100 Dollars

 PNCBANK

PNC Bank, N.A. 001

For 20% of \$ 17,500

Carole B

122
636419/2570
732
Date

ⓘ This is an image of a check, substitut...

10:50

SPEND



CAROLE A BURTIS POD
JAMES BURTIS
1602 SW APRICOT RD
PORT ST LUCIE, FL 34953-4352

124
63-84192670
732

010125 Date

Pay to the Order of Neander Oliveira \$ 4,000

Four thousand 4 00 Dollars

For neo-Materials

 PNC BANK
PNC Bank N.A. 001



1 This is an image of a check, substitut...

CAROLE A BURTIS POD
JAMES BURTIS
1602 SW APRICOT RD
PORT ST LUCIE, FL 34953-4352

125

628319/2670
732

8/8/25

Date

Pay to the
Order of Neander Oliveira \$ 4,000
Four thousand and ⁺ 00/100 C Dollars

Print
Signature
Date
Signature
Date

 PNC BANK

PNC Bank, N.A. 001

For Den MCGREGOR

Carole A. Burtis

Entered Date

10:50

SPEND



51



CAROLE A BURTIS POD
JAMES-BURTIS
1602 SW APRICOT RD
PORT ST LUCIE, FL 34953-4352

187
638419/2670
9/22/25 Date

Pay to the
Order of Neander Oliver \$ 4,500
Four thousand Five hundred & $\frac{50}{100}$ Dollars

PNCBANK
PNC Bank, N.A. 001
For 4th draw

Carole A. Burtis

1 This is an image of a check, substitut...

10:50

51



SPEND



CAROLE A BURTIS POD
JAMES-BURTIS
1602 SW APRICOT RD
PORT ST LUCIE, FL 34953-4352

186

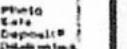
5384104420

732

9/22/25

Date

Pay to the
Order of Aleander Olivette \$ 3,200
Three thousand two hundred & 89/100 Dollars



PNCBANK

PNC Bank, N.A. 001

For 5th draw

Carole B

Harold Clark

1 This is an image of a check, substitut...

10:47

SPEND



52

CAROLE A BURTIS POD
JAMES BURTIS
1602 SW APRICOT RD
PORT ST LUCIE, FL 34953-4352

Pay to the
Order of Aleander OLIVEIRA \$3,600
three thousand six hundred 00/00 Dollars



PNC Bank, N.A. 001

For Final Pmt

Normal Check

188
638419/2570
732
10/1/25
Date

Carole Burtis

This is an image of a check, substitut...



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Officer/Registered Agent Name](#) /

Detail by Officer/Registered Agent Name

Florida Profit Corporation
PRO NEYO SERVICES INC.

Filing Information

Document Number P12000087496
FEI/EIN Number 46-1203858
Date Filed 10/17/2012
Effective Date 10/16/2012
State FL
Status ACTIVE

Principal Address

2601 SE DOZIER LN
Port St Lucie, FL 34952

Changed: 04/29/2016

Mailing Address

2601 SE DOZIER LN
Port St Lucie, FL 34952

Changed: 04/29/2016

Registered Agent Name & Address

OLIVEIRA, NEANDER F
2601 SE DOZIER LN
Port St Lucie, FL 34952

Address Changed: 04/29/2016

Officer/Director Detail

Name & Address

Title P

OLIVEIRA, NEANDER F
2601 SE DOZIER LN
Port St Lucie, FL 34952

Annual Reports

Report Year	Filed Date
2023	04/29/2023
2024	04/29/2024
2025	04/29/2025

Document Images

04/29/2025 -- ANNUAL REPORT	View image in PDF format
04/29/2024 -- ANNUAL REPORT	View image in PDF format
04/29/2023 -- ANNUAL REPORT	View image in PDF format
04/28/2022 -- ANNUAL REPORT	View image in PDF format
04/26/2021 -- ANNUAL REPORT	View image in PDF format
06/16/2020 -- ANNUAL REPORT	View image in PDF format
05/01/2019 -- ANNUAL REPORT	View image in PDF format
04/30/2018 -- ANNUAL REPORT	View image in PDF format
04/29/2017 -- ANNUAL REPORT	View image in PDF format
04/29/2016 -- ANNUAL REPORT	View image in PDF format
04/23/2015 -- ANNUAL REPORT	View image in PDF format
04/24/2014 -- ANNUAL REPORT	View image in PDF format
04/30/2013 -- ANNUAL REPORT	View image in PDF format
10/17/2012 -- Domestic Profit	View image in PDF format

