

# 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 Board of Directors meetings of Building Better Communities, Inc.; BBC Ehlinger, Inc.; BBC Homes, Inc.; Broward Workforce Communities, Inc.; HG Senior Housing Inc.; TP Homes & Communities, Inc.; and, MCCAN Communities, Inc. are scheduled for **Tuesday, April 16, 2025, 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/87617366434?pwd=CKkpuxj222rgstzhJqyyMNb7rkxI05.1>

The Zoom Meeting Passcode is: 300795

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 876 1736 6434, and the passcode is 300795.

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](mailto:bcha@bchafl.org) by 2:00 p.m. on Monday, April 14, 2025. 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](mailto:bcha@bchafl.org) by 2:00 p.m. on Monday, April 14, 2025, 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](mailto:bcha@bchafl.org) by 2:00 p.m. on Monday, April 14, 2025.

**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](mailto:bcha@bchafl.org) by 2:00 p.m. on Monday, April 14, 2025.

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 the Executive Assistant at (954) 739-1114 extension 1023 or via the TRS/Florida Relay Service 711 at least 48 hours prior to the meeting date.

Parnell Joyce

**PARNELL JOYCE, CHIEF EXECUTIVE OFFICER**

04/08/2025



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

## **Agenda - Meeting of the Board of Directors Tuesday, April 15, 2025**

In compliance with Section 286.0105 of the Florida Statutes, if any person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at this meeting or hearing, he or she will need a record of the proceedings, and 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 e-mail to [bcha@bchafl.org](mailto:bcha@bchafl.org) or call (954) 739-1114 #1023.

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 send e-mail to [bcha@bchafl.org](mailto:bcha@bchafl.org) or call (954) 739-1114 #1023 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 Minutes:** Board of Directors Meeting held December 17, 2024.....**Page 2**
- IV. Approval of Agenda**
- V. Comments from the Public on Agenda Items**
- VI. Election of Officers:**
  - ✓ **President**
  - ✓ **Secretary**
  - ✓ **Treasurer**
- VII. Reports:** Properties Managed by BCHA.....**Page 4**  
Properties Managed by SPM, Inc.....**Page 5**
- VIII. Comments from the Public**
- IX. Comments from the Assistant Secretary**
- X. Comments from the Directors**
- XI. Adjournment**

### **Directors:**

John T. Loos III, President ■ Karyne Pompilus, Secretary ■ Mark O'Loughlin ■ Mercedes J. Núñez



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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## **Minutes of Board of Directors Meeting, Tuesday December 17, 2024**

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**I. Call to Order:** Meeting of the Board of Directors of Building Better Communities, Inc. was called to order at 10:04 a.m. on Tuesday, December 17, 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 - absent
Karyne Pompilus	Director
Mark O'Loughlin	Director

**Staff and Legal Counsel in Attendance:**

Parnell Joyce	Assistant Secretary
Chanae Wood	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
Jose Tavarez	Director IT
Paul Raikes	Controller
Noah Szugajew	Assistant Deputy Director
Teisha Palmer	Procurement Manager
Derick Morgan	Construction Manager
Eleanor Acosta	Administrative Assistant
Lily Reyes Urena	Executive Assistant

**III. Approval of Minutes:** **Action:** Motion was made by **Director Pompilus** to approve the Minutes of Oct 15, 2024, as submitted. The motion was seconded by **Director O'Loughlin** and passed unanimously.

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**Directors:**

John T. Loos III, President ■ Karyne Pompilus, Secretary ■ Mercedes J. Núñez ■ Mark O'Loughlin



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

**IV. Approval of Agenda:** Action: Motion was made by **Director Pompilus** approving Agenda for December 17, 2024. The motion was seconded by **Director O'Loughlin** and passed unanimously.

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

**VI. Motion – Approving Proposed Operating Budget for Oakland Preserve Apartments:** Action: **Commissioner Núñez** made a Motion to Authorize Proposed Operating Budget for 2025. The motion was seconded by **Director Pompilus** and passed unanimously.

