

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 meetings of the Board of Directors of Building Better Communities, Inc. and MCCAN Communities, Inc. are scheduled for **Tuesday, October 21, 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/86912565035?pwd=aNCFQuif8d7kjDavvW9SpKqEFmXloB.1>

The Zoom Meeting Passcode is: 945911

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 869 1256 5035, and the passcode is 945911.

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, October 20, 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 by 2:00 p.m. on Monday, October 20, 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 by 2:00 p.m. on Monday, October 20, 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 by 2:00 p.m. on Monday, October 20, 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.



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, October 21, 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 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 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 May 20, 2025.....**Page 2**
- IV. Approval of Agenda**
- V. Comments from the Public on Agenda Items**
- VI. Motion:** Ratification of Annual Budget for Fiscal Year 2025/26
- VII. Resolution 2025-03:** Motion to Ratify 2nd Contract Renewal with Angels Remodeling & Construction, LLC for HVAC Services..... **Page 4**
- VIII. Resolution 2025-04:** Motion to Approve Shared Services Agreement with the Broward County Housing Authority.....**Page 11**
- IX. Reports:** Properties Managed by BCHA.....**Page 13**
Properties Managed by SPM, Inc..... **Page 14**
- X. Comments from the Public**
- XI. Comments from the Assistant Secretary**
- XII. Comments from the Directors**
- XIII. Adjournment**

Directors:

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



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Minutes of Board of Directors Meeting, Tuesday August 19, 2025

I. Call to Order: Meeting of the Board of Directors of Building Better Communities, Inc. was called to order at 11:04 a.m. on Tuesday, May 20, 2025, 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
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 Tavaraz	Director IT
Paul Raikes	Chief Executive Officer
Noah Szugajew	Senior Administrative Manager

III. Approval of Minutes: **Action:** Motion was made by **Director Pompilus** to approve the Minutes of May 20, 2025 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 Agenda. 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: **Action:** **Director Pompilus** made a motion to approve Election of Officers: **Action:** **Director O'Loughlin** made a motion to nominate **Director Loos** as President and **Director Pompilus** as Secretary. The motion was seconded by **Director Pompilus**

Directors:

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



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X. Reports: Memorandum 2025-01 (PD) Architectural and Engineering Services for Highland Gardens I & II - RFQ 25-325

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 11:07 AM.

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

Directors:

John T. Loos III, President ■ Karyne Pompilus, Secretary ■ 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

MEMORANDUM 2025-02 (PD)

TO: Board of Directors

THRU: Parnell Joyce, Assistant Secretary *P. Joyce*

THRU: Paul Raikes, BCHA Chief Financial Officer *Paul Raikes*

FROM: Teisha Palmer, BCHA Procurement Manager *Teisha Palmer*

DATE: August 12, 2025

SUBJECT: RFP 22-308-R, HVAC Repair, Installation and Emergency HVAC Services

REQUESTED ACTION:

Motion to approve the second renewal of the contract for the period September 1, 2025, – August 31, 2026, to Angels Remodeling & Constructions LLC, DBA, Call Air Conditioning Service for HVAC Repair, Installation and Emergency HVAC Services, RFP 22-308R at vendor's negotiated increase rate at 3% for Air Conditioning Condensing Units due to new tariffs rates imposed on suppliers. Additionally, there is a 5% increase in materials and permits, and a 4.5% increased rate for Tradesman HVAC/Technician hourly rate.

WHY ACTION IS NECESSARY:

In accordance with the Procurement Policy, the Board is required to approve all purchases over \$100,000 and all contract modifications in excess of 10% of the original contract amount of \$100,000, whichever is less.

WHAT ACTION ACCOMPLISHES:

Provides continuation of a contract for HVAC repair, installation and emergency HVAC services on an "as-needed" basis.

