

JA - 6804

ADMINISTRATION	OBTS Number		ARREST / NOTICE TO APPEAR				1. Arrest 3. Request for Warrant		3		Juvenile		N	
	Agency ORI Number		Agency Name		Agency Report Number		2. N.T.A. 4. Request for Capias							
	FL0500000		PALM BEACH COUNTY SHERIFF'S OFFICE		06- 24043571									
	Charge Type:		<input checked="" type="checkbox"/> 1. Felony		<input type="checkbox"/> 3. Misdemeanor		<input type="checkbox"/> 5. Ordinance		Weapon Seized/Type		Multiple Clearance Indicator		01	
	Check as many as apply.		<input type="checkbox"/> 2. Traffic Felony		<input type="checkbox"/> 4. Traffic Misdemeanor		<input type="checkbox"/> 6. Other		1. Yes 2. No 02					
	Location of Arrest (Including Name of Business)								Location of Offense (Business Name, Address)					
									1016 Guildford A Boca Raton, Palm Beach County FL., 33434					
	Date of Arrest		Time of Arrest		Booking Date		Booking Time		Jail Date		Jail Time		Location of Vehicle	
DEFENDANT	Name (Last, First, Middle) Giannetto, Joseph, C.													
	Alias (Name, DOB, Soc. Sec. #, Etc.)													
	Race		Sex		Date of Birth		Height		Weight		Eye Color		Hair Color	
	W - White 1 - American Indian		W		M		4/05/1961		5'10"		170		Brown	
	B - Black O - Oriental/Asian												Gray	
	Complexion		Build		Marital Status		Religion		Indication of:		Y N Unk.			
	Med.		Med		Single		Christian		Alcohol Influence		<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>			
	Scars, Marks, Tattoos, Unique Physical Features (Location, Type, Description)										Drug Influence		<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	
	Numerous documented tattoos													
	Local Address (Street, Apt. Number)		(City)		(State)		(Zip)		Phone		Residence Type		3	
Permanent Address (Street, Apt. Number)		(City)		(State)		(Zip)		Phone		Address Source		Verbal		
201 Bonnie Blvd. Apt 210		Palm Springs,		FL.		33461		(561) 856-0564						
Business Address (Street, Apt. Number)		(City)		(State)		(Zip)		Phone		Occupation		Contractor		
6768 10th Ave North				FL.		33467		(561) 856-0564						
D/L Number, State		Soc.		INS Number		Place of Birth		Citizenship						
G530-483-61-125-0						New York		U.S.						
CO-DEF	Co-Defendant Name (Last, First, Middle)													
	Co-Defendant Name (Last, First, Middle)													
JUVENILE	<input type="checkbox"/> Parent		Name (Last)		(First)		(Middle)		Residence Phone					
	<input type="checkbox"/> Legal Custodian								Business Phone					
	<input type="checkbox"/> Other													
	Address (Street, Apt. Number)		(City)		(State)		(Zip)							
	Notified by: (Name)		Date		Time		Juvenile Disposition		1. Handled/Processed within Dept. and Released		2. TOT: HRS/CYF		3. Incarcerated	
	Released To: (Name)		Relationship		FCIC/NCIC		Date		Time		Grade			
CODE	Recovery Information													
	0. N/A 1. Voluntary 2. Located Not Returned 3. Hospitalized 4. HRS Custody 5. Law Enforcement Custody 6. Returned to Parent 7. Deceased 8. Other													
CHARGE	Drug Activity		Drug Type		Amount/Unit		Offense #		Warrant/Capias Number		Bond			
	N		N		\$27,750.00		24043571		489.126 (3)(a)					
CHARGE	Charge Description		Counts		Domestic Violence		Statute Violation Number		Violation of ORD #					
	Grand Theft of Moneys Received by Contractors		01		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		489.126 (3)(a)							
CHARGE	Charge Description		Counts		Domestic Violence		Statute Violation Number		Violation of ORD #					
					<input type="checkbox"/> Yes <input type="checkbox"/> No									
CHARGE	Charge Description		Counts		Domestic Violence		Statute Violation Number		Violation of ORD #					
					<input type="checkbox"/> Yes <input type="checkbox"/> No									
CHARGE	Charge Description		Counts		Domestic Violence		Statute Violation Number		Violation of ORD #					
					<input type="checkbox"/> Yes <input type="checkbox"/> No									
NOTICE TO APPEAR	<input type="checkbox"/> Instruction No. 1		Mandatory Appearance in Court		Location (Court, Room Number, Address)		Court Date and Time		Month		Day		Year	
	<input type="checkbox"/> Instruction No. 2		You need not appear in Court but must Comply with instructions on reverse side.											
ADMIN	I AGREE TO APPEAR AT THE TIME AND PLACE DESIGNATED TO ANSWER THE OFFENSE CHARGED OR TO PAY THE FINE SUBSCRIBED. I UNDERSTAND THAT SHOULD I WILLFULLY FAIL TO APPEAR BEFORE THE COURT AS REQUIRED BY THIS NOTICE TO APPEAR, THAT I MAY BE HELD IN CONTEMPT OF COURT AND A WARRANT FOR MY ARREST SHALL BE ISSUED.													
	Signature of Defendant (or Juvenile and Parent/Custodian)													
	Date Signed													
	Signature of Arresting Officer													
HOLD for other Agency		Name:		Name of Arresting Officer (Print)		I.D. #		Name Verification (Printed by Arrestee)		(PRINT)		PAGE		
<input type="checkbox"/> Dangerous		<input type="checkbox"/> Resisted Arrest		Detective Michael Walsh		7916						1 OF 1		
<input type="checkbox"/> Suicidal		<input type="checkbox"/> Other:		Transporting Officer		I.D. #		Agency		Witness here is subject signed with an "X".				
Intake Deputy		I.D. #		Pouch #				PBSO						

