

**Minutes from the June 18, 2025
Brevard County Contractors' Licensing Board
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The following Board members were present:

Clifford Barber
Elaine Cook
Brian Fleis
David Foley
Ronald Nost
Albert Underwood

The following members of staff were present:

Justin Caron, Assistant County Attorney
Misty Shirah Development Services Manager
Claudine Mickle, Development Services Assistant Manager
Cherronda Washington, Development Services Supervisor
Tara Mueller, Development Services Supervisor
Tommy Latherow, Records Compliance Specialist
Denny Long, Manager Contractor and Code Compliance Division
Maggie Castellano, Contractor and Code Compliance Officer
Ashton Styron, Contractor and Code Compliance Officer

Call to Order:

Vice Chair *Albert Underwood* called to order the June 18, 2025, Brevard County Contractors' Licensing Board meeting.

Approval of Minutes:

Ronald Nost motioned to approve the minutes of the May 21, 2025, Contractors' Licensing Board meeting, second *David Foley*. Motion carried unanimously.

New Business:

Personal Appearance:

Thomas Trist Requests the Board Approve His Exam Application for Residential Contractor

Thomas Trist was present. Mr. Trist introduced documentation he provided recently to the Board through staff. Albert Underwood adding there are strict guidelines regarding experience, and the documents provided did not show the levels of complexity to meet those guidelines.

Mr. Trist described some of the projects he was involved with including supervising contractors on projects contracted by his father-in-law, James Morgart, who obtained the permit applications.

David Foley stated the wording “involved with” the work is different than doing the work. Ronald Nost pointed out, some of the work experience listed are trades that fall outside of what a General Contractor can do. Mr. Trist stated appropriate subcontractors were used and conveyed all work was permitted. Albert Underwood added, the testimony provided by Mr. Trist, could be interpreted that he meets the qualifications for licensure, however, acknowledged the documentation does not support it.

David Foley noted the letter of recommendation from Electrical Contractor Jon Harlow that spoke to Mr. Trist’s character, however, it didn’t mention direct activity or coordination of any projects listed within the application. Ronald Nost said the supervision spoken to within his application and testimony is vastly different than actual experience.

The Board questioned Mr. Trist on the three projects noted in his application and the twenty-year span listed. He answered, these were homes he and his wife were rehabbing. They did not include any client interactions as they were strictly for their own use.

After hearing further testimony, the Board stated, Mr. Trist must gain more hands-on experience. Having no client discussions regarding new builds or remodels, no evidence he was on payroll under his father in laws general contractors’ business, no evidence of aptitude or shovel in hand.

Misty Shirah stated the code requires four years of documented experience. This was difficult to document for Mr. Trist because he is not a formal employee of his father-in-law. Although Mr. Trist has substantial education, it did not meet the specific criteria of Civil Engineering, Building Construction, or Architecture for the education to reduce the time requirement of documented experience needed.

Mr. Trist asked for direction on how to move forward. Misty Shirah spoke to the code requirements already provided to Mr. Trist and outlined the requirements of documented experience. The Board reiterated the documentation of experience is the issue and evidence from other contractors and suppliers can support it. Adding, becoming a W2 employee is imperative to help establish proper employment.

James Morgart stepped forward to address the Board. Mr. Morgart spoke to his experience and how he became a contractor in the same manner Mr. Trist is trying to substantiate and further expressed he too would not have met the requirements being discussed as he was not an employee of another contractor and does not work directly with clients.

Staff and the Board discussed alternative ways to have documentation that is not from a record of employment, such as workers compensation insurance or exemption. Mr. Trist was suggested to schedule a meeting with staff to further discuss licensing options.

Motion to deny the exam application by *Ronald Nost*, second *Clifford Barber*. Motion carried unanimously.

Applicants That Passed the GITS, LLC or Prov, Inc Exams:

Motion to approve by *Clifford Barber*, second *David Foley*. Motion carried unanimously.

Incoming Reciprocity:

Motion to approve by *David Foley*, second *Ron Nost*. Motion carried unanimously.

Citation Report:

The Board reviewed the report. Brian Fleis said he had personally worked with Todd Harding and inquired about his name remaining on the report. Staff spoke to the citations of the partnered Mr. Hlewicki and Mr. Harding first put on the report many months ago and the status of them.

David Foley suggested a date of violation be added to the report.

Maggie Castellano updated the Board on Kenneth Jacobs and the citations relating to the work of Secure Fence and Rail LLC. She has been in contact with property owners to explain the legal process of the citations, and many of them have at this point have either pulled owner builder permits or had another contractor guarantee the work done.

Public Speaking Session:

No public speakers.

Reports:

Misty Shirah, Development Services Manager

Misty Shirah reported on a bill put into effect August 2024 where some trades the County previously deregulated are now being regulated at the State level. Staff is working with the county software system to create categories and manage these trades for permitting purposes.

Justin Caron, Assistant County Attorney

No report.

Albert Underwood, Board Vice Chair

No report.

Members of the Board

No report.

Adjourn:

Meeting adjourned at 7:15 PM