**X. Reports:** Properties Managed by BCHA: no comments  
Properties Managed By SPM: no comments

**XI. Comments from the Public:** No comments.

**XII. Comments from the Assistant Secretary:** No comments.

**XIII. Comments from the Directors:** No comments.

**XIV. Adjournment:** The meeting was adjourned at 11:03 AM.

Submitted by: \_\_\_\_\_

**Parnell Joyce, Assistant Secretary**

(Note: These minutes are not verbatim)

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**Directors:**

John T. Loos III, President ■ Karyne Pompilus, Secretary ■ Mercedes J. Núñez ■ Mark O'Loughlin

## February 2025 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	0	96	96%	0	\$28,051.00	\$383.00	1%	\$1,473.00	\$108.00
Highland Gardens	100	7	93	93%	5	\$23,713.00	\$605.00	3%	\$2,472.00	\$1,174.06
Everglades/Auburn/Roosevelt	86	7	79	92%	0	\$31,909.00	\$4,823.00	15%	\$3,991.78	\$466.10
Meyers Estates	50	4	46	92%	0	\$19,065.00	\$1,424.00	7%	\$56,444.28	\$8,278.66
Park Ridge	37	1	36	97%	0	\$16,270.00	\$1,136.00	7%	\$11,360.30	\$1,940.81
TOTAL	373	19	350	94%	5	\$119,008.00	\$28,281.95	24%	\$75,741.36	\$11,967.63
Affordable Housing										
Crystal Lakes Townhouses	10	0	10	100%	0	\$21,951.00	\$0.00	0%	\$0.00	\$0.00
College Gardens	63	3	61	97%	1	\$107,069.00	\$10,538.00	10%	\$10,735.00	\$21,273.00
Manors at Middle River	12	3	10	83%	0	\$26,786.00	\$0.00	0%	\$0.00	\$0.00
Ocean Drive	12	1	10	83%	1	\$15,258.00	\$2,310.00	15%	\$0.00	\$2,310.00
Twin Oaks	16	2	14	88%	1	\$15,713.00	\$1,078.00	7%	\$0.00	\$1,078.00
Villas of Pompano	8	1	7	100%	1	\$12,863.00	\$4,099.00	32%	\$0.00	\$4,099.00
TOTAL	121	10	112	93%	4	\$199,640.00	\$18,025.00	9%	\$10,735.00	\$28,760.00
										494
										33%
Note: Collection and eviction efforts are ongoing regarding families with outstanding balances.										



**PROPERTIES MANAGED BY SPM WEEKLY OPERATIONS SUMMARY**

Week of: **2/28/2025**

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
<b>Janice Foci</b>	<b>(Occupied % Average)</b>			<b>100%</b>															
Crystal Lake	1/31/2025	190	1	189	99.47%	0	0	1	0	1	0	\$ -	\$ -	\$ 231,420.00	0%	0	0	0	0
East Village	1/31/2025	155	5	150	96.77%	0	0	3	1	0	0	\$ (940.00)	\$ 4,436.00	\$ 176,561.00	3%	0	0	0	0
Highland Gardens II	1/31/2025	100	2	98	98.00%	0	0	0	2	1	0	\$ (1,599.04)	\$ 7,352.45	\$ 90,573.00	8%	0	0	0	0
Oakland Preserve	1/31/2025	80	2	78	97.50%	0	0	0	1	0	0	\$ 350.00	\$ 1,722.00	\$ 89,205.00	2%	0	0	0	0
Progresso Point	1/31/2025	76	4	72	94.74%	0	0	0	4	0	0	\$ 1,988.06	\$ 1,556.38	\$ 59,236.00	3%	0	0	0	0
Tallman Pines I	1/31/2025	176	2	174	98.86%	0	0	1	1	2	0	\$ 759.00	\$ 4,752.00	\$ 206,532.00	2%	0	0	0	0
Tallman Pines II	1/31/2025	24	0	24	100.00%	0	0	0	0	0	0	\$ -	\$ -	\$ 30,002.00	0%	0	0	0	0
<b>TOTAL</b>		<b>801</b>	<b>16</b>	<b>785</b>	<b>98%</b>	<b>0</b>	<b>0</b>	<b>5</b>	<b>9</b>	<b>4</b>	<b>0</b>	<b>\$ 558.02</b>	<b>\$ 19,818.83</b>	<b>\$ 883,529.00</b>	<b>2%</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

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.**



# 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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## **Agenda**

Meeting of the Board of Directors

Tuesday, April 15, 2025.