SUMMARY EXPLANATION/BACKGROUND:

On September 1, 2022, a contract for HVAC Repair, Installation, and Emergency HVAC Services was executed between Building Better Communities and Angels Remodeling & Constructions LLC, DBA, Call Air Conditioning Service for HVAC Services for the Period September 1, 2022 – August 31, 2024, with a three, one-year renewal option. This contract was awarded by the Board of Directors of Building Better Communities. Approval of the award of the contract under Resolution NO. 2022-06.

On December 1, 2023, the first contract amendment as it relates to a price increase was issued and approved internally as this did not require the Board of Directors approval because the contract modification was not in excess of 10% of the original contract amount of \$100,000 whichever is less in accordance to our procurement manual.

Page 1 of 3

Directors:

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

The First Amendment to the Contract was approved due to the change in the law by the Environment Protection Agency (EPA), which requires all 14 SEER Air Conditioning Units to be changed to 15 SEER. This change necessitated the replacement of all existing units, resulting in a significant increase in the overall cost for services. The change in the EPA requirement impacted on the overall cost for services to increase by 8.87% of the original estimated contract cost, which was \$507,280.00.

The Second Amendment to the Contract effective September 1, 2024 – August 31, 2025, the vendor requested a 6% increase in the cost for the 15 SEER Units and a \$50.00 increase per permit due to the unavoidable rise in the cost of air conditioning units and permits. An internal analysis of the cost has been conducted based on the Consumer Price Index, Miami-Fort Lauderdale West Palm Beach – February 2024, which showed an overall rise in cost of 4.9% and has determined the price increase request to be reasonable and necessary.

The vendor is now requesting an increase in the 2nd contract renewal effective 09/01/2025 – 08/31/2026 which includes:

- A 3% increase for Air Conditioning Condensing Units due to increased tariffs.
- A 5% increase for related materials and permits due to rising costs.
- A 4.5% (\$88.00 to \$92.00) increase in the hourly rate for Tradesman HVAC/Technicians due to rising costs.

An internal analysis of the cost has been conducted based on the Consumer Price Index, Miami-Fort Lauderdale West Palm Beach – April 2025, indicates an overall cost increase of 2.2%, affirming that the vendors request is reasonable given the current market conditions. The new contract period estimates an annual cost of \$301,387.13, with an overall expected cost increase of 18.82% from the original estimated contract cost.

See below the Proposed Fee Schedule for the contract Period. 09/01/2025 – 08/31/2026.

ITEM #	Description	Unit	Unit Rate
1	Tradesman HVAC/Technician for repairs, installations and service calls during <u>regular business hours</u> (Mon-Fri 8:30am-5:00pm)	Hour	\$92.00
2	Tradesman HVAC/Technician for repairs, installations and service calls <u>outside of regular business hours</u> (After hours, Weekends, Holidays)	Hour	\$92.00
3	HVAC Apprentice/Helper for repairs, installations and service calls during <u>regular business hours</u> (Mon-Fri 8:30am-5:00pm)	Hour	\$66.00
4	HVAC Apprentice/Helper for repairs, installations and service calls <u>outside of regular business hours</u> (After hours, Weekends, Holidays)	Hour	\$66.00
5	Supervisor <u>regular business hours</u> (Mon-Fri 8:30am-5:00pm)	Hour	\$93.50
6	Supervisor <u>Outside of regular business hours</u> (After hours, Weekends, Holidays)	Hour	\$93.50

7	Bryant Sentry – 1.5 Ton 15 SEER (Matching) Residential Air Conditioner Condensing Unit, Air Handler, Line Set, Dryer, and 5kw Heater Unit (or BCHA approved equal) (See attached specifications for reference) (Excludes labor for installation)	Each	\$3,695.74
8	Bryant Sentry – 2 Ton, 15 SEER (Matching) Residential Air Conditioner Condensing Unit, Air Handler, Line Set, Dryer, and 5kw Heater Unit (or BCHA approved equal) (See attached specifications for reference) (Excludes labor for installation)	Each	\$3,886.81
9	Bryant Sentry – 2.5 Ton 15 SEER (Matching) Air Conditioner Condensing Unit, Air Handler, Line Set, Dryer, and 5kw Heater Unit (or BCHA approved equal) (See attached specifications for reference) (Excludes labor for installation)	Each	\$4,140.11
10	MATERIALS Invoiced Cost Plus % Markup (Air Conditioning Units excluded)	N/A	25%
11	Permits (Includes all costs associated with obtaining each permit)	Each	\$525.00

FISCAL IMPACT/COST SUMMARY:

This contract will be funded by the appropriate source at the time of release.