OBTS Number		PROBABLE CAUSE AFFIDAVIT		1. Arrest 2. N.T.A. 3. Request for Warrant 4. Request for Capias	3	Juvenile
Agency ORI Number FLO 5 0 0 0 0 0		Agency Name PALM BEACH COUNTY SHERIFF'S OFFICE		Agency Report Number 06 - 24043571		
Charge Type: <input checked="" type="checkbox"/> 1. Felony <input type="checkbox"/> 3. Misdemeanor <input type="checkbox"/> 5. Ordinance Check as many <input type="checkbox"/> 2. Traffic Felony <input type="checkbox"/> 4. Traffic Misdemeanor <input type="checkbox"/> 6. Other as apply.				Special Notes:		
Defendant's Name (Last, First, Middle) Giannetto, Joseph, C.				Race White	Sex Male	Date of Birth 04/05/1961
Charge Description Grand Theft of Moneys Received by Contractors		Charge Description				
Charge Description		Charge Description				
Victim's Name (Last, First, Middle) Trapanotto, Debra, S.				Race White	Sex Female	Date of Birth 9/1/1969
[REDACTED]						
the following violation of law. The Person taken into custody... <input type="checkbox"/> Committed the below acts in my presence. <input type="checkbox"/> Confessed to _____ admitting to the below facts. <input type="checkbox"/> Was observed by _____ who told _____ that he/she saw the arrested person commit the below acts. <input checked="" type="checkbox"/> Was found to have committed the below acts, resulting from my (described) investigation.						
On the 12 day of June, 2024 at 11:00 <input checked="" type="checkbox"/> A.M. <input type="checkbox"/> P.M. (Specifically include facts constituting cause for arrest).						

