

MAY 13, 2011

The 2010 Value Adjustment Board, Manatee County, Florida, met in REGULAR SESSION in the Administrative Center, 1112 Manatee Avenue West, Bradenton, Florida, at 10:00 a.m.

Present were:

John Chappie, Chairman
Wade Thompson, Vice-Chairman
Larry Bustle
Robert Gause
Carol VanDoren

Also present were:

Robert Hoonhout, Value Adjustment Attorney
Susan Romine, Board Records Director,
representing R. B. Shore, Clerk of Circuit Court

AGENDA

The agenda of May 13, 2011.

[VA20110513DOC001](#)

CLARIFICATION OF VAB ACTION

Robert Hoonhout, Value Adjustment Board (VAB) Attorney, summarized his opening comments (5/10/11 memo) stating that at the May 2 meeting, the VAB moved to grant the request of Petitioner [10-149 \(Jeff Thompson\)](#). The petition is on today's agenda for clarification of VAB action to place a value on the property. In order to complete this matter, the VAB must state the final value and incorporate same in the Final Order.

Wade Thompson, VAB member, declared a conflict of interest and abstained from voting on Petition [10-149](#), because the petitioner is his brother.

Motion was made by Mr. Gause that the value be set at \$300,000. The motion was seconded by Mr. Bustle and carried 4 to 1, with Mr. Thompson declaring a conflict of interest and abstaining.

[VA20110513DOC002](#)

FURTHER CONSIDERATION

At the May 2 meeting, the Board remanded Petition [10-735 \(DBM Acquisitions\)](#) to the Special Magistrate to reexamine the issue of whether comparable sales used by the Property Appraiser should have been viewed as arms-length transactions.

Special Magistrate Rick Rape prepared a Written Remand Response at the direction of the VAB. Mr. Rape documented in detail, the evidence presented to him and the reason for his recommendation. He affirmed his original recommendation to grant the petition, valuing each unit at \$4,500. The Property Appraiser requested a value of \$11,500 per unit.

Motion was made by Mr. Thompson, to sustain (**uphold**) the recommendation of the Special Magistrate. The motion was seconded by Mr. Gause and carried 5 to 0.

[VA20110513DOC003](#)

CERTIFICATES OF TAXABLE VALUE FOR REAL AND TANGIBLE PERSONAL PROPERTY

Motion was made by Mr. Bustle, seconded by Mr. Gause and carried 5 to 0, to authorize the Chairman to execute the 2010 Certificates of the Value Adjustment Board, DOR Form DR-488, for both Real and Tangible Personal Property.

[VA20110513DOC004](#)

2011 VAB LEGISLATION

Discussion: Recent House Bill 281 (creating F.S. 194.014, Partial Payment of Ad Valorem Taxes; Proceedings before Value Adjustment Boards); effects to the timeliness of the Value Adjustment Board process; etc.

MEETING ADJOURNED

There being no further business, the meeting was adjourned.

Adj: 10:08 a.m.
/rll

Minutes Approved: August 3, 2011