

Agenda

Board of Commissioners Meeting

Wednesday, August 24, 2016 – 9:30 AM

(Rescheduled from August 17, 2016)

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 send an email to publicrecords@bchafll.org or contact us by phone at (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 20, 2016.....Page 3

VI. BILLS AND COMMUNICATIONS

1. Presentation of Award to Rico Petrocelli in appreciation for his dedication and outstanding service as a member of the Board of Commissioners.
2. Audit Committee Recommendations - Memorandum 2016-13 (CFO)Page 7
3. Review of Financial Report for quarter ended June 30, 2016 Page 8
(a) Motion to accept Financial Report.
4. Presentation on Proposed Operating Budget for FY 2016/2017 (October 1, 2016 - September 30, 2017).

VII. CONSENT AGENDA (ITEMS 1 -4):

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 2016-18** Resolution Adopting the Proposed Operating Budget for FY 2016/2017 (October 1, 2016 – September 30, 2017) **Page 16**
2. **Resolution Number 2016-19** Resolution approving employee insurance benefits for October 1, 2016. **Page 17**
3. **Resolution Number 2016-20** Resolution awarding contract with TD Bank, N.A. for banking services (RFP-16-241) **Page 20**
4. **Resolution Number 2016-21** Resolution authorizing the Chief Executive Officer to execute an Interagency Agreement with the Deerfield Beach Housing Authority for tenant integrity compliance and fraud recovery services **Page 26**

VIII. REPORTS:

1. Status of Bids/Request for Proposals Report **Page 33**
2. Assisted Housing Department Report: **Page 34**
3. Oral Report – Board 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

Annual meeting of the Board of Directors
Wednesday, August 24, 2016

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Broward County Housing Authority on behalf of Building Better Communities, 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 Building Better Communities, 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 July 20, 2016.....Page 3

V. PowerPoint Presentation: Fiscal Year 2016/2017 Proposed Operating Budget

VI. Motion to accept Proposed Operating Budget for Building Better Communities, Inc.....Page 6

VII. Motion to accept Proposed Operating Budgets for Affordable Housing Properties.....Page 7

VIII. Motion to accept Proposed Operating Budgets for Multifamily Housing Properties.....Page 55

IX. Motion to accept Proposed Operating Budget for Crystal Lake Townhomes.....Page 120

X. Motion to accept Affiliate Financial Reports for Quarter Ended June 30, 2016.....Page 121

XI. Motion to accept Crystal Lake Townhomes Financial Report for Quarter Ended June 30, 2016Page 128

XII. Resolution 2016-10 approving Authorization to fund an unforeseen property repair at Twin Oaks Apartments from Building Better Communities, Inc.....Page 133

XIII. Resolution 2016-11 approving Maintenance Charge Policy for properties managed by the Broward County Housing Authority (BCHA).....Page 139

XIV. Resolution 2016-12 approving the creation of a new entity, "Manors at Middle River Townhomes, LLC" as outlined in Memorandum 2016-10.....Page 141

Directors:

Michael S. Long, President ■ Mark O'Loughlin, Secretary ■ Karyne Pompilus, Treasurer ■ Russell Marcus ■ Mercedes J. Núñez

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

XV. Reports:

- ❖ Properties Managed by BCHA.....Page 142
- ❖ Properties Managed by Professional Management, Inc.....Page 143
- ❖ Legal Counsel Eviction Status Report – Memorandum 2016-008.....Page 144

XVI. Comments from the Assistant Secretary

XVII. Comments from the Public

XVIII. Comments from the Directors

XIX. Adjournment

Directors:

Michael S. Long, President ■ Mark O'Loughlin, Secretary ■ Karyne Pompilus, Treasurer ■ Russell Marcus ■ Mercedes J. Núñez

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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Broward County Housing Authority on behalf of BBC-Ehlinger Apartments, 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-Ehlinger Apartments, 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 June 15, 2016.....Page 146

V. Motion to accept East Village Apartments Financial Report for Quarter Ended June 30, 2016.....Page 147

VI. Motion to accept East Village Apartments Operating Budget for Fiscal Year 2016/2017.....Page 152

VII. Comments from the Public

VIII. Comments from the Directors

IX. Adjournment

Directors:

