



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, March 16, 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 FEBRUARY 17, 2016Page 3**
- VI. 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 2016-03** Resolution approving Second Amendment to Ground Lease Agreement between BCHA and Oakland Preserve, LLC.....**Page 7**
- 2. Resolution Number 2016-04** Resolution approving open end contract to the awarded vendor Garland/DBS, Inc. for Roofing supplies and services off of the U.S. Communities, Contract Number 14-5903. **Page 49**

VII. REPORTS:

1. Status of Bids/Request for Proposals ReportPage 62
2. Assisted Housing Department Report:Page 63
3. Oral Report - Secretary/Chief Executive Officer

VIII. DISCUSSION AND ACTION REGARDING ANNUAL PERFORMANCE EVALUATION OF CHIEF EXECUTIVE OFFICER PER EMPLOYMENT AGREEMENT Page 64

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

Annual meeting of the Board of Directors
Wednesday, March 16, 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 February 17, 2016.....Page 2

V. Resolution 2015-03:

Resolution approving First Amendment to Master Development Agreement between Building Better Communities, Inc. and Pinnacle Housing Group, LLC for property known as Oakland Preserve.....Page 8

VI. Election of Officers

- ✓ President
- ✓ Secretary
- ✓ Treasurer

VII. Reports:

- ❖ Crystal Lake Townhomes 2015 Year-End Report Page 9
- ❖ Properties Managed by BCHA..... Page 10
- ❖ Properties Managed by Professional Management, Inc..... Page 11
- ❖ Legal Counsel Eviction Status Report – Memorandum 2016-003..... Page 12
- ❖ Assistant Secretary Report

VIII. Comments from the Assistant Secretary

IX. Comments from the Public

X. Comments from the Directors

XI. 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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I. Call to Order

II. Roll Call

III. Approval of Agenda

IV. Approval of Minutes:

Board of Directors Meeting held February 17, 2016..... Page 14

V. Election of Officers

- ✓ President
- ✓ Secretary
- ✓ Treasurer

VI. Reports:

- ❖ East Village Apartments 2015 Year-End Report Page 16
- ❖ Assistant Secretary Report

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

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II. Roll Call

III. Approval of Agenda

IV. Approval of Minutes:

Board of Directors Meeting held February 17, 2016Page 18

V. Election of Officers

- ✓ President
- ✓ Secretary
- ✓ Treasurer

VI. Reports:

- ❖ Crystal Lake Apartments 2015 Year-End Report Page 20
- ❖ Assistant Secretary Report

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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II. Roll Call

III. Approval of Agenda

IV. Approval of Minutes:

Board of Directors Meeting held February 17, 2016.....Page 22

V. Election of Officers

- ✓ President
- ✓ Secretary
- ✓ Treasurer

VI. Reports:

- ❖ Progresso Point 2015 Year-End ReportPage 24
- ❖ Assistant Secretary Report

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 February 17, 2016.....Page 26

V. Election of Officers

- ✓President
- ✓Secretary
- ✓Treasurer

VI. Reports:

❖ Highland Gardens II 2015 Year-End Report.....Page 28

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 February 17, 2016.....Page 30

V. Election of Officers

- ✓President
- ✓Secretary
- ✓Treasurer

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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II. Roll Call

III. Approval of Agenda

IV. Approval of Minutes:

Board of Directors Meeting held February 17, 2016.....Page 33

V. Election of Officers

- ✓President
- ✓Secretary
- ✓Treasurer

VI. Reports:

Tallman Pines I & II Apartments 2015 Year-End Report.....Page 35

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