From: [Beth Barense](#)
To: [Isa Alvarez](#); [Jennifer Vannatter](#)
Cc: [Beth Barense](#)
Subject: FW: unlicensed contractors and unscrupulous contractors in PSL
Date: Tuesday, October 14, 2025 10:06:18 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)

Just an FYI – some background for our meeting with Mrs. Burtis.



Beth Barense
Permitting Manager
Building Department
M. 772-871-5132
D. 772-344-4254

City of Port St. Lucie | Heart of the Treasure Coast

121 SW Port St. Lucie Blvd., Port St. Lucie, FL 34984



From: Mark Davis <mark@calvarybrothersconstructionservices.com>
Sent: Thursday, October 2, 2025 12:01 PM
To: Beth Barense <BBarense@cityofpsl.com>; Mark Davis <madcoinc86@yahoo.com>; Michael Peter <MPeter@cityofpsl.com>
Cc: mycaroleann@gmail.com
Subject: Re: unlicensed contractors and unscrupulous contractors in PSL

Ms. Barense,

It was a pleasure having our phone conversation this morning discussing Mrs. Carole Burtis' hardships.

I do hope Carole can meet you tomorrow afternoon or at her and your earliest convenience, since you have been so gracious to help and have most of the details. I did ask if she can gather the information for your review.

I hope that at least these two or three people/organizations will be held accountable for their

non-professional conduct against Mrs. Burtis.

Thank you!

Blessings,

Mark Davis

Finch Roofing Consulting LLC dba Finch Roofing
CCC1332979
Office (941)373-5125

Calvary Brothers Construction Services LLC
CGC044476
CCC057473
MRSR5139
MRSA5060
Mobile(941) 586-3733

Get [Outlook for iOS](#)

From: Beth Barensen <BBarensen@cityofpsl.com>
Sent: Thursday, October 2, 2025 8:20:50 AM
To: Mark Davis <madcoinc86@yahoo.com>; Michael Peter <MPeter@cityofpsl.com>
Cc: Mark Davis <mark@calvarybrothersconstructionservices.com>; mycaroleann@gmail.com <mycaroleann@gmail.com>
Subject: RE: unlicensed contractors and unscrupulous contractors in PSL

Hello, Mr. Davis,

It was a pleasure speaking with you.

As discussed, we would welcome the opportunity to meet with Mrs. Burtis and yourself, or with anyone she may wish to have present should you be unavailable, to review the issues outlined in your email and discussed during our phone conversation.

In order for us to conduct a thorough review of both scenarios and determine whether any violations have occurred, we kindly request that all relevant documentation be brought to the meeting. This includes contracts, copies of checks, and email correspondence between the property owner and all companies/individuals.

Additionally, Mrs. Burtis may wish to consider contacting the Police Department regarding Neander Quality Services Inc. and Mr. Neander Oliveira, given the amount of money reportedly paid and the ongoing demand for additional payments for work that has not yet been completed or was understood was included in previous payments.

At this time, I do see that a permit was issued for the A/C unit installation. I also note that the siding (stucco) permit has been marked as completed.

As mentioned during our conversation, I am available to meet tomorrow afternoon. I will be out of the office next week, but staff will be available to meet with Mrs. Burtis in my absence. Alternatively, I would be glad to meet upon my return on October 13th.

Please let me know what works best for Mrs. Burtis's schedule.