☐ Marsy's Law CVI FL. Const. Art.1 § 16(b)

NARRATIVE:

On 3/19/2024, I initiated a follow-up investigation of the reported theft of funds from a victim by a contractor. I contacted the victim, who was identified by her New York driver license as Debra S. Trapanotto, and reviewed the facts of the case with her. Ms. Trapanotto stated that on 12/28/2023, she entered into an agreement with a contractor she identified as Joseph C. Giannetto of Giannetto & Sons Construction to complete a remodeling project at her condominium unit located at 1016 Guildford A in the Century Village development in unincorporated Boca Raton Palm Beach County, Fl., 33434. Ms. Trapanotto further stated that she paid Mr. Giannetto a total of \$28,250.00 towards the total contracted fee of \$56,500.00 for the project and the condominium unit remains untouched with none of the contracted work started or completed to date. Ms. Trapanotto stated that she and Mr. Giannetto met in person on multiple occasions prior to her decision to hire Mr. Giannetto for the remodeling project before ultimately agreeing to a contract/invoice that specified in writing what the remodeling project would entail. Ms. Trapanotto provided me with copies of text messages between Ms. Trapanotto and Mr. Giannetto confirming payments details and receipts of funds totaling \$28,250.00 transferred and deposited from Ms. Trapanotto's account to the Bank of America account of Joseph Giannetto as directed by Mr. Giannetto. Ms. Trapanotto also provided a copy of the contract/invoice which specified the following interior remodeling work to be completed on her condominium by Mr. Giannetto:

1. The removal of all existing kitchen cabinets, counter top, sink and kitchen flooring. The removal of all existing kitchen-plumbing fixtures, and the purchase of a new kitchen sink, garbage disposal, plumbing fixtures and supplies and installation of all plumbing connections. The relocation of stove, microwave and refrigerator to a different location within the kitchen. The purchase and installation of new kitchen cabinets, cabinet hardware, flooring and crown molding. Installation of Quartz or granite kitchen counter tops.
2. The removal of a pre-existing wall between the kitchen and living room and repair to wall. Install 2 ¼ inch drop ceiling in kitchen, living room and dining room and bedrooms and supply and install twenty-two high hat electric lighting fixtures to be electrically wired according to standard code requirements. Change main electrical panel to accommodate high hat lighting and ceiling fans.
3. The removal of door, toilet, vanity and flooring in half bath and purchase and installation of pocket door, new toilet, new vanity and vinyl flooring in half bath.
4. The purchase and installation of impact windows in front of unit. The purchase and installation of an impact door and four impact windows in the patio. The purchase and installation of non-impact sliding glass doors in both bedrooms and the painting of all ceilings and walls in the unit.

The contract/invoice listed a commencement date of 1/10/2024, for the project and a payment schedule of an initial 50% deposit of \$28,250.00 upon the signing of the contract and a second payment of \$12,500.00 prior to the first county permit inspection and the final payment of \$15,750.00 upon final county inspection. upon

NARRATIVE CONTINUATION

receiving the required permits from the Palm Beach County Building Department. The contract price included all necessary Palm Beach County Building Department required permitting for the project. Ms. Trapanotto agreed to meet with me at her condominium unit to provide a sworn statement when she returned to the West Boca Raton area in April of 2024.