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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 e-mail to [bcha@bchafl.org](mailto:bcha@bchafl.org) or call (954) 739-1114 #1023.

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 e-mail [bcha@bchafl.org](mailto:bcha@bchafl.org) or call (954) 739-1114 #1023 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 Minutes:** Board of Directors Meeting held December 17, 2024.....Page 7

### **IV. Approval of Agenda**

### **V. Comments from the Public on Agenda Items**

### **VI. Election of Officers:**

- ✓ President
- ✓ Secretary
- ✓ Treasurer

### **VII. Comments from the Public**

### **VIII. Comments from the Assistant Secretary**

### **IX. Comments from the Directors**

### **X. Adjournment**

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#### **Directors:**

John T. Loos III, President ■ Karyne Pompilus, Secretary ■ Mark O'Loughlin ■ Mercedes J. Núñez

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## Minutes of BBC Ehlinger Apartments, Inc.

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**I. Call to Order:** Meeting of the Board of Directors of BBC Ehlinger Apartments, Inc. was called to order at 10:10 a.m. on Tuesday, December 17, 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 – absent
Karyne Pompilus	Director
Mark O’Loughlin	Director

**Staff and Legal Counsel in Attendance:**

Parnell Joyce	Assistant Secretary
Tisha Pinkney	Executive Deputy Director
Marie De La Rosa	Executive Deputy Director
Tiffany Garcia	Executive Deputy Director
Iryna Chapman	Human Resources Manager
Teisha Palmer	Procurement Manager
Derick Morgan	Construction Manager
Paul Raikes	Controller
Noah Szugajew	Assistant Deputy Director
Chanae Wood, ESQ	Weiss Serota Helfman Cole + Bierman
Eleanor Acosta	Administrative Assistant
Lily Reyes Urena	Executive Assistant

**III. Approval of Minutes:** **Action:** Motion was made by **Director O’Loughlin** approving the Minutes of October 15, 2024, as submitted. The motion was seconded by **Director Pompilus** and passed unanimously.

**IV. Approval of Agenda:** **Action:** Motion was made by **Director Pompilus** approving the Agenda for December 17, 2024. The motion was seconded by **Director O’Loughlin** and passed unanimously.

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

**VI. Resolution 2024 -01 Approving and Adopting the 2025 Operating Budget for East Village Apartments:**

**Action:** **Director O’Loughlin** made a motion to approve Resolution 2024-01 authorizing actions in furtherance of the East Village Apartments budget. The motion was seconded by **Director Pompilus**.

**Vote:** The motion passed unanimously.

**VII. Comments from the Public** No comments.

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**Directors:**

John T. Loos III, President ■ Karyne Pompilus, Secretary ■ Mercedes J. Núñez ■ Mark O’Loughlin



## **Minutes of BBC Ehlinger Apartments, Inc.**


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**VIII. Comments from the Assistant Secretary:** Would like a proclamation for Commissioner Nunez on site where she lives and three other locations, she deserves to be honored for her 30 years.

Looking for input on appointments to the Board and the application process.

**IX. Comments from the Directors:** Approved.

**X. Adjournment:** The meeting was adjourned at 10:15 AM.

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

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### **Directors:**

John T. Loos III, President ■ Karyne Pompilus, Secretary ■ Mercedes J. Núñez ■ Mark O'Loughlin

# 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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## Agenda

Meeting of the Board of Directors

Tuesday, April 15, 2024.

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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 e-mail to [bcha@bchafl.org](mailto:bcha@bchafl.org) or call (954) 739-1114 #1023.

