

**MINUTES**  
**CITY OF INDIAN ROCKS BEACH**  
**CLOSED EXECUTIVE SESSION OF THE CITY OF INDIAN ROCKS BEACH CITY COMMISSION**  
**Holiday Inn -Pelican Sandpiper Room**  
401 2nd Street, Indian Rocks Beach, Florida 33785  
**Tuesday, September 9, 2025, at 4:00 P.M.**

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**ROLL CALL**

**1. Call Public Meeting to Order.**

Mayor-Commissioner Houseberg called the meeting to order at 4:03 p.m.

**2. Pledge of Allegiance and a moment of silence.**

**3. Roll Call-Members Present:**

**Present:**

- Commissioner Hilary King
- Commissioner John Bigelow
- Commissioner Jude Bond
- Vice Mayor-Commissioner Janet Wilson
- Mayor-Commissioner Denise Houseberg

**Also present:** Attorney Matthew Maggard, City Clerk Lorin Kornijtschuk, and a certified court reporter.

Mayor-Commissioner Houseberg read the following:

This will be a Closed Executive Session of the City of Indian Rocks Beach Commission and its litigation counsel. Notice is hereby given that today, on Tuesday, September 9, at 4:00 p.m., the City Commission of the City of Indian Rocks Beach, Pinellas County, Florida, is holding a Closed Executive Session at the Holiday Inn Harbourside, Pelican Sandpiper Room, located at 401 2<sup>nd</sup> Street, Indian Rocks Beach, Florida 33785.

The meeting will be attended by Mayor Houseberg, Vice-Mayor Wilson, Commissioner Bigelow, Commissioner Bond, Commissioner King, City Attorney Matthew Maggard and a certified court reporter, whose attendance has already been coordinated.

This session will constitute a Closed Executive Session concerning pending litigation to which the City is presently a party before a court. Those cases are as follows:

1. *715 Gulf, LLC v City of Indian Rocks Beach*, M.D. Fla. Case No. 2023cv02087; and
2. *AP 6, LLC v. City of Indian Rocks Beach*, M.D. Fla. Case No. 8:2023cv01986; and
3. *Florida Dreamscape Vacation Rentals, LLC v. City of Indian Rocks Beach*, M.D. Fla. Case No. 8:2023cv02131; and
4. *Harbor Vista Ventures, LLC v. City of Indian Rocks Beach*, M.D. Fla. Case No. 8:2023cv02137; and
5. *IRB Connect, LLC v. City of Indian Rocks Beach*, M.D. Fla. Case No. 8:2023cv02030; and
6. *Peak Ventures, LLC v. City of Indian Rocks Beach*, M.D. Fla. Case No. 8:2023cv02223; and
7. *Shearer v. City of Indian Rocks Beach*, M.D. Fla. Case No. 8:2023cv02089; and
8. *AP 6, LLC v. City of Indian Rocks Beach*, Court for Pinellas County Circuit Court Case No.: 522025CA004779XXCICI

All of these cases are pending in the Middle District of Florida. During these sessions, the Commission discussion shall be confined to settlement negotiations and strategy sessions related to litigation expenditures, as authorized by Section 286.011 (8) of Florida Statutes.

The estimated length of the attorney-client session is two hours. At the conclusion of the closed portion of the meeting, we will reconvene in public to formally adjourn. And we will now recess to the Closed Executive Session.

**Public Meeting Closed at 4:14 p.m.**

**The Commission formally reconvened the public meeting at 5:40 p.m., upon the conclusion of the executive session, for the limited purpose of formal adjournment.**

City Attorney Maggard opened the doors to determine if any member of the public was waiting to attend the public meeting, but noted no one was present.

**Motion** was made by Vice Mayor Commissioner Wilson and **Seconded** by Commissioner King  
**to adjourn at 5:41 p.m.**

**Unanimous approval by acclamation.**

**Meeting adjourned at 5:41 P.M.**