

Minutes of the Board of Commissioners Meeting
Wednesday, March 17, 2010

I. Call to Order:

Mrs. Day, Chair of the Board of Commissioners of the Broward County Housing Authority ("BCHA") called the meeting to order at 9:36 A.M. on Wednesday, March 17, 2010 at Headway Office Park, 4780 North State Road 7, Lauderdale Lakes, Florida.

II. Roll Call:

Mr. Cregan conducted a roll call and certified that a quorum was present.

Commissioners Present:

- Sharon Day Chair
- Mercedes J. Núñez Vice Chair
- Rico Petrocelli
- Juan Selaya

Members Absent:

None

Members Late:

None

Members Excused:

Joseph M. Cobo

Staff and Legal Counsel Present:

- Kevin Cregan Chief Executive Officer/Board Secretary
- Ann Deibert Chief Operating Officer
- Steven Cortese Chief Financial Officer
- Beth Kinsey VP Asset Management
- Kathryn Haynes VP Assisted Housing
- Parnell Joyce VP Development
- Gary Knoerlein Assistant VP Finance
- Ed Starkey Construction Manager
- Monica Alfasi Executive Assistant/Recording Secretary
- Deatra Glaser Senior Administrative Assistant
- David N. Tolces Legal Counsel, Goren, Cherof, Doody & Ezrol, P.A.

Also in attendance for all or a portion of the meeting:

- Ronald Thompkins CPA, TCBA Watson Rice LLP
- Stan Brown Executive VP, Ambit Marketing Communications
- Adam Matza Account Manager, Ambit Marketing Communications

III. Pledge of Allegiance:

The Chair called on Commissioner Petrocelli to lead the meeting in the Pledge of Allegiance.

IV. Approval of Agenda:

Action: Motion was made by **Commissioner Núñez** and seconded by **Commissioner Petrocelli** to approve the Agenda for March 17, 2010 as presented. The motion was unanimously passed.

V. Approval of the Minutes of the Regular Board Meeting:

Action: Motion was made by **Commissioner Petrocelli** and seconded by **Commissioner Núñez** to approve the Minutes of the meeting for February 17, 2010 as submitted. The motion was unanimously passed.

VI. Bills and Communications:

1. Audit Committee Memorandum 2010-03 (CEO):

For information purposes only, no action required.

2. Presentation of Independent Audit Report for Year Ended September 30, 2009:

2.A. Motion to Accept Audit:

Topic: Presentation of Independent Audit Report for the Year Ended September 30, 2009 by Ronald Thompkins, CPA, Watson Rice, LLP.

Mr. Thompkins gave a Power Point presentation and answered questions from the Board of Commissioners regarding the Independent Audit for the year ended September 30, 2009. The report is unqualified with no findings and no questioned costs. For the third consecutive year BCHA has no findings related to federal expenditures. BCHA is qualified again as a low risk auditee.

Action: Motion was made by **Commissioner Petrocelli** to accept the Independent Audit Report for the year ended September 30, 2009. The Motion was seconded by **Commissioner Selaya** and approved unanimously.

3. Presentation of Financial Report for the Quarter Ended December 31, 2009:

3. A. Motion to Accept Quarterly Financial Report:

Topic: Presentation of Financial Report for the Quarter Ended December 31, 2009.

Mr. Cortese said his memo (Memorandum 2010-06 (FIN)) explained the quarterly financial report in detail and asked if anyone had any questions. There were no comments.

Action: Motion was made by **Commissioner Petrocelli** to accept the Financial Report for the quarter ended December 31, 2009. The Motion was seconded by **Commissioner Selaya** and approved unanimously.

VII. Consent Agenda:

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.

Commissioner Petrocelli made a motion to approve all items on the consent agenda. The motion was seconded by **Commissioner Selaya** and was approved unanimously.

VIII. Reports:

1. Monthly Report on Bids/Request for Proposals:

Action: No questions or comments.

2. Monthly Department Reports:

Assisted Housing: No questions or comments.
Asset Management: No questions or comments.
College Gardens: No questions or comments.