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 e-mail [bcha@bchafl.org](mailto:bcha@bchafl.org) or call (954) 739-1114 #1023 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 Minutes: Board of Directors Meeting held December 17, 2024.....Page 10

### IV. Approval of Agenda

### V. Comments from the Public on Agenda Items

### VI. Election of Officers:

- ✓ President
- ✓ Secretary
- ✓ Treasurer

### VII. Comments from the Public

### VIII. Comments from the Assistant Secretary

### IX. Comments from the Directors

### X. Adjournment

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#### Directors:

John T. Loos III, President ■ Karyne Pompilus, Secretary ■ Mark O'Loughlin ■ Mercedes J. Núñez

## Minutes of BBC Homes, Inc.

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**I. Call to Order:** Meeting of the Board of Directors of BBC Homes, Inc. was called to order at 10:15 a.m. on Tuesday, December 17, 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 – absent
Karyne Pompilus	Director
Mark O’Loughlin	Director

**Staff and Legal Counsel in Attendance:**

Parnell Joyce	Assistant Secretary
Tisha Pinkney	Executive Deputy Director
Marie De La Rosa	Executive Deputy Director
Tiffany Garcia	Executive Deputy Director
Iryna Chapman	Human Resources Manager
Teisha Palmer	Procurement Manager
Derick Morgan	Construction Manager
Paul Raikes	Controller
Noah Szugajew	Assistant Deputy Director
Chanae Wood, ESQ	Weiss Serota Helfman Cole + Bierman
Eleanor Acosta	Administrative Assistant
Lily Reyes Urena	Executive Assistant

**III. Approval of Minutes:** **Action:** Motion was made by **Director O’Loughlin** approving the Minutes of October 17, 2024, as submitted. The motion was seconded by **Director Pompilus** and passed unanimously.

**IV. Approval of Agenda:** **Action:** Motion was made by **Director O’Loughlin** approving the Agenda for April 16, 2024. The motion was seconded by **Director Pompilus** and passed unanimously.

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

**VI. Resolution 2024 -01 Approving and Adopting the 2025 Operating Budget for Crystal Lake Apartments:**

**Action:** **Director O’Loughlin** made a motion to approve Resolution 2024-01 authorizing actions in furtherance of the Crystal Lake Apartments budget. The motion was seconded by **Director Pompilus**.

**Vote:** The motion passed unanimously.

**VII. Comments from the Public** No comments.

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**Directors:**

John T. Loos III, President ■ Karyne Pompilus, Secretary ■ Mercedes J. Núñez ■ Mark O’Loughlin

## **Minutes of BBC Homes, Inc.**

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**VIII. Comments from the Assistant Secretary:** Next year budget presentation will include an Executive Summary.

**IX. Comments from the Directors:** No comments.

**X. Adjournment:** The meeting was adjourned at 10:17 AM.

Submitted by: \_\_\_\_\_



**Parnell Joyce, Assistant Secretary**

(Note: These minutes are not verbatim)

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### **Directors:**

John T. Loos III, President ■ Karyne Pompilus, Secretary ■ Mercedes J. Núñez ■ Mark O'Loughlin

# **Broward Workforce Housing, 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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## **Agenda**

Meeting of the Board of Directors

Tuesday, April 15, 2025.

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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 e-mail to [bcha@bchafl.org](mailto:bcha@bchafl.org) or call (954) 739-1114 #1023.

Broward Workforce Housing, 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 Housing, Inc. Please e-mail [bcha@bchafl.org](mailto:bcha@bchafl.org) or call (954) 739-1114 #1023 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 Minutes:** Board of Directors Meeting held December 17, 2024.....Page 13

### **IV. Approval of Agenda**

### **V. Comments from the Public on Agenda Items**

### **VI. Election of Officers:**

- ✓ President
- ✓ Secretary
- ✓ Treasurer

### **VII. Comments from the Public**

### **VIII. Comments from the Assistant Secretary**

### **IX. Comments from the Directors**

### **X. Adjournment**

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#### **Directors:**

John T. Loos III, President ■ Karyne Pompilus, Secretary ■ Mark O'Loughlin ■ Mercedes J. Núñez