Respectfully,



Beth Barense
Permitting Manager
Building Department
M. 772-871-5132
D. 772-344-4254

City of Port St. Lucie | Heart of the Treasure Coast

121 SW Port St. Lucie Blvd., Port St. Lucie, FL 34984



From: Mark Davis <madcoinc86@yahoo.com>
Sent: Wednesday, October 1, 2025 4:27 PM
To: Michael Peter <MPeter@cityofpsl.com>; Beth Barense <BBarense@cityofpsl.com>
Cc: Mark Davis <mark@calvarybrothersconstructionservices.com>; mycaroleann@gmail.com
Subject: unlicensed contractors and unscrupulous contractors in PSL

Hello Mr. Peter,

I have called and tried to speak with you and left a lengthy message for Beth Barense about a few disturbing problems, but have been unable to have those conversations. So, I am writing you today to express my pure displeasure about situations that have taken place in PSL and the terrible effects that this kind of thing has happened to a dear longtime friend of mine.

Mr. Peter let me introduce myself. I am Mark Davis a proud multiple holder licenses holder in the State of Florida as yourself, CGCO44476, CCC057473, CCC1332979, MRSR5139, MRSR5060. All active and in good standings.

I lived in PSL from 1983-2001 and built my own home on Doat Street in 1986. I worked on my own projects during that time that I did with my GC license outside of my full time job and worked for DiVosta homes full time construction as many as 10,000 homes in my tenure there.

That being said, I am extremely upset that this has happened to a resident of the City I used to call home! I have a friend of a DiVosta workmate that his widow, Carole Burtis at 1602 Apricot Street PSL, FL 34953, her local number is (772) 834-2834, has been taken advantage of and is experiencing such financial stress from a series of events that has driven her to her brink of desperation. She has had to take on repairs to her home over the last 5 years, roof replacement, HVAC, and now siding, and unfortunately several times now she has been taken advantage of.

A company solicited Mrs Burtis, Direct Energy of Florida with malice and intentional deceptive business practices, hired a out of town vendor to slap in a system and couldn't even speak english to explain how to set up her thermostat, as she was lured in by energy savings of a new HVAC unit to lower her monthly costs, finances through (Hotel Services Inc that no one would address multiple calls from Mrs. Burtis, their call center is in the Philippines, another scammer offering be able to have them finance such a loan offering.

Direct Energy of Florida I do not believe has any contractors licensing.. They then sent Olivero Air Conditioning Inc from 1309 trails End Court, St Cloud, FL 34771 - CAC-183438 to do equipment changing, their permit #2440757 was denied 10/16/2024 from the PSL Building Department, by the way the equipment change out was done without a permit last year!! . A second permit #2537388 was submitted 09/25/2025 and just approved 09/30/2025 so now they are trying to cover their tracks?? When does the city allow work to be done without a permit??

Ms Burtis doesn't even know if the equipment was installed correctly as she had to find a local Trane certified contractor to make warranty repairs as calls to this original out of town licensed contractor didn't return to make necessary adjustments so the system would stay within factory warranty and function correctly!! The repair technician said it was the lowest SEER rating that they installed, I do not know what the efficiency rating should have been last year or this year as the permit was submitted for actually last week?

I do apologize for the length of this communication...

Now, to the next matter a unlicensed person, Mrs Burtis, informed me that she was persuaded to submit her own permits directed by non licensed persons, Neander Quality Services Inc, Remodeling and Painting, as I have searched for them, are not licensed to to structural repairs and now has stopped work to come back to her for additional payments to finish the verbally agreed scope of work. Neander was actually taken to small claims court in St Lucie County in the past.

I realize, I am only a personal family friend, but I hold my inegrity line when it comes to companies and so called contractors cross the line of our profession and that is so upsetting that this kind of thing happened to someone I personally know and think why so many people don't trust contractors in general when many of us are honest and have moral values. That these kind of crooks prey on the innocent consumers, MUST BE HELD RESPONSIBLE.

I will file a formal complaint in this matter with the DBPR today.

Please respond so I can continue to assist her and please include Mrs.Burtis concerning these situations

Blessings,

Mark Allen Davis
(941) 586-3733
madcoinc86@yahoo.com

Calvary Brothers Construction Services LLC
CGC044476
mark @calvarybrothersconstructionservices.com

Galaxy Mold Consultants LLC
MRSR5139
MRSA5060

Cadena Roofing LLC
CCC057473

Finch Roof Consulting LLC dba Finch Roofing
CCC1332979
mark@finchroofconsulting.com



