

MINUTES OF THE BOARD MEETING

Of

LOUISIANA STATE BOARD OF HOME INSPECTORS

Friday, December 1, 2023
9:00 AM
Office of the LSBHI
5211 Essen Lane Suite 9, Baton Rouge

Board Members in Attendance:

District 1 – William Paternoster	District 4 – Fredrick Williams
District 2 – David Holt	District 5 – Robert Smith
District 3 – Paul Brunet	District 6 – John McLaughlin
	At Large – Jean Picou Jr.

I

Those members being in attendance, Chairman Fred Williams called the meeting to order at 9:00 AM followed by the Pledge of Allegiance.

The Board reviewed the minutes from the previous Quarterly Board Meeting and a motion was made and seconded to approve the minutes as written.

II

Chairman, Fred Williams gave a brief end-of-the-year message and took a moment to recognize Representative Polly Thomas for her commitment to our industry during the 2023 legislative session. Mr. Williams also recognized board attorney Albert Nicaud for his hard work and dedication to our board. They were both presented with a plaque as a token of the Board's appreciation.

III

The Board reviewed the CE provider checklist and protocol. William Paternoster motioned to accept the protocol and intermingle the two different checklists that were provided and have it approved during the next quarterly board meeting, seconded by Jean Picou. The motion was carried unanimously.

IV

Fred Williams motioned to approve a multi-year professional contract with Mr. Bob Noel totaling 15k. Mr. Noel would serve as the Board's Ethics attorney by assisting the Board with Louisiana State Ethics Laws and compliance. Seconded by Paul Brune. The motion was carried unanimously.

V

Kenny Spinosa- discuss roof issues and insurance- TABLED

VI

William Paternoster brought up an issue with missing language in the pre-inspection agreement listed on the board website specific to LAC46XL.305B.1c. It was suggested that the correction be made and posted to the website as well as emailed out to all LHI's ([click here](#) for edited pre-inspection agreement).

VII

Ashley van der Meulen spoke before the board requesting the removal of online CE. Mr. van der Meulen stated that he was able to receive 26 hours of CE in 24 hours in an effort to prove that online CE is not serving its purpose in properly educating inspectors. The board suggested the office reach out to InterNACHI and let them know that this is an issue that has not been completely resolved on their end.

VIII

Joe Cook discussed items pending submission for the State Register. Each item was addressed individually by Mrs. Spinosa. Most items discussed were removed entirely in years prior or tabled. Several others are scheduled to be published in the next couple of months as they go through the process. *Side note: All rule changes/proposals must be presented by a Board member and not the public. If a member of the public would like to request a change, they must reach out to a Board member to request such change.*

IX

Joe Cook to discuss [16 questions](#) regarding the rules and procedures of the board.

X & XI

Mr. Albert Nicaud gave a quick update on the status of the current rule changes. There was a slight discrepancy in the wording pertaining to 501B.7 and the board motioned to update 501B.7 to align with the law. ([proposed changes before edits](#)). Additional changes were added regarding [ADA compliance](#) and this will be drafted and added to the next round of rule changes that the board will bring before the Occupational Licensing Commission in 2024.

XII

The Board then reviewed the budget for the 2024 fiscal year. This budget was prepared and presented by the Chief Operating Officer, Morgan Spinosa. Jean Picou motioned to adopt the budget, seconded by William Paternoster and passed by a unanimous vote. The comprehensive budget is completed annually in compliance with the Louisiana Revised Statutes (R.S.) 39:1331 through 1342. The information will be used to prepare the Legislative Auditor's annual report on boards and commissions. You can view the Louisiana State Board of Home Inspectors State budget by [clicking here](#).

XIII

2024 Board meeting dates voted and approved unanimously.

March 1, 2024

June 7, 2024

September 6, 2024

December 6, 2024

XIV

Election of 2024 officers:

2024 Chairman- Mr. Fred Williams

2024 Vice Chairman- Mr. Paul Brunet

XV

Executive Session

Morgan Spinosa's annual review

The meeting adjourned at 11:35 am

Other attendees: Albert Nicaud, Board Attorney; Morgan Spinosa, COO; Barry Landry; Joe Cook Jr; Gordon Atwell; William Harris; Mike Burroughs; Mark Gerber; Brandon Fontenot; Louis Schaff; Roland LeBlanc; Mike Roberts; Dan Maloney; Emily Thibodeaux; Mike Murphy; Brandon McLain; Patrick Pendergrass; Greg Bunch; Ashley vanderMeulen; Jeff McCleney; Fritz Gurtler;

Minutes recorded by: C.O.O. Spinosa