## **Minutes of Broward Workforce Housing, Inc.**

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**I. Call to Order:** Meeting of the Board of Directors of Broward Workforce Housing, Inc. was called to order at 10:16 a.m. on Tuesday, December 17, 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 – absent
Karyne Pompilus	Director
Mark O'Loughlin	Director

**Staff and Legal Counsel in Attendance:**

Parnell Joyce	Assistant Secretary
Tisha Pinkney	Executive Deputy Director
Marie De La Rosa	Executive Deputy Director
Tiffany Garcia	Executive Deputy Director
Iryna Chapman	Human Resources Manager
Teisha Palmer	Procurement Manager
Derick Morgan	Construction Manager
Paul Raikes	Controller
Noah Szugajew	Assistant Deputy Director
Chanae Wood, ESQ	Weiss Serota Helfman Cole + Bierman
Eleanor Acosta	Administrative Assistant
Lily Reyes Urena	Executive Assistant

**III. Approval of Minutes:** **Action:** Motion was made by **Director O'Loughlin** approving the Minutes of October 15, 2024, as submitted. The motion was seconded by **Director Pompilus** and passed unanimously.

**IV. Approval of Agenda:** **Action:** Motion was made by **Director O'Loughlin** approving the Agenda for December 17, 2024. The motion was seconded by **Director Pompilus** and passed unanimously.

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

**VI. Resolution 2024 -01 Approving and Adopting the 2025 Operating Budget for Progreso Point Apartments:**

**Action:** **Director O'Loughlin** made a motion to approve Resolution 2024-01 authorizing actions in furtherance of the Progreso Point Apartments budget. The motion was seconded by **Director Pompilus**.

**Vote:** The motion passed unanimously.

**VII. Comments from the Public** No comments.

**VIII. Comments from the Assistant Secretary:** No comments.

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**Directors:**

John T. Loos III, President ■ Karyne Pompilus, Secretary ■ Mercedes J. Núñez ■ Mark O'Loughlin


## Minutes of Broward Workforce Housing, Inc.

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**IX. Comments from the Directors:** No comments.

**X. Adjournment:** The meeting was adjourned at 10:19 AM.

Submitted by: \_\_\_\_\_



**Parnell Joyce, Assistant Secretary**

(Note: These minutes are not verbatim)

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### Directors:

John T. Loos III, President ■ Karyne Pompilus, Secretary ■ Mercedes J. Núñez ■ Mark O'Loughlin



# HG Senior Housing, 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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## Agenda

Meeting of the Board of Directors

Tuesday, April 15, 2025.

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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 e-mail to [bcha@bchafl.org](mailto:bcha@bchafl.org) or call (954) 739-1114 #1023.

HG Senior Housing, 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, Inc. Please e-mail [bcha@bchafl.org](mailto:bcha@bchafl.org) or call (954) 739-1114 #1023 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 Minutes: Board of Directors Meeting held December 17, 2024.....Page 16

### IV. Approval of Agenda

### V. Comments from the Public on Agenda Items

### VI. Election of Officers:

- ✓ President
- ✓ Secretary
- ✓ Treasurer

### VII. Comments from the Public

### VIII. Comments from the Assistant Secretary

### IX. Comments from the Directors

### X. Adjournment

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#### Directors:

John T. Loos III, President ■ Karyne Pompilus, Secretary ■ Mark O'Loughlin ■ Mercedes J. Núñez

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## Minutes of HG Senior Housing, Inc.

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**I. Call to Order:** Meeting of the Board of Directors of HG Senior Housing, Inc. was called to order at 10:18 a.m. on Tuesday, December 17, 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 – absent
Karyne Pompilus	Director
Mark O'Loughlin	Director

**Staff and Legal Counsel in Attendance:**

Parnell Joyce	Assistant Secretary
Tisha Pinkney	Executive Deputy Director
Marie De La Rosa	Executive Deputy Director
Tiffany Garcia	Executive Deputy Director
Iryna Chapman	Human Resources Manager
Teisha Palmer	Procurement Manager
Derick Morgan	Construction Manager
Paul Raikes	Controller
Noah Szugajew	Assistant Deputy Director
Chanae Wood, ESQ	Weiss Serota Helfman Cole + Bierman
Eleanor Acosta	Administrative Assistant
Lily Reyes Urena	Executive Assistant

**III. Approval of Minutes:** **Action:** Motion was made by **Director O'Loughlin** approving the Minutes of October 15, 2024, as submitted. The motion was seconded by **Director Pompilus** and passed unanimously.

