

WEDNESDAY
JULY 3, 2019
9:00 A.M.



COOPER CITY HALL
9090 SOUTHWEST 50 PLACE
COOPER CITY, FLORIDA

Post Hearing Minutes

CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING

1. EXPLANATION OF PROCEDURES BY SPECIAL MAGISTRATE

2. SWEARING IN

3. NOTICE OF VIOLATION HEARINGS

CASE #

06496

FOV-

AF-

Fine-

Susan S. Netscher., 11542 SW 59 Street., Cooper City, FL 33330

Notice of Violation: 4/18/2019 By: Code Officer Mark Reale

Violation: Sec. 8-38 Excessive Undergrowth - Failure to maintain grass. Allowed grass to grow in excess of six inches in height. Allowed for the accumulation or existence or untended weeds which is a prohibited public nuisance. **(Repeat Violation)**

Disposition: **June 5, 2019 Hearing:** Respondent was present. Code Officer Mark Reale was present. FOV- Violation complied on 06/03/2019. Must pay \$80 administrative fee on or before 07/05/2019. Continue to 07/03/2019 for status review.

Disposition: **July 3, 2019 Hearing:** Respondent was present. Code Officer Reale was present. **Violation is complied on 07/02/2019. No fine or administrative fees were assessed. Case Closed**

06892

FOV-

AF-

Fine-

Talha & Ali Qureshi., 10041 NW 35 St., Cooper City, FL 33024

Notice of Violation: 5/12/2019 By: Code Officer Jenny Walsh

Violation: Sec. 25-11 Junked or Abandoned Vehicle - Deposited, stored or kept an abandoned vehicle (disrepair and expired tag) in the open upon public or private property.

Disposition: **July 3, 2019 Hearing:** Respondent was present. Code Officer Walsh was present. FOV- Must comply with the violation on or before 07/13/2019. If not complied then must pay \$25/day from 07/14/2019 until compliance. Must pay \$80 administrative fee on or before 08/02/2019. Admin fee paid on 07/03/2019.

06893

FOV-

AF-

Fine-

Barbara Klein., 9481 SW 50 Street., Cooper City, FL 33328

Mailing Address: 1081 NW 100 Way., Plantation, FL 33322

Notice of Violation: 5/21/2019 By: Code Officer Jenny Walsh

Violation: Sec. 25-11 Junked or Abandoned Vehicle - Deposited, stored or kept an abandoned vehicle (no tag) in the open upon public or private property.

Disposition: **July 3, 2019 Hearing:** Respondent was not present. Code Officer Walsh was present. **Violation complied on 06/25/2019. No fines or administrative fees have been assessed. Case Closed**

06901

FOV-

AF-

Fine-

IH3 Property Florida LP c/o Invitation Homes., 2518 Ambassador Avenue., Cooper City, FL 33026

Mailing Address: 1717 Main Street #2000, Dallas, TX 75201

Notice of Violation: 6/5/2019 By: Code Officer Belinda Graham

Violation: Sec. 25-10 (a) Parking Boat and Trailer (Boat + Trailers) - Parked, stored, or kept a boat and trailer in the public street or privately owned property which was not enclosed.

Disposition: **July 3, 2019 Hearing:** Respondent was not present. Code Officer Graham was present. **Violation complied on 06/18/2019. No fines or administrative fees have been assessed. Case Closed**

EEN19-0072 Angelica Castillo & Brent O'Neil., 11256 SW 58 Place., Cooper City, FL 33330
FOV- Notice of Violation: 4/23/2019 By: Building Official Ted Fowler
AF- Violation: FBC 105.3.2 Sec 6-7 Adoption of Florida Building Code which provides that a window - door replacement permit expired
Fine- and needs to be renewed.
No Action
5/31/2019 Disposition: June 5, 2019 Hearing: **Continue to 07/03/2019. Post Property.**
6/26/2019

Disposition: July 3, 2019 Hearing: Brent O'Neill was present. Building Official Fowler was present. **Permit renewed on 07/03/2019. No fines or administrative fees have been assessed. Case Closed**