ATTACHMENTS:

Exhibit A – Copy of Price Analysis

Exhibit B – Letter from Vendor Requesting Price Increase

Price Analysis for Angels Remodeling & Construction LLC D/B/A Call Air Conditioning Service

Exhibit A

#	Description	Est. Qty	Original Contracted Unit \$		1st Request for Price Increase - (12/1/2023 - 08/31/24)		2nd Request for Price Increase - (9/1/2024 - 08/31/25)		3rd Request for Price Increase - (9/1/2025 - 08/31/26)		Contractor's 3rd (09/01/2025 - 08/31/2026)	
			Contracted Unit \$ (9/1/22 - 11/30/2023)	Original Contracted Fee (09/1/22 - 11/30/2023)	Contractor's Proposed Unit \$ (12/1/2023 - 08/31/24)	Contractor's Proposed Fee (12/1/2023 - 08/31/2024)	Contractor's Proposed Unit \$ (9/1/2024 - 08/31/25)	Contractor's Proposed Fee (9/1/2024 - 08/31/2025)	Contractor's Proposed Unit \$ (9/1/2025 - 08/31/26)	Contractor's Proposed Fee (9/1/2025 - 08/31/26)	Contractor's Percentage Increase	Contractor's Proposed Fee Increase
1	Tradesman HVAC/Technician (Business)	180	\$80.00	\$14,400.00	\$88.00	\$15,840.00	\$88.00	\$15,840.00	\$92.00	\$16,560.00	4.55%	\$16,560.00
2	Tradesman HVAC/Technician (Weekend)	4	\$80.00	\$320.00	\$88.00	\$352.00	\$88.00	\$352.00	\$92.00	\$368.00	4.55%	\$368.00
3	HVAC Apprentice/Helper (Business)	180	\$60.00	\$10,800.00	\$66.00	\$11,880.00	\$66.00	\$11,880.00	\$66.00	\$11,880.00	0.00%	\$11,880.00
4	HVAC Apprentice/Helper (Weekend)	4	\$60.00	\$240.00	\$66.00	\$264.00	\$66.00	\$264.00	\$66.00	\$264.00	0.00%	\$264.00
5	Supervisor (Business)	48	\$85.00	\$4,080.00	\$93.50	\$4,488.00	\$93.50	\$4,488.00	\$93.50	\$4,488.00	0.00%	\$4,488.00
6	Supervisor (Weekend)	4	\$85.00	\$340.00	\$93.50	\$374.00	\$93.50	\$374.00	\$93.50	\$374.00	0.00%	\$374.00
7	1.5 Ton 15 SEER	20	\$3,078.00	\$61,560.00	\$3,385.00	\$67,700.00	\$3,588.10	\$71,762.00	\$3,695.74	\$73,914.86	3.00%	\$73,914.86
8	2 Ton 15 SEER	20	\$3,237.00	\$64,740.00	\$3,560.00	\$71,200.00	\$3,773.60	\$75,472.00	\$3,896.81	\$77,736.16	3.00%	\$77,736.16
9	2.5 Ton 15 SEER	20	\$3,448.00	\$68,960.00	\$3,792.00	\$75,840.00	\$4,019.52	\$80,390.40	\$4,140.11	\$82,802.11	3.00%	\$82,802.11
10	Materials	6000	20%	\$1,200.00	20%	\$1,200.00	20%	\$1,200.00	25%	\$1,500.00	25.00%	\$1,500.00
11	Permits	60	\$450.00	\$27,000.00	\$450.00	\$27,000.00	\$500.00	\$30,000.00	\$525.00	\$31,500.00	16.67%	\$31,500.00
Total			\$253,640.00		\$276,138.00		\$292,022.40		\$301,387.13			
Estimated Cost			2 years	\$507,280.00	\$529,778.00		\$568,160.40		\$593,409.53			
Estimated Cost			5 years	\$1,268,200.00	\$1,358,192.00		\$1,444,227.60		\$1,497,570.93			

