

**MINUTES**  
**CITY OF INDIAN ROCKS BEACH**  
**CLOSED EXECUTIVE SESSION**  
**OF THE**  
**CITY OF INDIAN ROCKS BEACH CITY COMMISSION**  
City of Indian Rocks Beach City Hall  
1507 Bay Palm Boulevard, Indian Rocks Beach, Florida 33785  
**Tuesday, January 6, 2026, at 2:00 P.M.**

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Mayor-Commissioner Houseberg called the meeting to order at 2:00 P.M., followed by the Pledge of Allegiance.

**Present:**

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

**Also present:** City Manager Ryan Henderson, City Clerk Lorin Kornijtschuk, City Attorney Matthew Maggard.

**Public Meeting Closed at 2:12 p.m.**

The closed session was attended by Mayor-Commissioner Houseberg, Vice-Mayor Commissioner Wilson, Commissioner Bigelow, Commissioner Bond, Commissioner King, City Attorney Matthew Maggard, City Manager Ryan Henderson, and Attorney Carlos Kelly, as well as a certified court reporter.

The session constituted 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; and
  9. Modco of Kentucky, Inc. v. Dan Carpenter, Finance Director, City of Indian Rocks Beach; and City of Indian Rocks Beach, M.D. Fla. Case No. 24-000545-CI.
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The Commission formally reconvened the public meeting at 3:34 p.m., upon the conclusion of the executive session, for the limited purpose of formal adjournment.

Mayor Commissioner Houseberg determined that no members of the public attended the re-opening of the public meeting.

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**Motion to adjourn was made by Vice-Mayor Commissioner Wilson and seconded by Commissioner Bond to adjourn at 3:36 p.m.**

**Unanimous approval by acclamation.**

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