EEN19-0075 SPG Cooper City Tr./SPG Trust Corp Trstee., 12233 SW 55 Street, #807, #808, #809, Cooper City, FL 33330
FOV- Mailing Address: 1 Tower Bridge, 100 Front Street, #1370., West Conshohocken, PA 19428
AF- Notice of Violation: 4/24/2019 By: Building Inspector Gerry Lomastro
Fine- Violation: FBC 105 Sec 6-7 Adoption of Florida Building Code which provides that a permit is required to perform interior
No Action renovations to tenant space.
5/31/2019
6/26/2019 Disposition: June 5, 2019 Hearing: **Continue to 07/03/2019. Post Property.**

Disposition: July 3, 2019 Hearing: **Continue to 08/07/2019.**

EEN19-0076 Wine Cellar International LLC., 12233 SW 55 Street #809, Cooper City, FL 33330
FOV- Property Owner: SPG Cooper City TR & SPG Trust Corp Trstee, 1 Tower Bridge, 100 Front Street #1370 West
AF- Notice of Violation: 4/24/2019 By: LBTR Clerk Allan Funez
Fine- Violation: Sec 9-6 Business Taxes-Evidence of Liability - Provides that the fact that any person represents him or herself as being
engaged in any business, calling, profession or occupation for the transaction of which a tax receipt is required or that
such a person exhibited a sign or advertisement indicating such business, calling or profession or occupation, shall be
evidence of the liability of such person to a business tax.

Disposition: June 5, 2019 Hearing: **LBTR applied for 05/22/2019.**
LBTR applied on 05/22/2019 per Bldg Dept. **Continue to 07/03/2019 for status review.**

Disposition: July 3, 2019 Hearing: Jake Duquette-owner was present. Building Official Fowler was present. Applied for LBTR-subject
to inspections for interior renovations to tenant space.-See Case#EEN19-0075. **Continue to 08/07/2019 .**

EEN19-0087 5240 SW 92 Terrace Land Trust/Gary Laufenberg -Trustee., 5240 SW 92 Terrace, Cooper City, FL 33328-4221
FOV- Mailing Address: 9700 Griffin Road., Cooper City, FL 33328
AF- Notice of Violation: 5/2/2019 By: Building Inspector Gerry Lomastro
Fine- Violation: FBC 105 Sec 6-7 Adoption of Florida Building Code which provides that a permit is required to remodel kitchen and
bathrooms, and replace windows in kitchen and bathrooms.

NO ACTIVITY
ON CORRECTIONS

Disposition: June 5, 2019 Hearing: **Permit applied on 05/10/2019 per Bldg Dept.** Respondent was not present. Bldg Inspector
Gerry Lomastro was present. As of 05/17/2019 permit needs corrections. **Continue to 07/03/2019 for status review.**

Disposition: July 3, 2019 Hearing: **Respondent was present and admitted the violation. Building Inspector Lomastro was present.**
Mr. Gary Laufenberg requested 45 days to comply. **Continued to 09/04/2019 for status review.**

EEN19-0088 Wesley Meyer., 5224 SW 92 Terrace, Cooper City, FL 33328
FOV- Notice of Violation: 5/6/2019 By: Building Inspector Gerry Lomastro

AF- Violation: FBC 105 Sec 6-7 Adoption of Florida Building Code which provides that a permit is required to construct a room in
Fine- garage, construct a bedroom in covered patio and install a fence.
No Action
5/31/2019 Disposition: **June 5, 2019 Hearing:** Jamie Meyer (wife) was present. Bldg Inspector Gerry Lomastro was present. **Continue to**
FENCE PERMIT **07/03/2019 for status review.**
APPLIED ON
6/25/2019 Disposition: July 3, 2019 Hearing: **Continuance granted to 08/07/2019.**

EEN19-0092 Ana B. Patrizi., 2590 Lakeview Court., Cooper City, FL 33026-3660
FOV- Notice of Violation: 5/13/2019 By: Building Official Ted Fowler
AF- Violation: FBC 105.3.2 Sec 6-7 Adoption of Florida Building Code which provides that a A/C replacement permit expired and needs
Fine- to be renewed.
NO ACTION
6/26/2019 Disposition: **July 3, 2019 Hearing: Respondent was not present. Building Official Fowler was present. Permit issued 07/02/2019.**
No fines or administrative fees were not assessed. Case Closed

