

Notice of Public Meeting

(Meeting is subject to change or cancellation)

In compliance with Section 286.011 of the Florida Statutes, please be advised that a meeting of the Board of Commissioners of the Broward County Housing Authority followed by a meeting of the Board of Directors of Building Better Communities, Inc. are scheduled for **Tuesday, September 17, 2024 at 9:30 am.**

ATTENDING AND VIEWING THE MEETINGS

Members of the public may attend the meeting in-person at the Broward County Housing Authority Corporate Office located in the Headway Office Park at 4780 North State Road 7, Lauderdale Lakes, FL 33319. The meeting may also be viewed live using the ZOOM virtual meeting platform via the following link:

<https://us02web.zoom.us/j/89459217219?pwd=5lc34Avfa9gSzikLRAGMjz26sz3nJB.1>

The Zoom Meeting Passcode is: 696466

Members of the public may also join the meeting by phone. The Meeting Call-in Number is: 1 (305) 224-1968 or 1 (309) 205-3325. The Webinar ID to join the meeting by calling in is 894 5921 7219, and the password is 696466.

For more information on using ZOOM, please visit ZOOM Support at the following link: <https://support.zoom.us/hc/en-us>.

PUBLIC COMMENTS:

Persons who wish to make public comment must submit a request via email to bcha@bchafl.org by 2:00 p.m. on Monday, September 16, 2024. The email must contain your name, address, and telephone number. Additionally, please identify if you are attending in person, by ZOOM, or by telephone.

When addressing the Board, please begin by stating your name and address for the record. Public comments are limited to three minutes. Persons desiring to provide public comment may do so by one of the following options:

Via Email: Comments may be submitted by email to bcha@bchafl.org by 2:00 p.m. on Monday, September 16, 2024, and shall be made a part of the public record.

ZOOM Video Participation: If attending via ZOOM and you want to make a public comment, click “raise hand” on the bottom of the “participants” tab, when your name is called your audio will be unmuted. To make a public comment in this manner, you must preregister by sending an e-mail to bcha@bchafl.org by 2:00 p.m. on Monday, September 16, 2024.

ZOOM Telephone Participation: If attending via ZOOM telephone and you want to make a public comment, press *9 to “raise your hand.” When the last four digits of your telephone number are called, your audio will be unmuted. To make a public comment in this manner, you must preregister by sending an e-mail to bcha@bchafl.org by 2:00 p.m. on Monday, September 16, 2024.

In compliance with Section 286.26 of the Florida Statutes, BCHA wishes to ensure that all members of the public have access to all public meetings. If you require a special accommodation, please contact Noah Szugajew at (954) 739-1114 extension 1011 or via the TRS/Florida Relay Service 711 at least 48 hours prior to the meeting date.

Parnell Joyce

PARNELL JOYCE, CHIEF EXECUTIVE OFFICER
09/09/2024



I. Call to Order: Meeting of the Board of Directors of Building Better Communities, Inc. was called to order at 9:44 a.m. on Tuesday, June 11, 2024 by **Director John Loos**.

II. Roll Call: **Mr. Joyce** called the roll and certified that a quorum was present.

Directors:

John T. Loos III	President
Mercedes Núñez	Director
Karyne Pompilus	Director
Mark O’Loughlin	Director - absent

Staff and Legal Counsel in Attendance:

Parnell Joyce	Assistant Secretary
David Tolces	Weiss Serota Helfman Cole Bierman

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

Tisha Pinkney	Executive Deputy Director
Marie De La Rosa	Executive Deputy Director
Tiffany Garcia	Executive Deputy Director
Iryna Chapman	HR Manager
Noah Szugajew	Senior Administrative Manager

III. Approval of Minutes: **Action:** Motion was made by **Director Pompilus** approving the Minutes of April 16, 2024 as submitted. The motion was seconded by **Director Núñez** and passed unanimously.

IV. Approval of Agenda: **Action:** Motion was made by **Director Pompilus** approving the Agenda for June 11, 2024. The motion was seconded by **Director Núñez** and passed unanimously.

