

## 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.; 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, December 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/81009014333?pwd=wgGiL5NB1tVQjJZlIlgkuZys3VFVran.1>

The Zoom Meeting Passcode is: 973156

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 810 0901 4333, and the passcode is 973156.

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, December 15, 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, December 15, 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, December 15, 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, December 15, 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.



## ***Building on Success***

4780 North State Road 7, Lauderdale Lakes, Florida 33319 • (954) 739-1114 • Fax (954) 535-0407 • TRS/Florida Relay Service 711 • [www.bchaf.org](http://www.bchaf.org)

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### **Agenda**

#### **Board of Commissioners Meeting**

Tuesday, December 16, 2025

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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 an email to [publicrecords@bchaf.org](mailto:publicrecords@bchaf.org) or contact us by phone at (954) 739-1114 x 1023. The Broward County Housing Authority (BCHA) 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 the BCHA. Please contact the Executive Assistant at (954) 739-1114 x 1023 at least twenty-four hours prior to the event in order for the BCHA 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. PLEDGE OF ALLEGIANCE**

#### **IV. APPROVAL OF MINUTES:** Board Meeting Held May 20, 2025

#### **V. APPROVAL OF AGENDA**

#### **VI. COMMENTS FROM THE PUBLIC ON AGENDA ITEMS**

#### **VII. PRESENTATION:** Recording of Presentation of Audit for Year Ended September 30, 2024, and Annual Budget for Fiscal Year 2025/26

#### **VIII. MOTION TO APPROVE CONSENT AGENDA:**

- a) Accept Audit for Year Ended September 30, 2024 (under separate cover)
- b) Motion to Ratify Approval of Annual Budget for Fiscal Year 2025/26 - RESOLUTION 2025-08
- c) Approve Updates to Administrative Plan Chapters 12 – Insufficient Funds; 16 – Violence Against Women; and Chapter 18 – Special Programs - RESOLUTION 2025-09
- d) Approve Ratification of Contract with Tommy Lee Capital, LLC for Landscape Services  
RESOLUTION 2025-10



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e) Approve Ratification of 2<sup>nd</sup> Contract Renewal with Angels Remodeling & Constructions, LLC for HVAC Services - RESOLUTION 2025-11

f) Approve 2025-26 Budget Amendment - Janitorial Services line-items for Highland Gardens, Griffin Gardens and COCC - RESOLUTION 2025-12

g) Approve Shared Services Agreement with Building Better Communities, Inc., MCCAN Communities, Inc., and Affiliated LLCs - RESOLUTION 2025-13

h) Motion to Approve 2025-26 Budget Amendment - Roof Replacement at Headway Office Building - RESOLUTION 2025-14

i) Motion to Approve Expenditure of Management Fees FOR Property Management and other housing support needs - RESOLUTION 2025-15:

j) Motion to Approve 2026 Small Area Fair Market Rents Payment Standards - RESOLUTION 2025-16

**IX. MOTION TO APPROVE:** Holiday Office Closure on Fridays December 26<sup>th</sup> and January 2<sup>nd</sup>, in line with governor's office for state employees.

**X. REPORTS:**

- 1) Assisted Housing Department Report
- 2) Status of Bids/Request for Proposals Report

**XI. COMMENTS FROM THE PUBLIC**

**XII. BOARD SECRETARY'S REPORT**

**XIII. LEGAL COUNSEL'S REPORT**

**XIV. COMMENTS FROM THE COMMISSIONERS**

**XV. ADJURNMENT**



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, December 16, 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 May 20, 2025.....
- 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 2<sup>nd</sup> Contract Renewal with Angels Remodeling & Construction, LLC for HVAC Services.....
- VIII. Resolution 2025-04:** Motion to Approve Shared Services Agreement with the Broward County Housing Authority.....
- IX. Reports:** Properties Managed by BCHA.....  
Properties Managed by SPM, Inc.....
- X. Comments from the Public**
- XI. Comments from the Assistant Secretary**
- XII. Comments from the Directors**
- XIII. Adjournment**

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### **Directors:**

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

# 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, December 16, 2025.

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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@bchaffl.org](mailto:bcha@bchaffl.org) or call (954) 739-1114 #1011 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 April 15, 2025
- IV. Approval of Agenda**
- V. Comments from the Public on Agenda Items**
- VI. Resolution 2026-01:** Adopting Proposed Operating Budget for Calendar Year 2026 – (under separate cover)
- 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

# 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

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- VII. Comments from the Public**
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- IX. Comments from the Directors**
- X. Adjournment**

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### Directors:

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

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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@bchaffl.org](mailto:bcha@bchaffl.org) or call (954) 739-1114 #1011 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.

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- 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

# 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

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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@bchaffl.org](mailto:bcha@bchaffl.org) or call (954) 739-1114 #1011 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.

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- VII. Comments from the Public**
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- X. Adjournment**

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### Directors:

John T. Loos III, President ■ Karyne Pompilus, Secretary ■ 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, December 16, 2025

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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@bchaffl.org](mailto:bcha@bchaffl.org) or call (954) 739-1114 #1011 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.

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- 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

# **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

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- VII. Comments from the Public**
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- X. Adjournment**

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## **Directors:**

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