On 4/25/2024, at approximately 1125 hours I met with Debra S. Trapanotto at her condominium unit located at 1016 Guildford A in the Century Village development in unincorporated Boca Raton Palm Beach County, FL., 33434. Ms. Trapanotto agreed to participate in a sworn investigative interview and provide a victim statement which was audio and video recorded on a PBSO issued Body Worn Camera digital recording device. The following is a summarized version of the interview with Ms. Trapanotto: Ms. Trapanotto stated that in December of 2023, she met with and hired a contractor who she identified as Joseph C. Giannetto, to gut and remodel her two-bedroom condominium unit located at 1016 Guildford A in the Century Village development in unincorporated Boca Raton Palm Beach County, FL., 33434. Ms. Trapanotto first met Mr. Giannetto while she was inside the property management office and assumed that Mr. Giannetto was a licensed contractor because he working within Century Village where the Homeowners Associations require all workers to be licensed and insured. The contract amount of \$56,500.00 in total, was eventually agreed upon by Ms. Trapanotto and Mr. Giannetto as the total cost of the project and this amount included all labor costs, the purchase of all necessary materials listed in the contract to complete the project and permitting charges. Mr. Giannetto told Ms. Trapanotto that he (Mr. Giannetto), would secure any needed permits from the Palm Beach County Building Department for the contracted work and Ms. Trapanotto provided Mr. Giannetto with unrestricted access to the unit to complete the contracted project. Mr. Giannetto provided Ms. Trapanotto with a final written invoice for the project dated 1/05/2024, and listed the amount of \$56,500.00 on the invoice as the total price including all labor, materials and permitting fees to complete the project. Ms. Trapanotto stated that she met with Mr. Giannetto in person on multiple occasions and frequently exchanged text messages regarding the remodeling project with Mr. Giannetto sent to his cellphone number of 561-856-0564. Ms. Trapanotto then listed the dates and amounts of the payments she made to Mr. Giannetto for the remodeling project. On 12/29/2023, Ms. Trapanotto provided Mr. Giannetto with a payment in the amount of \$25,000.00 made as an ACH transfer from her Morgan Stanley account to Mr. Giannetto's Bank of America account as part of an initial down payment, and on 1/10/2024 she deposited an additional \$3,250.00 in cash into Mr. Giannetto's Bank of America account to begin the project. The completion date for the project was not explicitly listed in the contract but Mr. Giannetto initially verbally assured Ms. Trapanotto that the required county permits would be immediately applied for and the project would begin by April 01 2024, and be completed by 8/01/2024. Mr. Giannetto submitted an application for the required permits on 2/15/2024, and never paid the required permitting fees or obtained any approved permits from the Palm Beach County Building department. Ms. Trapanotto contacted Mr. Giannetto in February of 2024 to obtain a progress report for the anticipated initial construction date for the project and was informed by Mr. Giannetto that the project would be delayed and given multiple excuses for the delays. Ms. Trapanotto stated that she did not discuss or agree to extend the dates for the start or completion of the remodeling project. Ms. Trapanotto further stated that the Guildford Home Owners Association requires each homeowner to submit a completed Alteration Application form to the property management company, identified as First Service Property Management, before the commencement of any remodeling work. The Alteration Application form must be signed by the homeowner and submitted by the contractor along with approved county permits for pre-approval before any permitted work can be completed in the condominium unit. Ms. Trapanotto was informed by Mr. Giannetto that a completed Alteration Application form had previously been submitted by Mr. Giannetto to First Service Property Management for her project. Ms. Trapanotto contacted First Service and was informed that Mr. Giannetto never submitted an Alteration Application form to First Service Property Management for this project. In March of 2024, Ms. Trapanotto began further investigating the situation and discovered that Mr. Giannetto was not a licensed contractor, had not secured the necessary permits or submitted the Alteration Application form, and had provided her with multiple false or misleading statements and excuses for his failure to secure the necessary permits or submit the required Alteration Application form to First Service Residential. It should be noted that Mr. Giannetto has worked within Century Village on various contracting projects for approximately twenty years and is fully aware of the required submission of an Alteration Application form for all proposed remodeling projects. Ms. Trapanotto concluded that based on Mr. Giannetto's failure to secure the required permits or

NARRATIVE CONTINUATION

approved HOA Alteration Application form, or complete any parts of the remodeling project to date, and his false and misleading statements regarding his failure to begin the project or complete any of the contracted work, Ms. Trapanotto does not have any confidence that Mr. Giannetto can or will complete the project if she allows an additional extension of the start or completion dates.