**IV. Approval of Agenda:** **Action:** Motion was made by **Director Pompilus** approving the Agenda for December 17, 2024. The motion was seconded by **Director O'Loughlin** and passed unanimously.

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

**VI. VI. Resolution 2024 -01 Approving and Adopting the 2025 Operating Budget for Highland Gardens Apartments:**

**Action:** **Director O'Loughlin** made a motion to approve Resolution 2024-01 authorizing actions in furtherance of the Highland Gardens Apartments budget. The motion was seconded by **Director Pompilus**.

**Vote:** The motion passed unanimously.

**VII. Comments from the Public** No comments.

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**Directors:**

John T. Loos III, President ■ Karyne Pompilus, Secretary ■ Mercedes J. Núñez ■ Mark O'Loughlin

## **Minutes of HG Senior Housing, Inc.**

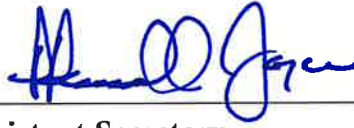
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**VIII. Comments from the Assistant Secretary:** No comments.

**IX. Comments from the Directors:** No comments.

**X. Adjournment:** The meeting was adjourned at 10:19 AM.

Submitted by: \_\_\_\_\_



**Parnell Joyce, Assistant Secretary**

(Note: These minutes are not verbatim)

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### **Directors:**

John T. Loos III, President ■ Karyne Pompilus, Secretary ■ Mercedes J. Núñez ■ Mark O'Loughlin

# 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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## **Agenda**

Meeting of the Board of Directors

Tuesday, April 15, 2025.

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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 e-mail to [bcha@bchaf1.org](mailto:bcha@bchaf1.org) or call (954) 739-1114 #1023.

TP Homes & 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 & Communities, Inc. Please e-mail [bcha@bchaf1.org](mailto:bcha@bchaf1.org) or call (954) 739-1114 #1023 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 Minutes:** Board of Directors Meeting held December 17, 2024.....Page 19

### **IV. Approval of Agenda**

### **V. Comments from the Public on Agenda Items**

### **VI. Election of Officers:**

- ✓ President
- ✓ Secretary
- ✓ Treasurer

### **VII. Comments from the Public**

### **VIII. Comments from the Assistant Secretary**

### **IX. Comments from the Directors**

### **X. Adjournment**

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#### **Directors:**

John T. Loos III, President ■ Karyne Pompilus, Secretary ■ Mark O'Loughlin ■ Mercedes J. Núñez

## Minutes of TP Homes & Communities, Inc.

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**I. Call to Order:** Meeting of the Board of Directors of TP Homes & Communities, Inc. was called to order at 10:20 a.m. on Tuesday, December 17, 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 – absent
Karyne Pompilus	Director
Mark O’Loughlin	Director

**Staff and Legal Counsel in Attendance:**

Parnell Joyce	Assistant Secretary
Tisha Pinkney	Executive Deputy Director
Marie De La Rosa	Executive Deputy Director
Tiffany Garcia	Executive Deputy Director
Iryna Chapman	Human Resources Manager
Teisha Palmer	Procurement Manager
Derick Morgan	Construction Manager
Paul Raikes	Controller
Noah Szugajew	Assistant Deputy Director
Chanae Wood, ESQ	Weiss Serota Helfman Cole + Bierman
Eleanor Acosta	Administrative Assistant
Lily Reyes Urena	Executive Assistant

**III. Approval of Minutes:** **Action:** Motion was made by **Director Pompilus** approving the Minutes of October 15, 2024, as submitted. The motion was seconded by **Director O’Loughlin** and passed unanimously.

