

Agenda

Board of Commissioners Meeting

Wednesday, August 26, 2015

[Rescheduled from August 19, 2015]

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 JULY 15, 2015..... Page 3

VI. BILLS AND COMMUNICATIONS:

1. Audit Committee Recommendations - Memorandum 2015-11 (CEO)..... **Page 6**
2. Review of Financial Report for Quarter Ending June 30, 2015 **Page 7**
(a) Motion to accept Financial Report.
3. Presentation of Proposed Operating Budget for FY 2015/2016 (October 1, 2015 - September 30, 2016).

VII. CONSENT AGENDA (ITEMS 1 –6):

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 2015-16** Resolution Adopting the Proposed Operating Budget for FY 2015/2016 (October 1, 2015 – September 30, 2016) **Page 16**
2. **Resolution Number 2015-17** Resolution awarding contract to Berman Hopkins Wright & LaHam, CPAs and Associates, LLP for Audit Services in a two year amount of \$89,000 (RFP-15-218)..... **Page 17**
3. **Resolution Number 2015-18** Resolution awarding contract to Home Paramount Pest Control Companies, Inc. for pest control services in a two year amount of \$53,624 (RFP-15-219) **Page 21**
4. **Resolution Number 2015-19** Resolution awarding contract to Ceiling to Floor Cleaning, Inc. for janitorial services in a two year amount of \$123,648 (RFP-15-214) **Page 26**
5. **Resolution Number 2015-20** Resolution approving First Amendment to Ground Lease Agreement between BCHA and Oakland Preserve, LLC..... **Page 31**
6. **Resolution Number 2015-21** Resolution approving health Insurance with Florida Blue effective October 1, 2015..... **Page 37**

VIII. REPORTS:

1. Status of Bids/Request for Proposals Report..... **Page 41**
2. Assisted Housing Department Report: **Page 42**
3. Board Secretary/Chief Executive Officer’s Report – Memorandum 2015-12 (CEO) ...
..... **Page 43**

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

Building Better Communities, Inc.

Board of Directors Meeting

Wednesday, August 26, 2015

Immediately following BCHA Board of Commissioners meeting

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I. Call to Order

II. Roll Call

III. Approval of Agenda

IV. Approval of the Minutes of the Board of Directors Meeting held June 17, 2015..... Page 3

V. Bills and Communications:

1. Review of Affiliate Projects Financial Report for Quarter Ended June 30, 2015 .. **Page 6**
 - a. Motion to accept Financial Report.
 - b. Review of Crystal Lake Townhouses Financial Report for Quarter Ended June 30, 2015 **Page 14**
 - c. Motion to accept Financial Report.
2. Review of Proposed Operating Budget for FY 2015/2016 (October 1, 2015 – September 30, 2016)..... [separate tab]
 - a. Motion to accept Proposed Operating Budget.

VI. Reports:

- Affordable Housing Properties **Page 18**
- Multifamily Housing Properties **Page 19**
- Properties Managed by Professional Management, Inc. (PMI) **Page 20**
- Legal Counsel Eviction Status Report – Memorandum 2015-008 **Page 21**
- Assistant Secretary Report – Memorandum 2015-05(AS)..... **Page 22**

Directors:

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

VII. Comments from the Public

VIII. Comments from the Directors

IX. Adjournment

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

Agenda

Broward Workforce Communities, Inc.

Board of Directors Meeting

Wednesday, August 26, 2015

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I. Call to Order

II. Roll Call

III. Approval of Agenda

IV. Approval of the Minutes of the Board of Directors Meeting held June 17, 2015..... Page 24

V. Bills and Communications:

1. Review of Progresso Point Apartments Financial Report for Quarter Ended June 30, 2015 **Page 26**
 - a. Motion to accept Financial Report.

2. Review of Proposed Operating Budget for FY 2015/2016 (October 1, 2015 – September 30, 2016)..... [separate tab]
 - a. Motion to accept Proposed Operating Budget.

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

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

Agenda

BBC Ehlinger Apartments, Inc.

Board of Directors Meeting

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I. Call to Order

II. Roll Call

III. Approval of Agenda

IV. Approval of the Minutes of the Board of Directors Meeting held June 17, 2015..... Page 32

V. Bills and Communications:

1. Review of East Village Apartments Financial Report for Quarter Ended June 30, 2015 **Page 34**
 - a. Motion to accept Financial Report.

- Review of Proposed Operating Budget for FY 2015/2016 (October 1, 2015 – September 30, 2016)..... [separate tab]
- a. Motion to accept Proposed Operating Budget.

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

Agenda

TP Homes and Communities, Inc.

Board of Directors Meeting

Wednesday, August 26, 2015

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I. Call to Order

II. Roll Call

III. Approval of Agenda

IV. Approval of the Minutes of the Board of Directors Meeting held June 17, 2015..... Page 40

V. Bills and Communications:

1. Review of Tallman Pines I and Tallman Pines II Financial Reports for Quarter Ended June 30, 2015 **Page 42**
 - a. Motion to accept Financial Report for Tallman Pines I
 - b. Motion to accept Financial Report for Tallman Pines II

2. Review of Proposed Operating Budget for FY 2015/2016 (October 1, 2015 – September 30, 2016)..... [separate tab]
 - a. Motion to accept Proposed Operating Budget.

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

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

BBC Homes, Inc.

Board of Directors Meeting

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I. Call to Order

II. Roll Call

III. Approval of Agenda

IV. Approval of the Minutes of the Board of Directors Meeting held June 17, 2015..... Page 53

V. Bills and Communications:

1. Review of Crystal Lakes Financial Report for Quarter Ended June 30, 2015 **Page 55**

a. Motion to accept Financial Report.

2. Review of Proposed Operating Budget for FY 2015/2016 (October 1, 2015 – September 30, 2016)..... [separate tab]

a. Motion to accept Proposed Operating Budget.

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

HG Senior Housing Corporation, Inc.

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

Agenda

HG Senior Housing Corporation, Inc.

Board of Directors Meeting

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I. Call to Order

II. Roll Call

III. Approval of Agenda

IV. Approval of the Minutes of the Board of Directors Meeting held June 17, 2015..... Page 61

V. Bills and Communications:

1. Review of Highland Gardens II Financial Report for Quarter Ended June 30, 2015
..... Page 63
 - a. Motion to accept Financial Report.

2. Review of Proposed Operating Budget for FY 2015/2016 (October 1, 2015 – September 30, 2016)..... [separate tab]
 - a. Motion to accept Proposed Operating Budget.

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

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

Agenda

MCCAN Communities, Inc.

Board of Directors Meeting

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I. Call to Order

II. Roll Call

III. Approval of Agenda

IV. Approval of the Minutes of the Board of Directors Meeting held June 17, 2015..... Page 69

V. Bills and Communications:

1. Review of Affiliate Projects Financial Report for Quarter Ended June 30, 2015 Page 71

a. Motion to accept Financial Report.

2. Review of Proposed Operating Budget for FY 2015/2016 (October 1, 2015 – September 30, 2016)..... [separate tab]

a. Motion to accept Proposed Operating Budget.

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