On 4/10/2024, Ms. Trapanotto sent Mr. Giannetto a demand letter, which she sent as certified mail with return receipt requested via the USPS in reference to USPS certified tracking number 9589071052701764719006. The USPS attempted to deliver the certified demand letter to Mr. Giannetto on 4/15/2024 to the address for Giannetto & Sons as listed in the written contracting invoice/agreement identified as 6768 10th Ave North in unincorporated Lake Worth Palm Beach County FL, 33467, and left a notice that the letter was available for pick-up at a local post office. The certified letter from Ms. Trapanotto demanded in writing that Mr. Giannetto refund the money received from Ms. Trapanotto in excess of the value of the work performed at Ms. Trapanotto's condo to date, which is estimated at approximately \$27,750.00. The \$27,750.00 refund requested from Mr. Giannetto is for materials not supplied and labor not completed for this project, and this amount allows \$500.00 for the minimal work of applying for the permit by Mr. Giannetto. Ms. Trapanotto also sent a copy of the demand letter to Mr. Giannetto via a text message to be certain that he was aware of the letter and its contents. The text message with a copy of the demand letter was sent by Ms. Trapanotto to the phone number previously used by her to communicate with Joseph Giannetto and Mr. Giannetto immediately called Ms. Trapanotto on her cellphone and requested that she allow him to finish the project. During the conversation, Mr. Giannetto admitted that he was not licensed at that time and was no longer qualified to work under the contracting license of Jonathan Merrigan. Ms. Trapanotto informed Mr. Giannetto that she was demanding a full refund based on his lack of obtaining permits or completing any of the contracted work. Ms. Trapanotto stated that she has previously met with Mr. Giannetto in person on multiple occasions regarding this construction project. Ms. Trapanotto agreed to view a familiarization photo of Joseph C. Giannetto obtained from the Florida driver license database, (DAVID G530-483-61-125-0). Ms. Trapanotto was shown the familiarization photo of Joseph C. Giannetto during the recorded interview and immediately identified the photo of Mr. Giannetto as the same person she entered into a contract with to remodel her condominium unit and paid a total of \$28,250.00 to. Ms. Trapanotto signed and dated the familiarization photo confirming her positive identification of Mr. Giannetto. Ms. Trapanotto then identified the work contracted for but not completed by Mr. Giannetto on this project to date during an audio and video recorded walk through of her condominium. It should be noted that the video footage confirms Ms. Trapanotto's statement that no work has been completed on this project to date by Mr. Giannetto. Ms. Trapanotto provided a copy of an email from First Service Property Management company confirming that Mr. Giannetto did not submit the required HOA Alteration Application form for the required pre-approval of any remodeling project.

A review of the Palm Beach County Building Departments public website and confirmed Ms. Trapanotto's statement that no permit was issued for the remodeling project at 1016 Guildford A in unincorporated Boca Raton Palm Beach County, FL, 33434. The website did document the submission of a permit application for this project by Mr. Giannetto which was never issued due to Mr. Giannetto's failure to provide the required payment for the permits.

Lawful subpoenas were submitted to Morgan Stanley and Bank of America to obtain the victim's and suspect's relevant financial documents. On 5/31/2024, I received the subpoenaed documents from Morgan Stanley containing the victim's Morgan Stanley records for the periods of December of 2023 and January and April of 2024 for investigative purposes. The documents for the Morgan Stanley account numbered [REDACTED] listed in the name of Debra Trapanotto, contained the Morgan Stanley account statements for the months of December of 2023 and January and April of 2024. A review of the account statements confirmed the details of Ms. Trapanotto's sworn statement regarding the payment made to Joseph Giannetto of Giannetto & Sons Construction totaling \$25,000.00. The December 2023 Morgan Stanley account statement reflected a payment of \$25,000.00 made on 12/29/2023 via a wire transfer to the Bank of America account, (numbered [REDACTED]) of Giannetto & Sons Construction. Ms. Trapanotto's Morgan Stanley account records documenting the wire transfer of \$25,000.00 to Giannetto & Sons Construction on 12/29/2023, matched the down payment amount previously provided by Ms. Trapanotto in her sworn recorded victim statement. The January and April

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account records had no evidential value. Ms. Trapanotto also previously provided a photo copy of a Bank of America deposit slip dated 1/10/2024, documenting the deposit of \$3,250.00 in cash to the account of Giannetto & Sons Construction, (Bank of America account numbered [REDACTED] as directed by Mr. Giannetto.