#	Description	Est. Qty	Variance \$/Unit (10%) - 1st Price Increase (12/1/2023 - 08/31/2024)		Variance \$/Unit (10%) - 2nd Price Increase (Comparison with original contract Price)		Variance \$/Unit (15%) - 3rd Price Increase (Comparison with original contract Price)		Variance \$/Unit (3% - 5% - 3rd Price Increase (Comparison with 2nd price request)		Variance Estimated Yearly Cost 3rd Price Increase		Increase in Percentage of Original contract Price and New Proposed Price		Increase in Percentage of Original contract Price and New Proposed Price	
			(10%) - 1st Price Increase (12/1/2023 - 08/31/2024)	(10%) - 2nd Price Increase (Comparison with original contract Price)	(15%) - 3rd Price Increase (Comparison with original contract Price)	(15%) - 3rd Price Increase (Comparison with original contract Price)	(15%) - 3rd Price Increase (Comparison with original contract Price)	(15%) - 3rd Price Increase (Comparison with original contract Price)	(3% - 5% - 3rd Price Increase (Comparison with 2nd price request)	(3% - 5% - 3rd Price Increase (Comparison with 2nd price request))	Estimated Yearly Cost 3rd Price Increase	Estimated Yearly Cost 3rd Price Increase	Increase in Percentage of Original contract Price and New Proposed Price	Increase in Percentage of Original contract Price and New Proposed Price	Increase in Percentage of Original contract Price and New Proposed Price	Increase in Percentage of Original contract Price and New Proposed Price
1	Tradesman HVAC/Technician (Business)	180	\$8.00	\$8.00	\$12.00	\$12.00	\$12.00	\$12.00	\$4.00	\$4.00	\$2,160.00	\$2,160.00	10.00%	10.00%	10.00%	10.00%
2	Tradesman HVAC/Technician (Weekend)	4	\$8.00	\$8.00	\$12.00	\$12.00	\$12.00	\$12.00	\$4.00	\$4.00	\$48.00	\$48.00	10.00%	10.00%	10.00%	10.00%
3	HVAC Apprentice/Helper (Business)	180	\$6.00	\$6.00	\$6.00	\$6.00	\$6.00	\$6.00	\$0.00	\$0.00	\$1,080.00	\$1,080.00	10.00%	10.00%	10.00%	10.00%
4	HVAC Apprentice/Helper (Weekend)	4	\$6.00	\$6.00	\$6.00	\$6.00	\$6.00	\$6.00	\$0.00	\$0.00	\$24.00	\$24.00	10.00%	10.00%	10.00%	10.00%
5	Supervisor (Business)	48	\$8.50	\$8.50	\$8.50	\$8.50	\$8.50	\$8.50	\$0.00	\$0.00	\$408.00	\$408.00	10.00%	10.00%	10.00%	10.00%
6	Supervisor (Weekend)	4	\$8.50	\$8.50	\$8.50	\$8.50	\$8.50	\$8.50	\$0.00	\$0.00	\$34.00	\$34.00	10.00%	10.00%	10.00%	10.00%
7	1.5 Ton 15 SEER	20	\$307.00	\$510.10	\$510.10	\$637.74	\$637.74	\$637.74	\$107.64	\$107.64	\$12,354.86	\$12,354.86	16.57%	16.57%	16.57%	16.57%
8	2 Ton 15 SEER	20	\$323.00	\$536.60	\$536.60	\$649.81	\$649.81	\$649.81	\$113.21	\$113.21	\$12,996.16	\$12,996.16	16.58%	16.58%	16.58%	16.58%
9	2.5 Ton 15 SEER	20	\$344.00	\$571.52	\$571.52	\$692.11	\$692.11	\$692.11	\$120.59	\$120.59	\$13,842.11	\$13,842.11	16.58%	16.58%	16.58%	16.58%
10	Materials	6000	\$0.00	\$0.00	\$0.00	\$0.05	\$0.05	\$0.05	\$0.05	\$0.05	\$300.00	\$300.00	0.00%	0.00%	0.00%	0.00%
11	Permits	60	\$0.00	\$50.00	\$50.00	\$75.00	\$75.00	\$75.00	\$25.00	\$25.00	\$4,500.00	\$4,500.00	11.11%	11.11%	11.11%	11.11%
Total											\$47,747.13		15.13%	15.13%	15.13%	15.13%
Estimated Cost											\$76,764.80				\$44,996.00	
Estimated Cost											\$191,912.00				\$112,490.00	

