



Building On Success

4780 North State Road 7, Lauderdale Lakes, Florida 33319 • (954) 739-1114 • TRS/Florida Relay Service 711 • www.bchaf1.org

Agenda

Board of Commissioners Meeting

Wednesday, February 17, 2016 – 9:30 AM

In compliance with Section 286.0105 of the Florida Statutes if any person shall decide to appeal any decision made by the board, agency or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. If you would like a copy of the agenda please contact the Executive Administrator at malfasi@bchaf1.org or (954) 739-1114 #2316.

The BCHA shall furnish appropriate auxiliary aids and services where necessary to afford an individual with a disability an equal opportunity to participate in and enjoy the benefits of a service, program, or activity conducted by the BCHA. Please contact the Executive Administrator at (954) 739-1114 #2316 at least twenty-four hours prior to the event in order for the BCHA to reasonably accommodate your request. If you are hearing or speech impaired, please dial 711 for the Florida Relay Service.

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. PLEDGE OF ALLEGIANCE**
- IV. APPROVAL OF AGENDA**
- V. APPROVAL OF THE MINUTES OF THE REGULAR BOARD MEETING HELD ON DECEMBER 16, 2015..... Page 3**
- VI. BILLS AND COMMUNICATIONS:**
 - 1. Audit Committee Recommendations – Memorandum 2016-01 (CEO) **Page 0**
 - 2. Review of Quarterly Financial Report for Quarter Ended September 30, 2015..... **Page 0**
 - a. Motion to accept Financial Report.

VII. CONSENT AGENDA (ITEMS 1 –2):

Those matters included under the Consent Agenda are self-explanatory and are not expected to require review or discussion. Items are enacted by one Motion; if a Commissioner or member of the public desires discussion on an item, however, that item may be removed from the Consent Agenda and considered separately.

1. **Resolution Number 2016-01** Resolution approving contract with first ranked proposer Goren, Cherof, Doody & Ezrol, P.A. and second ranked proposer Arnstein & Lehr, LLP for Legal Services (RFP #15-321)..... **Page 00**
2. **Resolution Number 2016-02** Resolution approving an Agreement between Broward County and BCHA providing for funding and administration of 41st Year Community Development Block Grant Programs for Comprehensive Housing Counseling Program in the amount of \$65,000 **Page 00**

VIII. REPORTS:

1. Status of Bids/Request for Proposals Report **Page 00**
2. Assisted Housing Department Report: **Page 00**
3. Oral Report - Secretary/Chief Executive Officer

IX. COMMENTS FROM THE PUBLIC

X. COMMENTS FROM THE COMMISSIONERS

XI. ADJOURNMENT

Building Better Communities, Inc.

4780 North State Road 7, Lauderdale Lakes, FL 33319 Phone: (954) 739-1114 ■ Fax: (954) 535-0407 ■ TRS/Florida Relay Service 711

Agenda

Board of Directors Meeting
Wednesday, February 17, 2016

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Broward County Housing Authority on behalf of BBC Homes, Inc. shall furnish appropriate auxiliary aids and services where necessary to afford an individual with a disability an equal opportunity to participate in and enjoy the benefits of a service, program, or activity conducted by BBC Homes, Inc. Please contact the Development Administrator at (954) 739-1114 #2350 at least twenty-four hours prior to the event in order for the agency to reasonably accommodate your request. If you are hearing or speech impaired, please dial 711 for the Florida Relay Service.

I. Call to Order

II. Roll Call

III. Approval of Agenda

IV. Approval of Minutes:

Board of Directors Meeting held December 16, 2015.....Page 3

V. Resolution 2016-1:

Authorizing to fund Property Improvements from Building Better Communities, Inc...Page 5

VI. Resolution 2016-2:

Resolution Authorizing and Adopting the Budget for Crystal Lake Townhomes for Calendar Year 2016.....Page 7

VII. Review of Financial Reports for the Fourth Quarter Ended September 30, 2015

(a) Motion to Accept Affiliate Financial ReportsPage 14

VIII. Reports:

Report on Oakland Preserve by Tim Wheat
Properties Managed by BCHA.....Page 22
Properties Managed by Professional Management, Inc.....Page 23
Legal Counsel Eviction Status Report – Memorandum 2016-01.....Page 24

IX. Comments from the Assistant Secretary

X. Comments from the Public

Directors:

Michael S. Long, President ■ Mark O'Loughlin, Secretary ■ Jennifer Nicole, Treasurer ■ Mercedes J. Núñez ■ Rico Petrocelli

Building Better Communities, Inc.

4780 North State Road 7, Lauderdale Lakes, FL 33319 Phone: (954) 739-1114 ■ Fax: (954) 535-0407 ■ TRS/Florida Relay Service 711

XI. Comments from the Directors

XII. Adjournment

Directors:

Michael S. Long, President ■ Mark O'Loughlin, Secretary ■ Jennifer Nicole, Treasurer ■ Mercedes J. Núñez ■ Rico Petrocelli

BBC Ehlinger Apartments Inc.

4780 North State Road 7, Lauderdale Lakes, FL 33319 Phone: (954) 739-1114 ■ Fax: (954) 535-0407 ■ TRS/Florida Relay Service 711

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Board of Directors Meeting
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I. Call to Order

II. Roll Call

III. Approval of Agenda

IV. Approval of Minutes:

Board of Directors Meeting held August 26, 2015..... Page 26

V. Review of Financial Reports for the Fourth Quarter Ended September 30, 2015

(a) Motion to Accept Affiliate Financial Reports Page 28

VI. Report:

Operating Budget for East Village Apartments for Calendar Year 2016..... Page 37

VII. Comments from the Public

VIII. Comments from the Directors

IX. Adjournment

Directors:

Michael S. Long, President ■ Mark O'Loughlin, Secretary ■ Jennifer Nicole, Treasurer ■ Mercedes J. Núñez ■ Rico Petrocelli

BBC Homes, Inc.