On 5/28/2024, I received the subpoenaed documents from Bank of America containing the suspect's Bank of America records for the periods of December of 2023 and January and April of 2024 subpoenaed for investigative purposes. The documents for the Bank of America account numbered [REDACTED] listed in the name of Giannetto & Sons Construction LLC, contained the bank statements for the months of December of 2023, and January and April of 2024. The signature card for this account listed Joseph C. Giannetto as the primary account holder and is the only name listed on this account. The signature on the document matched the known signature of Joseph C. Giannetto. A review of the bank statements confirmed the details of Ms. Trapanotto's sworn statement regarding the payments she made to Joseph Giannetto of Giannetto & Sons Construction for the remodeling project totaling \$28,250.00. The December 2023 bank statement reflected a wire transfer deposit of \$25,000.00 received on 12/29/2024 from Debra Trapanotto's Morgan Stanley account, and the January [REDACTED] bank statement reflected a deposit of \$3,250.00 received on 1/10/2024. Both deposits exactly matched the amounts previously provided by Ms. Trapanotto in her sworn statement and confirmed on the deposit slip provided by her and the subpoenaed documents obtained from Morgan Stanley. The subpoenaed documents and information regarding the payments totaling \$28,250.00 and paid by Debra Trapanotto to Joseph Giannetto, were also confirmed via text messages sent between Mr. Giannetto and Ms. Trapanotto.

My investigation concluded that on 12/28/2023, Debra Trapanotto and Joseph C. Giannetto entered into a Contract for Services agreement authorizing Giannetto & Sons Construction to complete a kitchen, dining room, living room and back patio remodeling project at Ms. Trapanotto' condominium unit located at 1016 Guildford A in the Century Village development in unincorporated Boca Raton Palm Beach County, FL, 33434. The invoice/contract provided by Mr. Giannetto to Ms. Trapanotto specified the scope of the remodeling project and documented the labor and materials to be provided by Giannetto & Sons Construction in exchange for a total payment of \$50,000.00. Mr. Giannetto verbally informed Ms. Trapanotto at that time that he (Giannetto), would apply for all necessary building permits for the project and complete and submit the required Condominium Alteration Application for the Brighton HOA and start the project by 4/01/2024. My investigation further concluded that on 1/05/2024, Mr. Giannetto and Ms. Trapanotto agreed to an amended contract/invoice for this project which specified the addition of a dropped ceiling to be installed in both bedrooms with high hat lights included. The total price of the contract was amended to reflect the new price of \$56,500.00, and two payments totaling \$28,250.00 were made by Ms. Trapanotto to Mr. Giannetto on 12/29/2023 and 1/10/2024. My investigation also concluded that between 12/28/2023 and 4/10/2024, Mr. Giannetto did not obtain the required county permits, the approved HOA Condominium Alteration Application or purchase and deliver any of the materials listed in the contract and necessary to complete the project. My investigation finally concluded that Ms. Trapanotto sent Mr. Giannetto a written demand letter via certified mail which was delivered on April 20th of 2024 and acknowledged as received by Mr. Giannetto, requesting a refund for the portion of the payments received by Mr. Giannetto in excess of the work performed estimated to be approximately \$27,750.00 within thirty days, and to date no payment has been made to Ms. Trapanotto by Mr. Giannetto. Based on the above facts, probable cause exists to charge Joseph C. Giannetto with a violation of Grand Theft of Moneys Received by Contractors pursuant to Florida State Statute 489.126 (3)(a).

State of Florida, County of Palm Beach, The foregoing instrument was sworn to or affirmed and subscribed before me:

Signature of Notary Public / Clerk of Court / Officer (F.S.S 117.10)

Detective Luis Pacheco/30550

Name of Notary Public / Clerk of Court / Officer (F.S.S 117.10)

6/12/2024

Date

Signature of Arresting / Investigating Officer

Detective Michael Walsh/7916

Name of Arresting / Investigating Officer (Please Print)

6/12/2024

Date