EEN19-0094 Richard & Brittany Angulo., 9989 SW 59 Court., Cooper City, FL 33328-5733
FOV- Notice of Violation: 5/13/2019 By: Building Official Ted Fowler
AF- Violation: FBC 105.3.2 Sec 6-7 Adoption of Florida Building Code which provides that a canopy permit expired and needs to be
Fine- renewed.
NO ACTION
6/26/2019 Disposition: **July 3, 2019 Hearing:** Respondent was present. Building Official Fowler was present. FOV-Must comply with the
violation on or before 08/13/2019. If not then must pay \$50/day from 07/14/2019 until compliance. Must pay \$80
administrative fee on or before 08/02/2019. **Admin fee paid on 07/03/2019.**

EEN19-0039 Richard & Brittany Angulo., 9989 SW 59 Court., Cooper City, FL 33328
FOV- Notice of Violation: 3/14/2019 By: Building Official Ted Fowler
AF- Violation: FBC 105.3.2 Sec 6-7 Adoption of Florida Building Code which provides that a wood fence permit has expired and needs
Fine- to be renewed.
NO ACTION
6/26/2019 Disposition: **May 1, 2019 Hearing:** Respondent was not present. Building Official Ted Fowler was present. FOV- Must comply with
the violation on or before 05/11/2019. Must pay \$50/day fine from 05/31/2019 until compliance. Must pay \$80
administrative fee on or before 05/31/2019.

Disposition: **July 3, 2019 Hearing:** Respondent was present. Building Official Fowler was present. **Continue to 08/07/2019 for**
status review. Admin fee paid on 07/03/2019.

4. IMPOSITION OF FINE HEARINGS

06812 B & S Sofia Ventures., 3621 Washington Lane, Cooper City, FL 33026
FOV- Mailing Address: 1002 E Newport Center Drive., #200, Deefield Beach, FL 33442
AF- Notice of Violation: 1/11/2019 By: Code Officer Belinda Graham
Fine- Violation: Sec. 6-40(a) Maintenance Standards Roof - Failed to maintain roof in good condition. Tarp-deteriorated, leaking into
building.

Disposition: April 3, 2019 Hearing: Allan Klugerman-property manager was present and admitted the violation. FOV- Must pay \$80
administrative fee on or before 05/03/2019. Must comply on or before 05/31/2019. If not complied then must pay
\$100/day fine from 02/27/2019 until compliance. **Admin fee paid on 05/10/2019.**

Disposition: **June 5, 2019 Hearing:** Ashley Reese-Property Manager was present. Code Officer Belinda Graham was present.
Continue to 07/03/2019 for status review.

Disposition: July 3, 2019 Hearing: Ashley Reese-property manager was present. Code Officer Graham was present. Continue to 08/07/2019 for status (waiting for roof tiles).

EEN19-0008 Amy Malzo & Joseph Malzo., 10306 Grove Street., Cooper City, FL 33328

FOV- Notice of Violation: 1/7/2019 By: Building Official Ted Fowler

AF- Violation: FBC 105.3.2 Sec 6-7 Adoption of Florida Building Code which provides that a permit is required to remove cabinets, electrical GFCI switches and drywall to gain access in order to repair plumbing pipes.

Fine-

No Action
2/25/2019 Disposition: March 6, 2019 Hearing: Respondent was present. Building Official Fowler was present. Permit applied for on 03/06/2019. Continue to 05/01/2019.

Disposition: May 1, 2019 Hearing: Respondent was not present. Building Official Ted Fowler was present. FOV-Must comply with the violation on or before 05/11/2019. If not complied then must pay \$50/day fine from 05/11/2019 until compliance. Must pay \$80 administrative fee on or before 05/31/2019.

Disposition: July 3, 2019 Hearing: Permit paid and issued on 05/20/2019 per Bldg Dept. Joseph Malzo was present. Building Official Fowler was present. Certification of Fine-\$450.00 fines + \$80.00 admin fees + \$45.50 recording/release fees=\$575.50

EEN19-0027 Shops at Cooper City Investments LLC., 12161 Sheridan Street., Cooper City, FL 33330

FOV- Mailing Address: 2199 Ponce De Leon Blvd, #301., Coral Gables, FL 33134

AF- Notice of Violation: 2/19/2019 By:Building Inspector Gerry Lomastro

Fine- Violation: FBC 105 Sec 6-7 Adoption of Florida Building Code which provides that a permit is required to perform interior renovation to an exist tenant space.

No Action

3/28/2019

6/26/2019 Disposition: April 3, 2019 Hearing: Continue to 05/01/2019. No service. Mail new notice and post property.