EXHIBIT B

Angels Remodeling & Construction LLC

5944 Coral Ridge Dr #275
Coral Springs FL 33076
954-691-8102
cjagat@yahoo.com
License -CGC1516339/ CAC1821135

5/5/2024

Broward Housing Authority
4780 N. State Rd 7
Lauderdale Lakes FL
Attn: Purchasing

Re: Contract # RFP 22-308-R (BBC)

Attn: Ms. Teisha Palmer

Dear Ms. Palmer

I am writing to you in regards to the above contract RFP 22-308R(BBC) and the renewal of the contract.

The reason for my letter is to request an increase to my contract based on the tariffs. As per the letter from Carrier the increases will be a pass through.

The following is my request:

1. The prices of the units have increase by 3% (see attach pass through).
2. The prices for the permits will increase to \$525 (The hurricane tie downs have to be sealed by an engineer).
3. Increase on Materials other than the AC installs 25% (see Attach pass through 5%)
4. Labor for Technician will be \$92 P/Hr

I respectful request the above increase to Contract RFP 22-308R to assist in covering the increase of for the tariffs.

Thank You!

If you should need any further questions. Please do not hesitate to contact me.

Christine Jagat
954-691-8102
Cjagat@yahoo.com



Go Above.
Think Beyond.

Carrier Enterprise, LLC
Corporate HQ
4300 Golf Acres Dr.
Charlotte, NC 28208

April 18, 2025

Subject: Pricing Updates to Carrier Corp. Residential & Ductless Equipment and Accessories

Dear Valued Business Partner,

Thank you for your patience and continued business during a frenetic time in both our industry and the global economy. As announced by the U.S. on April 9th, a wide range of tariffs in various countries were implemented that impact the Carrier Corp. product line. This notice is to advise of price changes, due to those tariffs will take effect May 5, 2025.

This price update will apply to all brands of R-454B residential, ductless, and VRF equipment, in addition to geothermal and boilers. Note there will not be an increase applied to high-tier R-454B (Infinity and Evolution) and all tiers of 2-stage residential split product lines.

As stated previously, the following increases and effective date are subject to change if additional adjustments are made to the tariffs by the U.S. We will immediately issue a revised statement if any further changes occur.

- 3% increase on R-454B residential equipment, inclusive of splits, furnaces, coils, SPP, and geothermal and boilers
- 6% increase on R-454B ductless and VRF equipment (all brands and tiers)
- 5% increase on Carrier and Bryant brand residential ducted and ductless accessories

All orders shipped on or before Friday, May 2, 2025, will be honored at the current pricing. However, any quotes with current pricing and orders not shipped by this date will automatically reflect the new pricing starting Monday, May 5, 2025.