4780 North State Road 7, Lauderdale Lakes, FL 33319 Phone: (954) 739-1114 ■ Fax: (954) 535-0407 ■ TRS/Florida Relay Service 711

Agenda

Board of Directors Meeting
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I. Call to Order

II. Roll Call

III. Approval of Agenda

IV. Approval of Minutes:

Board of Directors Meeting held January 20, 2016.....Page 45

V. Review of Financial Reports for the Fourth Quarter Ended September 30, 2015

(a) Motion to Accept Affiliate Financial Reports Page 47

VI. Resolution 2016-02

Resolution Approving and Adopting the FY 2016 Operating Budget for Crystal Lake Apartments as Submitted by Property Management, Inc..... Page 52

VII. Comments from the Public

VIII. Comments from the Directors

IX. Adjournment

Directors:

Michael S. Long, President ■ Mark O'Loughlin, Secretary ■ Jennifer Nicole, Treasurer ■ Mercedes J. Núñez ■ Rico Petrocelli

Broward Workforce Communities, Inc.

4780 North State Road 7, Lauderdale Lakes, FL 33319 Phone: (954) 739-1114 ■ Fax: (954) 535-0407 ■ TRS/Florida Relay Service 711

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Board of Directors Meeting
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I. Call to Order

II. Roll Call

III. Approval of Agenda

IV. Approval of Minutes:

Board of Directors Meeting held December 16, 2015.....Page 61

V. Review of Financial Reports for the Fourth Quarter Ended September 30, 2015

(a) Motion to Accept Affiliate Financial Reports Page 63

VI. Resolution 2016-01

Resolution Approving and Adopting the Operating Budget for Progresso Point Apartments for Calendar Year 2016..... Page 68

VII. Comments from the Public

VIII. Comments from the Directors

IX. Adjournment

Directors:

Michael S. Long, President ■ Mark O'Loughlin, Secretary ■ Jennifer Nicole, Treasurer ■ Mercedes J. Núñez ■ Rico Petrocelli

HG Senior Housing, Inc.

4780 North State Road 7, Lauderdale Lakes, FL 33319 Phone: (954) 739-1114 ■ Fax: (954) 535-0407 ■ TRS/Florida Relay Service 711

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I. Call to Order

II. Roll Call

III. Approval of Agenda

IV. Approval of Minutes:

Board of Directors Meeting held August 26, 2015.....Page 77

V. Review of Financial Reports for the Fourth Quarter Ended September 30, 2015

(a) Motion to Accept Affiliate Financial Reports Page 79

VI. Resolution 2016-01

Resolution Approving and Adopting the Operating Budget for Highland Gardens II
Apartments for Calendar Year 2016..... Page 84

VII. Comments from the Public

VIII. Comments from the Directors

IX. Adjournment

Directors:

Michael S. Long, President ■ Mark O'Loughlin, Secretary ■ Jennifer Nicole, Treasurer ■ Mercedes J. Núñez ■ Rico Petrocelli

MCCAN Communities, Inc.

4780 North State Road 7, Lauderdale Lakes, FL 33319 Phone: (954) 739-1114 ■ Fax: (954) 535-0407 ■ TRS/Florida Relay Service 711

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I. Call to Order

II. Roll Call

III. Approval of Agenda

IV. Approval of Minutes:

Board of Directors Meeting held August 26, 2015.....Page 93

V. Review of Financial Reports for the Fourth Quarter Ended September 30, 2015

(a) Motion to Accept Affiliate Financial Reports Page 95

VI. Comments from the Public

VII. Comments from the Directors

VIII. Adjournment

Directors:

Michael S. Long, President ■ Mark O'Loughlin, Secretary ■ Jennifer Nicole, Treasurer ■ Mercedes J. Núñez ■ Rico Petrocelli

TP Homes and Communities, Inc.

4780 North State Road 7, Lauderdale Lakes, FL 33319 Phone: (954) 739-1114 ■ Fax: (954) 535-0407 ■ TRS/Florida Relay Service 711

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Board of Directors Meeting
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I. Call to Order

II. Roll Call

III. Approval of Agenda

IV. Approval of Minutes:

Board of Directors Meeting held August 26, 2015.....Page 101

V. Review of Financial Reports for the Fourth Quarter Ended September 30, 2015

(a) Motion to Accept Affiliate Financial Reports Page 103

VI. Resolution 2016-01

Resolution Approving and Adopting the Operating Budget for Tallman Pines I & II
Apartments for Calendar Year 2016..... Page 114

VII. Comments from the Public

VIII. Comments from the Directors

IX. Adjournment

Directors:

Michael S. Long, President ■ Mark O'Loughlin, Secretary ■ Jennifer Nicole, Treasurer ■ Mercedes J. Núñez ■ Rico Petrocelli



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Agenda

Audit Committee Meeting

Tuesday, February 9, 2016 - Noon

- I. Call to Order
- II. Approval of the Agenda
- III. Approval of the Minutes of the Meeting held August 17, 2015 **Page 2**
- IV. Review of Financial Report for the Quarter Ended September 30, 2015 **Page 5**
- V. Recommendation and Motion to BCHA Board of Commissioners and Affiliates Board of Directors on Quarterly Financial Report.
- VI. Next Meeting Date
- VII. Comments from the Public
- VIII. Comments from Committee Members
- IX. Comments from the Chief Executive Officer
- X. Adjournment