

MINUTES OF THE BOARD MEETING

Of

LOUISIANA STATE BOARD OF HOME INSPECTORS

Friday, December 6, 2024
9:00 AM
Office of the LSBHI
5211 Essen Lane Suite 9, Baton Rouge

Board Members in Attendance:

District 1 – William Paternoster
District 2 –
District 3 – Paul Brunet

District 4 – Fredrick Williams
District 5 –
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 AM followed by the Pledge of Allegiance.

The Board reviewed the minutes from the previous Quarterly Board Meeting and a motion was made (Jean Picou) and seconded (Paul Brunet) to approve the minutes as written.

II

The Board reviewed and approved the application for the following provider:

Dennis Lochard- In-field Trainer Provider -William Paternoster motioned to approve, and Jean Picou seconded the motion. The motion carried with a 5-0 vote.

III

C-24-003 LSBHI v. Kouzoukas LHI#10208-C-24-003 LSBHI v. Kouzoukas LHI#10208– All parties were sworn in by Board Chairman Fred Williams. The Complainant filed a complaint alleging that Mr. Kouzoukas violated LAC46XL.115D (Failure to timely renew license while continuing to perform inspections) of the Administrative Rules. Mr. Kouzoukas did not respond timely to the complaint. The complainant stated that Mr. Kouzoukas performed 114 inspections while holding an expired home inspector's license. On July 30, 2024, Mr. Kouzoukas emailed the board office stating the website showed him as expired. He was informed at that time that the office had not received his renewal. As of October 14, 2024, Mr. Kouzoukas' license was still not renewed, but he continued to perform inspections with an expired license. Mr. Kouzoukas' license was expired for five months and four days before renewing on November 4, 2024. His renewal was not submitted until after he was notified by the board via complaint. The Respondent testified that he had mailed all documents to the LSBHI office sometime in early-mid June 2024. He admitted it was late because he had not completed all the required CE. He also admitted to performing inspections June 1-9 before mailing his past-due renewal. Mr. Kouzoukas stated that he “dropped the ball” on submitting his renewal and just assumed his original renewal packet was lost in the mail or late. Once he was notified of the Board complaint, he immediately mailed another renewal packet, and his license was then renewed. Mr. Kouzoukas stated that there was no motive for delaying his renewal and requested the board

consider that in their decision. By a vote of _4_ to 0 the Respondent was found guilty of violating LAC46XL.115D. Mr. Kouzoukas was ordered to pay a fine of \$50.00 per inspection performed with an expired license(\$50 x114= \$5700.00) in addition to an administrative cost of \$20.00 for violating LAC46XL115D. Mr. Kouzoukas' total fine was set at \$5720.00

IV

Mr. Jean Picou Jr. requested clarity for the record on pool inspections. It was noted that pool inspections are NOT part of LAC46XL nor the Louisiana home inspector licensing law chapter 17-A.

V

Morgan Spinosa provided a brief update on the online portal. Stating that the tentative live date is scheduled for April 2025.

VI

Albert Nicaud discussed the new Occupational Licensing Review Program. The program provides active state supervision for the occupational rulemaking and disciplinary actions of occupational licensing boards controlled by active market participants to ensure boards and board members avoid liability under federal antitrust laws. While participation is voluntary, it is highly recommended. The Board voted unanimously to participate in the OLRP with a 5-0 vote.

VII

The Board unanimously voted to pause the Report Review Program for a minimum of one year. The goal of the pause is to allow the LSBHI to make the review process more efficient and consistent. In the meantime, LHI's shall continue to submit a recently completed home inspection report with their annual license renewal.

VIII

The Board then reviewed the budget for the 2025 fiscal year. This budget was prepared and presented by the Chief Operating Officer, Morgan Spinosa. Paul Brunet motioned to adopt the budget, seconded by Jean Picou and passed by a unanimous vote(5-0). 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.

IX

Election of 2025 officers:

20245 Chairman- Mr. John McLaughlin

2025 Vice Chairman- Mr. William Paternoster

EXECUTIVE SESSION

ADJOURN

The meeting adjourned at 10:30 AM

Other attendees: Albert Nicaud, Board Attorney; Morgan Spinosa, COO; Barry Landry; Kevin Dinkel; Brandon Fontenot; Brandy Allain; Jeff McCleney; Ross Bravata; Marco Kouzoukas; Christopher Braud; Glenn Smart; Joe Cook; Clayton Costanza; Ryan Cloutre; Gordon Atwell; Brian Barron

Minutes recorded by: C.O.O. Spinosa