Disposition: May 1, 2019 Hearing: Respondent was not present. Building Inspector Gerry Lomastro was present. FOV-Must comply with the violation on or before 05/11/2019. If not complied then must pay \$50/day fine from 05/11/2019 until compliance. Must pay \$80 administrative fee on or before 05/31/2019.

Disposition: July 3, 2019 Hearing: Pascale Curtis-property manager was present. Omer Amed the manager of Ellie's Desi Kitchen was present. Administrative fee paid on 05/31/2019. Continue to 08/07/2019 for status review.

EEN19-0044 HDP Ranchette Isle LLC c/o Kennedy Development Partners., 5600 SW 106 Avenue., Cooper City, FL 33328

FOV- Mailing Address: 6400 Congress Avenue #2175., Boca Raton, FL 33487

AF- Notice of Violation: 3/25/2019 By: Building Official Ted Fowler

Fine- Violation: FBC 105.3.2 Sec 6-7 Adoption of Florida Building Code which provides that a chain link fence permit has expired and needs to be renewed.

Disposition: May 1, 2019 Hearing: Respondent was not present. Building Official Ted Fowler was present. FOV- Must comply with the violation on or before 05/11/2019. Must pay \$50/day fine from 05/31/2019 until compliance. Must pay \$80 administrative fee on or before 05/31/2019.

Disposition: July 3, 2019 Hearing: Permit renewed on 06/21/2019 per Bldg Dept. Certification of Fine

EEN19-0049 Business Owner--Schaeffler Group USA Inc., 9900 Stirling Road #241., Cooper City, FL 33024-8065

FOV- Property Owner--Centre at Stirling & Palm Inc., 9900 Stirling Road., Cooper City, FL 33024-8065

AF- Notice of Violation: 3/28/2019 By: LBTR Clerk Allan Funez

Fine- Violation: Sec 9-15c Business Taxes-Transfer-failure to issue a LBTR from one location to another location in the city.
No Action
6/26/2019 Disposition: May 1, 2019 Hearing: **Requesting a continuance to July 3, 2019.**
Disposition: July 3, 2019 Hearing: Dawn Corley-property manager was present. Building Official Fowler was present. FOV-Must comply with the violation on or before 08/02/2019. If not complied then must pay \$25/day from 08/03/2019 until compliance. Must pay \$80 administrative fee on or before 08/02/2019. **Admin fee paid on 07/05/2019. Violation complied on 07/05/2019. Case Closed**

EEN19-0054 **Business Owner--Marathon, 10295 Stirling Road., Cooper City, FL 33328**
FOV- **Property Owner--AA 10295 Holding Company, PO Box 546752., Miami Beach, FL 33154-0752**
AF- Notice of Violation: 4/1/2019 By: LBTR Clerk Allan Funez
Fine- Violation: Sec 9-15c Business Taxes-Transfer-failure to issue a LBTR from one location to another location in the city.
No Action
6/26/2019 Disposition: May 1, 2019 Hearing: Lucas Velez- project manager for landlord was present. LBTR Clerk Allan Funez was present. Must comply with the violation on or before 05/31/2019. If not complied then must pay \$50/day fine from 05/31/2019 until compliance. Must pay \$80 administrative fee on or before 05/31/2019. **Paid admin fee on 05/01/2019.**
Disposition: July 3, 2019 Hearing: Victor Antonini -manager was present. Building Official Fowler was present. Continue to 08/07/2019 for status review.

5. REDUCTION OF FINE HEARINGS

EEN17-0076 **Family Therapy Center of West Broward., 9950 Stirling Road, #108, Cooper City, FL 33024**
Notice of Violation: 6/12/2017 By: Allan Funez
Violation: Sec 9-14(a)c Delinquency- for failure to renew a Local Business Tax Receipt
Disposition: July 12, 2017 Hearing: Respondent was not present. LBTR Clerk Allan Funez was present. FOV- Must pay \$80 admin fee on or before 08/11/2017. Must pay \$250/day fine from 07/12/2017 until compliance.
Disposition: September 6, 2017 Hearing: LBTR Clerk Carlos Vega was present. Certification of Fine
Disposition: July 3, 2019 Hearing: **Violation complied 02/11/2019 per Allan in Bldg Dept.**
Respondent out of town would like to reschedule to August 7, 2019.