V. Comments from the Public on Agenda Items: No comments.

VI. Motion – Approving Financial Reports for Quarter Ended December 31, 2023: **Action:** **Director Núñez** made a motion to approve Financial Report for Quarter Ended December 31, 2023. The motion was seconded by **Director Pompilus** and passed unanimously.

VII. Motion – Authorizing Resolution 2024-05 – Actions in furtherance of the Development and Financing of the Tequesta Reserve Apartments project: **Action:** Motion to Authorize

Directors:



actions in furtherance of the Development and Financing of the Tequesta Reserve Apartments project was made by **Director Pompilus**. The motion was seconded by **Director Núñez** and passed unanimously.

VIII. Motion – Authorizing Resolution 2024-06 – Approving First Renewal of Contract with Angels Remodeling & Constructions, LLC for HVAC Services: **Action:** Motion to Approve First Contract Renewal for HVAC Services was made by **Director Núñez**. The motion was seconded by **Director Pompilus** and passed unanimously.

IX. Reports: Properties Managed by BCHA: no comments
Properties Managed BY SPM: no comments

X. Comments from the Public: No comments.

XI. Comments from the Assistant Secretary: No comments.

XII. Comments from the Directors: No comments.

XIII. Adjournment: The meeting was adjourned at 9:47 AM.

Submitted by: 
Parnell Joyce, Assistant Secretary
(Note: These minutes are not verbatim)

Directors:



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

MEMORANDUM 2024-03 (REM)

TO: Board of Directors

THRU: Parnell Joyce, Assistant Secretary 

FROM: Tisha Pinkney, Executive Deputy Director 

DATE: August 8, 2024

SUBJECT: Janitorial Services – Griffin Gardens and Highland Gardens Apartments

REQUESTED ACTION: Motion to approve 3rd renewal of Griffin Gardens and Highland Gardens Apartments janitorial contract at vendor's negotiated increase rate.

WHY ACTION IS NECESSARY: The contract expires November 22, 2024 and the current annual rate (Headway COCC) is \$36,408.

SUMMARY EXPLANATION/BACKGROUND: I am requesting to move forward with the contract renewal for the janitorial services per the vendor's negotiated price increase. We have done an internal evaluation of cost for this service at the proposed rate increase and found that the average national janitorial wage for 2023 was \$17.82 per hour, and an 8.2% increase to that for 2024 would equate to \$18.95 per hour.

FISCAL IMPACT/COST SUMMARY: An increase of \$3,285 to each property operating budget. The new contract would be \$39,420 annually.

Directors:

John T. Loos III, President ■ Karyne Pompilus, Secretary ■ Michael S. Long, Treasurer ■ Mar O'Loughlin ■ Mercedes J. Núñez

RESOLUTION NO. 2024-08

Resolution of Building Better Communities, Inc. authorizing Contracting Officer to enter into a third contract renewal with Clean Space, Inc. for Janitorial Services at Griffin Gardens and Highland Gardens Apartments

WHEREAS, Board approval is required for contract renewals when the renewal price is 10% higher than the initial negotiated contract price; and,

WHEREAS, the current contract expires on November 22, 2024; and,

WHEREAS, a cost analysis was completed at the vendor proposed rate increase and found to be inline with the national average; and,

NOW THEREFORE BE IT RESOLVED that the Board of Directors of Building Better Communities, Inc. hereby authorizes the Contracting Officer to enter into a third renewal with Clean Space, Inc. for janitorial services at Griffin Gardens and Highland Gardens Apartments at a negotiated increase rate as explained in Memorandum 2024-03 (REM).

PASSED, ADOPTED AND APPROVED THIS 20th DAY OF AUGUST 2024.

