



## ***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)

---

### **Agenda**

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

Tuesday, January 20, 2026

---

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

- 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
- k) Motion to Approve 2026-01 (PD) Janitorial Services at Headway Office Building – RFP 25-330
- l) Motion to Approve 2026-02 (PD) Architectural and Engineering Services – RFQ 25-329

**IX. REPORTS:**

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

**X. COMMENTS FROM THE PUBLIC**

**XI. BOARD SECRETARY'S REPORT**

**XII. LEGAL COUNSEL'S REPORT**

**XIII. COMMENTS FROM THE COMMISSIONERS**

**XIV. ADJURNMENT**



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, January 20, 2026**

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@bchafi.org](mailto:bcha@bchafi.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@bchafi.org](mailto:bcha@bchafi.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. Resolution 2026-01:** Continuing Architectural and Engineering Services – RFQ 23-329
- X. Resolution 2026-02:** Janitorial Services at Griffin Gardens Apartments and Highland Gardens Apartments – RFP 25-330
- XI. Reports:** Properties Managed by BCHA  
Properties Managed by SPM, Inc.  
Hillsboro Landing Managed by HTG, Inc.

---

### **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

---

**XII. Comments from the Public**

**XIII. Comments from the Assistant Secretary**

**XIV. Comments from the Directors**

**XV. Adjournment**

---

**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

---

## Agenda

Meeting of the Board of Directors  
Tuesday, January 20, 2026.

---

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

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

---

### 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

---

## Agenda

Meeting of the Board of Directors  
Tuesday, January 20, 2026.

---

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

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@bchafi.org](mailto:bcha@bchafi.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
- VII. Comments from the Public**
- VIII. Comments from the Assistant Secretary**
- IX. Comments from the Directors**
- X. Adjournment**

---

### 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

---

## Agenda

Meeting of the Board of Directors  
Tuesday, January 20, 2026

---

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

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@bchafi.org](mailto:bcha@bchafi.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
- VII. Comments from the Public**
- VIII. Comments from the Assistant Secretary**
- IX. Comments from the Directors**
- X. Adjournment**

---

### 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

---

## Agenda

Meeting of the Board of Directors  
Tuesday, January 20, 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@bchaffl.org](mailto:bcha@bchaffl.org) or call (954) 739-1114 #1011.

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.

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

---

### 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

---

## Agenda

Meeting of the Board of Directors  
Tuesday, January 20, 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@bchafi.org](mailto:bcha@bchafi.org) or call (954) 739-1114 #1011.

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@bchafi.org](mailto:bcha@bchafi.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
- VII. Comments from the Public**
- VIII. Comments from the Assistant Secretary**
- IX. Comments from the Directors**
- X. Adjournment**

---

### 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

---

## **Agenda**

Meeting of the Board of Directors

Tuesday, January 20, 2026.

---

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.

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](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 April 15, 2025
- IV. Approval of Agenda**
- V. Comments from the Public on Agenda Items**
- VI. Resolution 2026-01 – Motion to Approve Shared Services Agreement with the Broward County Housing Authority**
- VII. Comments from the Public**
- VIII. Comments from the Assistant Secretary**
- IX. Comments from the Directors**
- X. Adjournment**

---

## **Directors:**

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