06453 **Deutsche Bank Nat'l Tr Co Trstee c/o New Century Home Equity Loan Tr., 3651 Washington Lane., CC, FL 33026**
FOV- Mailing Address: 1600 S. Douglass Road., Anaheim, CA 92806-5948
AF- Notice of Violation: 12/18/2017 By: Code Officer Belinda Graham
Fine- Violation: Sec 6-40(a)(3) Maintenance Standards-Exterior Building Condition-failed to maintain screens without rips and tears. (missing screens)
\$250/day fine from 01/18/2018 thru 08/03/2018 (197 days)=\$49,250.00 + \$45.50= \$49,295.50
Disposition: March 7, 2018 Hearing: Respondent was not present. Code Officer Graham was present. FOV- Must pay \$80 admin fee on or before 04/06/2018. Must pay \$250/day fine from 01/18/2018 until compliance.
Violation complied on 08/03/2018. Admin fee paid on 03/22/2019
Disposition: May 2, 2018 Hearing: Certification of Fine
Disposition: May 1, 2019 Hearing: Vilmary Bermudez-Carrington Real Estate was present. Code Officer Belinda Graham was present. Reduction of fine denied-Ms Bermudez was not given proper permission to speak on behalf of the bank.
Disposition: July 3, 2019 Hearing: Kathy Achille from SHD Legal Group was present. Fine reduced from \$49,295.50 to \$36,971.63 due on or before 08/02/2019. If not paid then fine will revert back to the original amount.

06454 Deutsche Bank Nat'l Tr. Co. Trstee c/o New Century Home Equity Loan Tr., 3651 Washington Lane., Cooper City, FL 33026
FOV- Mailing Address: 1600 S. Douglas Road., Anaheim, CA 92806-5948
AF- Notice of Violation: 12/18/2017 By: Code Officer Belinda Graham
Fine- Violation: Sec 6-40(b)(2) Maintenance Standards-Exterior Premises Condition-failed to keep exterior premises free of all nuisances. Dead, dying trees, limbs, branches and excessive leaves
\$250/day fine from 01/10/2018 thru 05/23/2018 (133 days)=\$33,250.50 + \$45.50= \$33,295.50

Disposition: **February 7, 2018 Hearing:** Respondent was not present. Code Officer Graham was present. FOV-Must pay \$80 administrative fee on or before 03/09/2018. Must pay \$250/day fine from 01/10/2018 until compliance.

Disposition: **April 4, 2018 Hearing:** Certification of fine and admin fee. City ordered to maintain property one time.

Disposition: **May 2, 2018 Hearing:** City makes a motion to assume maintainance. **Violation complied on 05/23/2018. Admin fee paid on 03/22/2019**

Disposition: **May 1, 2019 Hearing:** Vilmary Bermudez-Carrington Real Estate was present. Code Officer Belinda Graham was present. Reduction of fine denied-Ms Bermudez was not given proper permission to speak on behalf of the bank.

Disposition: **July 3, 2019 Hearing:** Kathy Achille-SHD Legal Group PA was present. Fine reduced from 33,295.50 to \$24,971.63 due on or before 08/02/2019. If not paid then fine will revert back to the original amount.

06467 Deutsche Bank Nat'l Tr Co Trstee c/o New Century Home Equity Loan Tr., 3651 Washington Lane., Cooper City, FL 33026
FOV- Mailing Address: 1600 S. Douglass Road., Anaheim, CA 92806-5948
AF- Notice of Violation: 2/1/2018 By: Code Officer Belinda Graham
Fine- Violation: Sec 6-40(a)(2) Maintenance Standards-Exterior Premises Condition-failed to maintain roof in good condition to prevent water from leaking into building (tarp)
\$250/day fine from 03/02/2018 thru 08/03/2018 (154 days)=\$38,500.00 + \$45.50= \$38,545.50

Disposition: **April 4, 2018 Hearing:** Respondent not present. Code Officer Graham was present. FOV- Must pay \$80 admin fee on or before 05/15/2018. Must pay \$250/day from 03/02/2018 until compliance.
Violation complied on 08/03/2018. Admin fee paid on 03/22/2019.

Disposition: **June 6, 2018 Hearing:** Jason Duggars was present. Code Officer Graham was present. **Continue to 07/11/2018.**

Disposition: **July 11, 2018 Hearing:** Certification of fine and admin fee

Disposition: **May 1, 2019 Hearing:** Vilmary Bermudez-Carrington Real Estate was present. Code Officer Belinda Graham was present. Reduction of fine denied-Ms Bermudez was not given proper permission to speak on behalf of the bank.