As we head into the 2025 cooling season, CE's top priority is to support you and your business despite the dynamic changes occurring with U.S. policies. We stand by our commitment to servicing your HVAC supply needs and providing transparent communication to ensure success. Your feedback is important to us. If you have any questions or concerns regarding this price increase, pending orders, or our efforts to assist you with the refrigerant changes, please do not hesitate to contact us.

Thank you for your continued trust and business.

Sincerely,

Chad Wetzel

President
CE – Florida

RESOLUTION NO. 2025-03

**Resolution of Building Better Communities, Inc. authorizing ratification of 2nd contract
renewal with Angels Remodeling & Constructions, LLC for
HVAC Services**

WHEREAS, the current contract expired on August 31, 2025; and,

WHEREAS, contract renewal action was presented to Board for approval at its August 19, 2025, meeting;

WHEREAS, in the absence of a quorum, the August 19, 2025 Board meeting was canceled. Due to expiration of contract prior to next Board meeting, The Contracting Officer entered into the renewal period per authority provided by Board via Resolution 2024-06.

WHEREAS, an internal cost analysis was conducted, and this 2nd contract renewal has been negotiated with contractor at a vendor requested increase due to new tariff rates as outlined in Memorandum 2025-03 (PD);

NOW THEREFORE BE IT RESOLVED that the Board of Directors of Building Better Communities, Inc. hereby authorizes ratification of 2nd contract renewal with Angels Remodeling & Constructions, LLC for HVAC Services as outlined in Memorandum 2025-03 (PD).

PASSED, ADOPTED AND APPROVED THIS 21^h DAY OF OCTOBER 2025.

KARYNE POMPIUS, SECRETARY



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

MEMORANDUM 2025-02 (AS)

TO: Board of Directors

FROM: Parnell Joyce, Assistant Secretary 

DATE: October 13, 2025

SUBJECT: Shared Services Agreement

REQUESTED ACTION:

Motion to approve revised Shared Services Agreement between the Broward County Housing Authority (BCHA) and Building Better Communities, Inc. (BBC), and Affiliated LLCs.

WHY ACTION IS NECESSARY:

BCHA and BBC desire to update and supersede a prior Shared Services Agreement in order to formalize additional provisions, including procurement procedures, and to reflect the current operational needs and obligations.

WHAT THIS ACTION ACCOMPLISHES: In the best interest of both Parties, this revised Agreement sets forth their respective roles, responsibilities, and obligations in a manner that ensures compliance with all applicable laws and the efficient operation of their shared objectives.

SUMMARY EXPLANATION/BACKGROUND:

BCHA employs skilled individuals involved in the provision of accounting, maintenance, information services, tenant services, human resources, and other administrative services. In its business activities BBC requires certain services to be performed on its and the Affiliated LLCs behalf. The Parties previously entered into a Shared Services Agreement, dated March 17, 2010, whereby BCHA agreed to provide administrative, operational, and management services to BBC and Affiliated LLCs. This revised Agreement continues the provision of these services while reflecting current needs and obligations.

FISCAL IMPACT/COST SUMMARY:

BCHA will be compensated each month for 1/12 of the shared services costs as itemized in BCHA's cost analysis, which shall be a fixed annual cost set by the BCHA.

Directors:

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

RESOLUTION NO. 2025-04

A Resolution of Building Better Communities, Inc. Approving Revised Shared Services Agreement with Broward County Housing Authority (BCHA)

WHEREAS, Board approval is required to revise the Shared Services Agreement; and,

WHEREAS, BCHA employs skilled individuals involved in the provision of accounting, maintenance, information services, tenant services, human resources, and other administrative services; and,

WHEREAS, BCHA previously entered into a Consulting and Shared Services Agreement, dated March 17, 2010, whereby BCHA agreed to provide certain administrative, operational, and management services to Building Better Communities, Inc. and Affiliated LLCs; and,

WHEREAS, BCHA and Building Better Communities, Inc. now desire to update and supersede the prior Consulting and Shared Services Agreement in order to formalize additional provisions, including procurement procedures, and to reflect the current operational needs and obligations as outlined in Memorandum 2025-02 (AS).