3. Board Secretary/Chief Executive Officer's Monthly Report:

Progresso Point - BCHA in partnership with Reliance Housing Foundation, Inc. was awarded tax credits to develop Progresso Point (North Andrews Avenue just north of Sistrunk Blvd.). We expect to build 76 units. At next month's meeting staff should be ready to give a presentation explaining exactly what is planned.

Oakland Park & Ehlinger Apartments - We applied for tax credit allocations for Oakland Park and Ehlinger. Oakland Park received a bad lottery number for the third year in a row. Ehlinger received a fairly decent number but not decent enough for funding and Carlisle Development Group who is our partner with the site has appealed the decision with the Florida Housing Finance Corporation. Carlisle has hired a law firm in Tallahassee and they feel optimistic that they may win the appeal. The demolition at Ehlinger is complete. Carlisle is moving forward for the change in zoning for the adjacent property that we purchased and the replatting of the main property.

City of Hollywood - Today is the second reading of the site plan approval for the Crystal Lake townhomes. **Mr. Cregan** thanked **Commissioner Selaya** for attending the first reading and offering his support if staff needed assistance. We received unanimous approval of the site plan at the first reading. In thirty days staff should be ready to put a bid for construction of the property on the street. We have also received a \$500,000 grant from the County to help offset the cost of developing the property.

City of Lauderhill - **Mr. Cregan** and **David Tolces, Esq.** had an extensive conversation with the Board of Commissioners regarding the City of Lauderhill's communications with the Attorney General's office and HUD regarding the Lauderhill Housing Authority. **Mr. Tolces** has had conversations with the Attorney General's office regarding the letter sent to them by HUD requesting an opinion regarding the issue with the City of Lauderhill Housing Authority. The last communication with his office was that they would not be offering an opinion to HUD because they did not have the authority to do so, only if a housing authority located in the State of Florida requested an opinion would they issue one. **Mr. Cregan, Sharon Wilson Geno, Esq.** and **David Tolces, Esq.** had a discussion regarding a letter that was sent to the Attorney General's office by the City of Lauderhill in which there was certain statements made questioning the motives/operations of all housing authorities in the county. **Mrs. Wilson** and **Mr. Tolces** thought it was best if **Mr. Cregan** and the other housing authorities in Broward County send a letter to HUD responding to Lauderhill's letter regarding portability of the housing choice voucher program. **Mr. Cregan** said there were misrepresentations made by Lauderhill to HUD regarding how the Section 8 program is operated by the housing authorities in Broward County. **Mr. Cregan** thanked **Commissioner Petrocelli** for contacting **Cindy Guerra** at the Attorney General's office about this issue.

May Board Meeting - **Mr. Cregan** asked if the May Board meeting could be rescheduled from May 19 to May 26 so that he could attend the FAHRO conference. There was no objection.

4. Legal Counsel's Eviction Status Report (Memorandum 2010-006):

No questions/comments regarding report.

Mr. Cregan informed the Board of Commissioners about an elderly tenant at Highland Gardens that staff is in the process of evicting because of her excessive hoarding which has become a hazard. **David Tolces, Esq.** said the tenant has refused all assistance and has sent threatening letters to staff. **Mrs. Kinsey** gave a brief history of the tenant's background and the assistance she has refused from staff and other agencies. The **Chair** asked staff for a brief one page timeline and talking points in case Board members are contacted regarding the tenant.

IX. Comments from the Public:

No comments.

X. Comments from the Commissioners:

Commissioner Petrocelli wanted to thank **Mr. Cregan** and staff for their sensitivity regarding the handling of the shooting situation regarding a family residing at one of our sites and the concern staff has shown for the elderly tenant at Highland Gardens. He said this behavior is in direct conflict with what **Mr. Smith** said at last month's meeting about BCHA being in his neighborhood. **Mrs. Kinsey** said that the family involved in the shooting situation was very appreciative for everything that staff has done to assist them including the waiver of rent for one month.

The **Chair** thanked staff for the great audit and all the work everyone does everyday to make the Board of Commissioners look good.

XI. Adjournment:

Commissioner Núñez made a motion to adjourn the meeting. The motion was seconded by **Commissioner Petrocelli** and the meeting was adjourned at 10:19 A.M.

Submitted by:



Kevin Cregan, BCHA Board Secretary/CEO

(Note: These minutes are not verbatim. Recorded tapes are available upon request).