KARYNE POMPILUS, SECRETARY

August 2024 AFFORDABLE AND MULTIFAMILY PROPERTIES SUMMARY OPERATIONS REPORT - MANAGED BY BCHA

Property Name	Total	Vacant	Occupied	Occupied	Units Leased During Current Month	Current Month Rent Roll	Current Month Delinquent Rent	Current Month Delinquent Rent %	RETRO - Amounts owed by residents on a repayment/settlement agreement	Amounts owed for unpaid rent, late fees, work orders, etc.
	Units	Units	Units	Percent						
Multifamily Housing										
Griffin Gardens	100	2	96	96%	1	\$28,103.00	\$0.00	0%	\$0.00	\$2,136.00
Highland Gardens	100	6	94	94%	1	\$25,955.00	\$0.00	0%	\$48,861.94	\$1,079.14
Everglades/Auburn/Roosevelt	86	7	79	92%	2	\$28,376.00	\$0.00	0%	\$21,404.82	\$33,532.24
Meyers Estates	50	2	48	96%	0	\$18,280.00	\$1,140.00	6%	\$54,468.18	\$15,750.58
Park Ridge	37	1	36	97%	1	\$18,952.00	\$3,709.39	20%	\$38,585.22	\$11,111.91
TOTAL	373	18	353	95%	5	\$119,666.00	\$28,281.95	24%	\$163,320.16	\$63,609.87
Affordable Housing										
Crystal Lakes Townhouses	10	0	10	100%	0	\$20,270.00	\$0.00	0%	\$2,575.72	\$2,575.72
College Gardens	63	2	61	97%	1	\$99,762.00	\$7,723.00	8%	\$0.00	\$10,926.58
Manors at Middle River	12	3	10	83%	0	\$24,527.00	\$0.00	0%	\$0.00	\$0.00
Ocean Drive	12	2	10	83%	0	\$17,582.00	\$3,863.00	22%	\$0.00	\$1,660.00
Twin Oaks	16	2	14	88%	1	\$17,787.00	\$1,345.00	8%	\$0.00	\$420.00
Villas of Pompano	8	2	6	100%	0	\$11,904.00	\$1,915.00	16%	\$0.00	\$1,807.00
TOTAL	121	11	111	92%	2	\$191,832.00	\$14,846.00	8%	\$2,575.72	\$17,389.30

494
31%

Note: Collection and eviction efforts are ongoing regarding families with outstanding balances.



PROPERTIES MANAGED BY SPM WEEKLY OPERATIONS SUMMARY

Week of: **8/31/2024**

Property Name	As of Date	Total Units	Vacant Units	Occupied Units	Occupied Percent	Move In	Move Out	Vacant Rented	Vacant UnRented	Notice UnRented	Notice Rented	Other Amounts	Delinquent Rent Amounts	Scheduled Billing	Delinquent Percentage	Application	Denied Application	Canceled Application	Evict
Janice Foci	(Occupied % Average)			100%															
Crystal Lake	8/31/2024	190	0	190	100.00%	0	0	0	0	0	0	\$ 260.00	\$ 1,296.00	\$ 236,989.00	1%	0	0	0	0
East Village	8/31/2024	155	0	155	100.00%	0	0	0	0	0	0	\$ 250.00	\$ 573.00	\$ 184,962.00	0%	0	0	0	0
Highland Gardens II	8/31/2024	100	3	97	97.00%	0	0	2	1	0	0	\$ (2,861.00)	\$ 5,938.45	\$ 86,792.00	7%	0	0	0	0
Oakland Preserve	8/31/2024	80	2	78	97.50%	0	0	0	2	0	0	\$ 2,391.00	\$ 6,081.60	\$ 86,120.35	7%	0	0	0	0
Progresso Point	8/31/2024	76	2	74	97.37%	0	0	1	1	0	0	\$ 682.84	\$ 8,819.41	\$ 64,003.05	14%	0	0	0	0
Tallman Pines I	8/31/2024	176	0	176	100.00%	0	0	0	0	0	0	\$ 590.00	\$ 3,590.00	\$ 210,596.00	2%	0	0	0	0
Tallman Pines II	8/31/2024	24	0	24	100.00%	0	0	0	0	0	0	\$ 45.00	\$ 44.00	\$ 30,173.00	0%	0	0	0	0
TOTAL		801	7	794	99%	0	0	3	4	0	0	\$ 1,357.84	\$ 26,342.46	\$ 899,635.40	4%	0	0	0	0

Notes: COVID-19 is a factor in delinquent rent. The Regional PM is following up closely with the Property Manager. Rents are not delinquent until after the 5th day of the month.