NOW THEREFORE BE IT RESOLVED that the Board of Directors hereby approves the execution of a revised, updated Shared Services Agreement between BCHA and Building Better Communities, Inc. and Affiliated LLCs. The new agreement will supersede any previous versions as outlined in Memorandum 2025-02 (AS).

PASSED, ADOPTED AND APPROVED THIS 21st DAY OF OCTOBER 2025.

Karyne Pompilus, Secretary

September 2025 AFFORDABLE AND MULTIFAMILY PROPERTIES SUMMARY OPERATIONS REPORT - MANAGED BY BCHA											
Property Name	Total		Vacant		Occupied		Units Leased During Current Month	Current Month		RETRO - Amounts owed by residents on a repayment/settlement agreement	Amounts owed for unpaid rent, late fees, work orders, etc.
	Units		Units		Units	Percent		Rent Roll	Delinquent Rent		
Multifamily Housing											
Griffin Gardens	100		1	99	99%		0	\$26,272.00	\$0.00	\$683.00	\$594.85
Highland Gardens	100		0	100	100%		0	\$27,201.00	\$0.00	\$461.00	\$233.50
Everglades/Auburn/Roosevelt	86		0	86	100%		0	\$33,388.00	\$0.00	\$13,202.06	\$935.58
Meyers Estates	50		0	50	100%		0	\$20,052.00	\$4,832.00	\$8,603.01	\$9,260.00
Park Ridge	37		0	37	100%		0	\$19,825.00	\$2,100.00	\$6,986.72	\$30.00
TOTAL	373		1	372	100%		0	\$126,738.00	\$28,281.95	\$29,935.79	\$11,053.93
Affordable Housing											
Crystal Lakes Townhouses	10		0	10	100%		0	\$21,951.00	\$0.00	\$0.00	\$0.00
College Gardens	63		3	61	97%		1	\$107,069.00	\$10,538.00	\$10,735.00	\$21,273.00
Manors at Middle River	12		3	10	83%		0	\$26,786.00	\$0.00	\$0.00	\$0.00
Ocean Drive	12		1	10	83%		1	\$15,258.00	\$2,310.00	\$0.00	\$2,310.00
Twin Oaks	16		2	14	88%		1	\$15,713.00	\$1,078.00	\$0.00	\$1,078.00
Villas of Pompano	8		1	7	100%		1	\$12,863.00	\$4,099.00	\$0.00	\$4,099.00
TOTAL	121		10	112	93%		4	\$199,640.00	\$18,025.00	\$10,735.00	\$28,760.00
Note: Collection and eviction efforts are ongoing regarding families with outstanding balances.											
494 31%											



PROPERTIES MANAGED BY SPM MONTHLY OPERATIONS SUMMARY

Week of: **9/30/2025**

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
Janice Foci	(Occupied % Average)																		
Crystal Lake	9/30/2025	190	0	188	100%	1	0	0	0	0	2	\$ 20,938.73	\$ (20,938.73)	\$ 284,905.57	-7%	1	0	0	0
East Village	9/30/2025	155	3	152	98%	0	0	1	2	0	0	\$ 2,640.20	\$ (1,095.20)	\$ 217,551.31	-1%	1	0	0	0
Highland Gardens II	9/30/2025	100	2	98	98%	0	0	0	2	0	0	\$ 2,558.91	\$ 2,979.09	\$ 114,949.00	3%	0	0	0	0
Oakland Preserve	9/30/2025	80	1	79	99%	1	0	0	1	0	0	\$ 7,986.96	\$ 1,938.39	\$ 108,389.34	2%	0	0	0	0
Progreso Point	9/30/2025	76	6	69	92%	0	1	1	5	1	0	\$ 3,600.05	\$ (1,341.77)	\$ 73,488.00	-2%	0	0	2	0
Tallman Pines I	9/30/2025	176	0	176	100%	0	0	0	0	0	0	\$ (1,973.12)	\$ 7,494.12	\$ 259,952.00	3%	0	0	0	0
Tallman Pines II	9/30/2025	24	0	24	100%	0	0	0	0	0	0	\$ 224.00	\$ (224.00)	\$ 35,036.00	-1%	0	0	0	0
TOTAL		801	12	786	98%	2	1	2	10	1	2	\$ 35,975.73	\$ (11,188.10)	\$ 1,094,271.22	0%	2	0	2	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.

