

# Pine Hills Neighborhood Improvement District (PHNID) Advisory Council Minutes

**Meeting :** Pine Hills Neighborhood Improvement District (PHNID) Advisory Council

**Date & Place** Wednesday, 2.4.26  
**Pine Hills Community Center, 6408 Jennings Road**

**Time:** 6:08 p.m.- 7:31 p.m.

**“Track by”** **Date** **Description**

For  
Record

**Visitors**

- Aaron Lewis-Citizen
- Bianca Butler-Our Purpose Project
- Brian Harris-Orlo Vista Safe Neighborhood Partnership
- Cheryl Rayburn-Orange County Code Compliance (OCCC)
- Daisy Townsend- Pine Hills Community Center (PHCC)
- JC Walker-Citizen
- Jody Mahonik-Citizen
- Julien Serrano-O’Neil-Pine Hills Community Council
- Lt. Ryan Donovan-Orange County Sheriff’s Office (OCSO)
- Onetha Mason-PHCC
- Paula Hamilton-Orange County Neighborhood Services
- Sandra Fatmi-Hall-Pine Hills Community Council
- Sandra Prevalus-Our Purpose Project
- Vicki Vargo-Citizen

**Welcome**

**Call to Order:** 6:08 p.m. Quorum was not met.

**In Attendance**  
**Pine Hills Neighborhood Improvement District (PHNID) Advisory Council:**

**In – Person:** Michael Strayhorn, Chair, Pamela Seetaram

**Staff:** Tamara Johnson, Ilisa Patterson

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## **Public Comment**

No Public Comment

## **Approval of Minutes**

Quorum was not met.

## **Community Updates**

### **OCSO**

- Crime stats are in double digit reductions.
- See images below for crime statistics from OCSO.
- There has been a reduction in auto burglaries.
- Average across all crimes is 52%.
- Community outreach and involvement contribute to this reduction.
- Lighting helps with the reduction of crime.
- Chair Michael asked how we can get the stats and numbers out to the public. Lt. McCook suggested incorporating the media.
- Brian Harris mentioned using social media to get information related to the decrease in crime statistics to the public.

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| Countywide Year-To-Date Comparison |            | Jan 1 - Feb 2 |          |
|------------------------------------|------------|---------------|----------|
|                                    | 2026       | 2025          | % Change |
| Homicide                           | <u>2</u>   | <u>1</u>      | 100%     |
| Robbery                            | <u>35</u>  | <u>37</u>     | -5%      |
| Persons                            | <u>61</u>  | <u>100</u>    | -39%     |
| Sex Crimes                         | <u>29</u>  | <u>29</u>     | 0%       |
| Auto Theft                         | <u>94</u>  | <u>177</u>    | -47%     |
| Residential Burglary               | <u>65</u>  | <u>79</u>     | -18%     |
| Commercial Burglary                | <u>61</u>  | <u>80</u>     | -24%     |
| Auto Burglary                      | <u>163</u> | <u>255</u>    | -36%     |
| YTD Total                          | <u>510</u> | <u>758</u>    | -33%     |

| Sector 1 Year-To-Date Comparison |            | Jan 1 - Feb 2 |          |
|----------------------------------|------------|---------------|----------|
|                                  | 2026       | 2025          | % Change |
| Homicide                         | <u>1</u>   | <u>1</u>      | 0%       |
| Robbery                          | <u>8</u>   | <u>16</u>     | -50%     |
| Persons                          | <u>17</u>  | <u>37</u>     | -54%     |
| Sex Crimes                       | <u>4</u>   | <u>8</u>      | -50%     |
| Auto Theft                       | <u>22</u>  | <u>56</u>     | -61%     |
| Residential Burglary             | <u>30</u>  | <u>37</u>     | -19%     |
| Commercial Burglary              | <u>11</u>  | <u>29</u>     | -62%     |
| Auto Burglary                    | <u>29</u>  | <u>69</u>     | -58%     |
| YTD Total                        | <u>122</u> | <u>253</u>    | -52%     |

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## **OC Code Compliance**

- There are numerous lot cleanings taking place.
- A property located at Powers Dr. and Silver Star Road has multiple violations.
- Tax season signage is in abundance. Orange County continues to have a contract to pick up the signs as well as the code compliance inspectors.

## **PHNID Staff Update**

- The plaza across from Lynx is now occupied with several suites.
- Orange County logo is changing.
- Community Information Fair and Small Business Week (May 2026)
- Lunch and Learn for Job Seekers-March 18<sup>th</sup> and 19<sup>th</sup>

Introduction of first-time attendees:

- Bianca-Our Purpose Project (Director of Marketing)
- Paula Hamilton-Consumer Protection
- Julien Soreno Oneil-President of Pine Hills Community Council

## **Guest Presenters**

Orange County Consumer Protection Office-Paula Hamilton

- National Consumer Protection Week-Forum and Shred-A-Thon will take place on March 6<sup>th</sup> and 7<sup>th</sup>.
- Lunch will be provided for the registrants.
- Social Engineering (long cons, romance scams, etc.)
- Social Engineering is emotional.
- Urgency, pride, and emotions can set us up to be scammed.
- Services offered include enforcement for unlicensed contractors and private property predatory towing, informal dispute resolution (for transactions that partly or fully occurred within Orange County), informational presentations for citizens, and emergency response team members during natural disasters.
- Daisy Townsend asked if the office could come out to speak on social engineering. Paula Hamilton stated the office is willing to present for the Pine Hills Community Center programming.
- JC Walker asked if there has been an uptick in scams since AI has increased. Paula Hamilton stated there has been an uptick.

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Our Purpose Project-Sandra Prevalus

- The organization is a non-profit rooted in Pine Hills
- It has a desire to help entire Central Florida population, Pine Hills area and the Haitian community
- It provides access to education, workforce readiness, youth development, and essential resources
- It will also help provide childcare for two to three weeks and provide transportation for parents/guardians transitioning to new employment.
- The program Soles for Purpose provides new shoes to youth workers.
- Other services and programs include Providing volunteers to elementary schools, Youth Career Series for career exposure, and RyderPass.
- They also participate in Quarterly neighborhood cleanups and beautification projects.

## **Old Business**

N/A

## **New Business**

N/A

## **Announcements**

Code Compliance community meeting on March 11<sup>th</sup> (6pm) at the Pine Hills Community Center

Lunch and Learn for Job Seekers will take place on March 18<sup>th</sup> and 19<sup>th</sup> at the Pine Hills Community Center (11:30am to 1pm)

Chair Strayhorn mentioned that commercial space is available in Pine Hills if business owners are looking for office space.

## **Action Items**

N/A

## **Meeting Adjournment**

Michael Strayhorn asked for a motion to adjourn. Pamela Seetaram made the motion; Daisy Townsend seconded the motion. The meeting adjourned at 7:31 p.m.

- Next NID Meeting – March 4, 2025, at 6pm at the Pine Hills Community Center.

**Pine Hills Neighborhood Improvement District (PHNID) Advisory Council Minutes**

**Meeting Minutes Certification**

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**Date:** \_\_\_\_\_

**Prepared by Ilisa Patterson**

\_\_\_\_\_

**Date:** \_\_\_\_\_

**Chairperson Michael Strayhorn**

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