Michael S. Long, President ■ Mark O'Loughlin, Secretary ■ Karyne Pompilus, Treasurer ■ Russell Marcus ■ Mercedes J. Núñez

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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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 July 20, 2016.....Page 154

V. Motion to accept Crystal Lake Apartments Financial Report for Quarter Ended June 30, 2016.....Page 155

VI. Motion to accept Crystal Lake Apartments Operating Budget for Fiscal Year 2016/2017.....Page 160

VII. Comments from the Public

VIII. Comments from the Directors

IX. Adjournment

Directors:

Michael S. Long, President ■ Mark O'Loughlin, Secretary ■ Karyne Pompilus, Treasurer ■ Russell Marcus ■ Mercedes J. Núñez

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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Broward County Housing Authority on behalf of Broward Workforce Communities, 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 Broward Workforce Communities 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 June 15, 2016.....Page 162

V. Motion to accept Progresso Point Apartments Financial Report for Quarter Ended June 30, 2016.....Page 163

VI. Motion to accept Progresso Point Apartments Operating Budget for Fiscal Year 2016/2017.....Page 168

VII. Comments from the Public

VIII. Comments from the Directors

IX. Adjournment

Directors:

Michael S. Long, President ■ Mark O'Loughlin, Secretary ■ Karyne Pompilus, Treasurer ■ Russell Marcus ■ Mercedes J. Núñez

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

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Broward County Housing Authority on behalf of HG Senior Housing Corporation, 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 HG Senior Housing Corporation, 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 June 15, 2016.....Page 170

V. Motion to accept Highland Gardens Apartments II Financial Report for Quarter Ended June 30, 2016.....Page 171

VI. Motion to accept Highland Gardens Apartments II Operating Budget for Fiscal Year 2016/2017.....Page 176

VII. Comments from the Public

VIII. Comments from the Directors

IX. Adjournment

Directors:

Michael S. Long, President ■ Mark O'Loughlin, Secretary ■ Karyne Pompilus, Treasurer ■ Russell Marcus ■ Mercedes J. Núñez

OP-Better Communities Development, LLC

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

Agenda

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Broward County Housing Authority on behalf of OP-Better Communities Development, LLC 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 OP-Better Communities Development, LLC 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. **Election of Officers**
 - President
 - Secretary
 - Assistant Secretary
- V. **Resolution 2016-01:**
- VI. Resolution Designating Ann Deibert as Assistant Secretary and Troy White as Deputy Assistant Secretary, duly authorized Officers of OP-Better Communities, Development, LLC.....Page 178
- VII. **Motion** to accept OP-Better Communities, LLC Operating Budget for Fiscal Year 2016/2017.....Page 179
- VIII. **Comments from the Public**
- IX. **Comments from the Directors**
- X. **Adjournment**

TP Homes & 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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Broward County Housing Authority on behalf of TP Homes and Communities, 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 TP Homes and Communities, 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 June 15, 2016.....Page 181

V. Motion to accept Tallman Pines Apartments I & II Financial Report for Quarter Ended June 30, 2016.....Page 182

VI. Motion to accept Tallman Pines Apartments I & II Operating Budget for Fiscal Year 2016/2017.....Page 192

VII. Comments from the Public

VIII. Comments from the Directors

IX. Adjournment

Directors:

Michael S. Long, President ■ Mark O'Loughlin, Secretary ■ Karyne Pompilus, Treasurer ■ Russell Marcus ■ Mercedes J. Núñez

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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Broward County Housing Authority on behalf of MCCAN Communities, 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 MCCAN Communities, 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 June 15, 2016.....Page 194

V. Motion to accept Financial Report for Quarter Ended June 30, 2016.....Page 195

VI. Motion to accept Operating Budget for Fiscal Year 2016/2017.....Page 200

VII. Comments from the Public

VIII. Comments from the Directors

IX. Adjournment

Directors:

Michael S. Long, President ■ Mark O'Loughlin, Secretary ■ Karyne Pompilus, Treasurer ■ Russell Marcus ■ Mercedes J. Núñez