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

Agenda

Meeting of the Board of Directors

Tuesday, October 21, 2025.

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 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@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 Agenda**
- IV. Comments from the Public on Agenda Items**
- V. Resolution 2025-01 – Motion to Approve Shared Services Agreement with the Broward County Housing Authority..... Page 16**
- VI. Comments from the Public**
- VII. Comments from the Assistant Secretary**
- VIII. Comments from the Directors**
- IX. Adjournment**

Directors:

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

MEMORANDUM 2025-01 (AS)

TO: Board of Directors

FROM: Parnell Joyce, Assistant Secretary 

DATE: October 13, 2025

SUBJECT: Shared Services Agreement

REQUESTED ACTION:

Motion to approve revised Shared Services Agreement between the Broward County Housing Authority (BCHA) and MCCAN Communities, Inc., and Affiliated LLCs.

WHY ACTION IS NECESSARY:

BCHA and MCCAN desire to update and supersede a prior Shared Services Agreement in order to formalize additional provisions, including procurement procedures, and to reflect the current operational needs and obligations.

WHAT THIS ACTION ACCOMPLISHES: In the best interest of both Parties, this revised Agreement sets forth their respective roles, responsibilities, and obligations in a manner that ensures compliance with all applicable laws and the efficient operation of their shared objectives.

SUMMARY EXPLANATION/BACKGROUND:

BCHA employs skilled individuals involved in the provision of accounting, maintenance, information services, tenant services, human resources, and other administrative services. In its business activities MCCAN requires certain services to be performed on its and the Affiliated LLCs behalf. The Parties previously entered into a Shared Services Agreement, dated March 17, 2010, whereby BCHA agreed to provide administrative, operational, and management services to MCCAN and Affiliated LLCs. This revised Agreement continues the provision of these services while reflecting current needs and obligations.

FISCAL IMPACT/COST SUMMARY:

BCHA will be compensated each month for 1/12 of the shared services costs as itemized in BCHA's cost analysis, which shall be a fixed annual cost set by the BCHA.

Directors:

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

RESOLUTION NO. 2025-01

A Resolution of MCCAN Communities, Inc. Approving Revised Shared Services Agreement with Broward County Housing Authority (BCHA)

WHEREAS, Board approval is required to revise the Shared Services Agreement; and,

WHEREAS, BCHA employs skilled individuals involved in the provision of accounting, maintenance, information services, tenant services, human resources, and other administrative services; and,

WHEREAS, BCHA previously entered into a Consulting and Shared Services Agreement, dated March 17, 2010, whereby BCHA agreed to provide certain administrative, operational, and management services to MCCAN Communities, Inc.; and,

WHEREAS, BCHA and MCCAN now desire to update and supersede the prior Consulting and Shared Services Agreement in order to formalize additional provisions, including procurement procedures, and to reflect the current operational needs and obligations as outlined in Memorandum 2025-01 (AS).

NOW THEREFORE BE IT RESOLVED that the Board of Directors hereby approves the execution of a revised, updated Shared Services Agreement between BCHA and MCCAN. The new agreement will supersede any previous versions as outlined in Memorandum 2025-01 (AS).

PASSED, ADOPTED AND APPROVED THIS 21st DAY OF OCTOBER 2025.

Karyne Pompilus, Secretary