Disposition: **July 3, 2019 Hearing:** Kathy Achille was present. Fine reduced from \$38,545.50 to \$28,909.13 due on or before 08/02/2019. If not paid then fine will revert back to the original amount.

06355 Deutsche Bank Natl Tr. Co. Trstee/New Century Home Equity Loan Tr., 3651 Washington Lane., Cooper City, FL 33026
FOV- Mailing Address: 1610 E. St. Andrews Place., Santa Ana, CA 92705
AF- Notice of Violation: 7/5/2017 By: Code Officer Belinda Graham
Fine- Violation: Sec 6-40(b) Maintenance Standards-Exterior Premises Condition-failed to maintain the exterior premises and keep free of all nuisances (overgrowth grass/dead tree limbs, palm fronds)
\$45.50 recording/release of lien fees= \$45.50

Disposition: **September 6, 2017 Hearing:** Respondent was not present. Code Officer Graham was present. FOV- **Violation complied on 08/31/2017. Fine has been waived.** Must pay \$80 admin fee on or before 10/06/2017.

Disposition: **December 6, 2017 Hearing:** Respondent not present. Code Officer Graham was present. **Continue to 01/03/2018 for Certification of Fine hearing. Post notice to property.**

Disposition: **January 3, 2018 Hearing:** Certification of Admin Fee

Disposition: **May 1, 2019 Hearing:** Vilmary Bermudez-Carrington Real Estate was present. Code Officer Belinda Graham was present. Reduction of fine denied-Ms Bermudez was not given proper permission to speak on behalf of the bank. **Admin fee paid on 06/24/2019. Needs to pay \$45.50 recording/release fees.**

Disposition: **July 3, 2019 Hearing:** Must paid \$45.50 recording/release fees on or before 08/02/2019.

00107

Harold Brandino, 5055 SW 89 Avenue, Cooper City, FL 33328

Notice of Violation: 2/26/2010 By: Neil Berke, Code Enforcement Officer
and Ted Fowler, Building Official

Violation: Florida Building Code Section 105.10.3.4 as adopted by City Code Section 6-7, which provides that a new permit must be obtained after the original permit becomes null and void or expired because of lack of progress/abandonment (roof).

\$50/day fine from 05/15/2010 thru 07/02/2019 (3335 days)=\$166,750.00 + \$80.00 admin fee + \$45.50 recording/release fees = \$166.875.00

May 19, 2010 Hearing: Certification of Fine at \$50 per day beginning May 15, 2010 and \$80 Administrative Fee.

Disposition: July 3, 2019 Hearing: Fines waived per Special Magistrate. **Admin fee paid on 07/03/2019.**

6.

ADJOURNMENT

The meeting was adjourned at 10:52 a.m.

Evidence

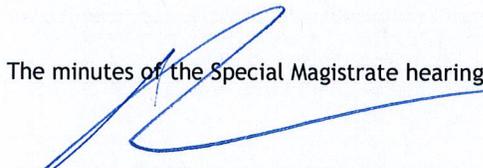
In general, evidence which is relevant will be admitted if, in the opinion of the Special Magistrate, it is the type of evidence upon which reasonable and responsible persons would normally rely in the conduct of everyday business and other affairs. Relevant evidence is evidence which tends to prove or disprove a matter in issue.

Respondents shall be strictly limited to presenting evidence and testimony to those matters specifically set forth within their written statement, as noticed in the Notice of Hearing Before Special Magistrate.

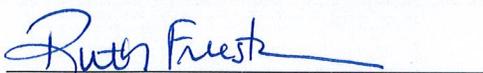
Any person requiring auxiliary aids and services to participate in this proceeding should contact the Office of the Clerk to the Special Magistrate at (954) 434-4300, ext. 250, at least forty-eight (48) hours prior to the hearing.

If you obtain an attorney, you or your attorney should notify the Special Magistrate Clerk in writing of the representation at least five (5) working days prior to your hearing.

The minutes of the Special Magistrate hearing of July 3, 2019 were approved on July 10, 2019.



Hofit Lottenberg, Esq., Special Magistrate



Ruth Freeston, Clerk to the Special Magistrate

