



## Minutes of the Board of Commissioners Meeting

Wednesday, October 20, 2010

### **I. Call to Order:**

Commissioner Núñez, Chair of the Board of Commissioners of the Broward County Housing Authority ("BCHA") called the meeting to order at 9:30 A.M. on Wednesday, October 20, 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:**

Mercedes J. Núñez     Chair  
 Juan Selaya             Vice Chair  
 Joseph M. Cobo  
 Sharon Day  
 Rico Petrocelli

#### **Members Absent:**

None

#### **Members Late:**

None

#### **Members Excused:**

None

#### **Staff and Legal Counsel Present:**

Kevin Cregan	Board Secretary/Chief Executive Officer
Ann Deibert	Chief Operating Officer
Steven Cortese	Chief Financial Officer
Barbara D. Miller	VP Human Resources/Risk Management
Beth Kinsey	VP Asset Management
Kathy Haynes	VP Assisted Housing
Parnell Joyce	VP of Development
Gary Knoerlein	Assistant VP Finance
Sam Hornsby	Assistant VP Development
Anna Jaime	Assistant VP Asset Management
Nivia Roldan	Assistant VP Assisted Housing
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:**

Stan Brown             Account Manager, Ambit Marketing Communications

### **III. Pledge of Allegiance:**

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

### **IV. Approval of Revised Agenda:**

Action: Motion was made by Commissioner Petrocelli and seconded by Commissioner Cobo to approve the revised agenda for October 20, 2010 as presented. The motion was unanimously approved.

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

Action: Motion was made by Commissioner Cobo and seconded by Commissioner Petrocelli to approve the Minutes of the meeting for September 15, 2010 as submitted. The motion was unanimously approved.

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

### **VII. Reports:**

#### **1. Discussion and Approval on the renaming of the former Ehlinger Apartments to East Village (Memorandum 2010-29 CEO):**

Action: Motion was made by Commissioner Petrocelli to approve the renaming of Ehlinger Apartments to East Village. The motion was seconded by Commissioner Cobo and was approved unanimously.

#### **2. Public Housing Assessment System (PHAS) Score for the Fiscal Year Ended 09/30/2009):**

Action: No action required.

#### **3. Letters of Appreciation from New Smyrna Beach Housing Authority:**

Action: No action required.

#### **4. Monthly Report on Bids/Request for Proposals:**

Action: No action required.

#### **5. Monthly Department Reports:**

Assisted Housing: No questions or comments.

Asset Management: No questions or comments.

College Gardens: No questions or comments.

#### **6. Board Secretary/Chief Executive Officer's Monthly Report:**

The Groundbreaking Ceremony for the East Village development (formerly Ehlinger Apartments) is scheduled for Friday, November 12, 2010 at 10:00 AM. Invitations will be mailed soon.

HUD is collecting information from their field office regarding the lawsuit initiated by the City of Lauderhill concerning the Lauderhill Housing Authority. David Tolces, Esq. is keeping an eye on the case. He voiced his displeasure to the attorneys who sent the correspondence to HUD, and is trying to address the issue through the Florida Bar process.

Board of Commissioners Meeting for November has been rescheduled for Tuesday, November 16, 2010 at 9:30 AM.

Mr. Cregan and Mr. Joyce will be attending the Florida Housing Finance Corporation meeting in Tallahassee on Friday, October 22, 2010 regarding the final approval for tax credits for Progresso and Ehlinger.

There may be a need for an affiliates meeting sometime before the next scheduled board meeting. Staff is waiting for a new Term Sheet from Bank of America, and depending on the requirements, the Board of Directors may need to discuss financing for the construction loan for Progresso. There may be a need for a financial commitment by BCHA to guarantee the loan. Also, another item that is being negotiated with the bank is removing the Carlisle Development Group from the Tallman Pines development.

Employee Awards Luncheon is scheduled for noon, Friday, November 5, 2010.

Commissioner Selaya said he spoke to a Commissioner at the City of Hallandale who informed him that the city has approved 3,000 units for development and asked Mr. Cregan if staff could contact one of the developers and see if there was anything that BCHA would be interested in developing for affordable housing. Mr. Cregan said he would contact the City Manager of Hallandale.

#### **7. Legal Counsel's Eviction Status Report (Memorandum 2010-022):**

David Tolces, Esq. discussed his monthly eviction status report and wanted to thank staff on the record for their assistance in getting witnesses to the courthouse and assisting him with the best case prepared to present to the judge. His firm has completed Sexual Harassment and Code of Ethics training for staff.

#### **VIII. Comments from the Public:**

No comments.

#### **IX. Comments from the Commissioners:**

No comments.

#### **X. Adjournment:**

Commissioner Cobo made a motion to adjourn the meeting. The motion was seconded by Commissioner Petrocelli and the meeting was adjourned at 9:55 A.M.

#### **Submitted by:**

  
\_\_\_\_\_  
**Kevin Cregan, Board Secretary/CEO**

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