**IV. Approval of Agenda:** **Action:** Motion was made by **Director Pompilus** approving the Agenda for December 17, 2024. The motion was seconded by **Director O’Loughlin** and passed unanimously.

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

**VI. Resolution 2024 -01 Approving and Adopting the 2025 Operating Budget for Tallman Pines Apartments I & II:**

**Action:** **Director O’Loughlin** made a motion to approve Resolution 2024-01 authorizing actions in furtherance of the Tallman Pines Apartments I & II budget. The motion was seconded by **Director Pompilus**.

**Vote:** The motion passed unanimously.

**VII. Comments from the Public** No comments.

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**Directors:**

John T. Loos III, President ■ Karyne Pompilus, Secretary ■ Mercedes J. Núñez ■ Mark O’Loughlin

## **Minutes of TP Homes & Communities, Inc.**

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**VIII. Comments from the Assistant Secretary:** Cybersecurity – we have pro-active security systems in place.

Mr. Rikes is presently doing both Controller and CFO duties, suggest he be promoted as of January to CFO.

Director Loos thanked Mr. Rikes for stepping up and doing double duty, recommends next meeting he gets the help he needs.

**IX. Comments from the Directors:** No comments.

**X. Adjournment:** The meeting was adjourned at 10:39 AM.

Submitted by: \_\_\_\_\_

**Parnell Joyce, Assistant Secretary**

(Note: These minutes are not verbatim)



# 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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## **Agenda**

Meeting of the Board of Directors

Tuesday, April 15, 2025.

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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 e-mail to [bcha@bchaf1.org](mailto:bcha@bchaf1.org) or call (954) 739-1114 #1023.

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 e-mail [bcha@bchaf1.org](mailto:bcha@bchaf1.org) or call (954) 739-1114 #1023 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 Minutes:** Board of Directors Meeting held June 11, 2024.....Page 22

### **IV. Approval of Agenda**

### **V. Comments from the Public on Agenda Items**

### **VI. Election of Officers:**

- ✓ President
- ✓ Secretary
- ✓ Treasurer

### **VII. Comments from the Public**

### **VIII. Comments from the Assistant Secretary**

### **IX. Comments from the Directors**

### **X. Adjournment**

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#### **Directors:**

John T. Loos III, President ■ Karyne Pompilus, Secretary ■ Mark O'Loughlin ■ Mercedes J. Núñez



## **Minutes of MCCAN Communities, Inc.**

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**I. Call to Order:** Meeting of the Board of Directors of MCCAN Communities, Inc. was called to order at 9:39 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

**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:**

Iryna Chapman	HR Manager
Tisha Pinkney	Executive Deputy Director
Marie De La Rosa	Executive Deputy Director
Tiffany Garcia	Executive Deputy Director
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 Núñez** approving the Agenda for June 11, 2024. The motion was seconded by **Director O'Loughlin** and passed unanimously.

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

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

**Vote:** The motion passed unanimously.

**VII. Ratification of Resolution 2024-03 – Authorizing actions in furtherance of the financial closing of the Tequesta Reserve Project:** **Action:** Motion to ratify authorization of actions in furtherance of the financial closing of the Tequesta Reserve Project was made by **Director Pompilus**. The motion was seconded by **Director O'Loughlin** and passed unanimously.

**IX. Comments from the Public** No comments.

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**Directors:**

John T. Loos III, President ■ Karyne Pompilus, Secretary ■ Mercedes J. Núñez ■ Mark O'Loughlin

## **Minutes of MCCAN Communities, Inc.**

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**X. Comments from the Assistant Secretary:** No comments.

**XI. Comments from the Directors:** No comments.

**XII. Adjournment:** The meeting was adjourned at 9:43 AM.

Submitted by: \_\_\_\_\_



**Parnell Joyce, Assistant Secretary**

(Note: These minutes are not verbatim)

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### **Directors:**

John T. Loos III, President ■ Karyne Pompilus, Secretary ■ Mercedes J. Núñez ■ Mark O'Loughlin