



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.bchafl.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@bchafl.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



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.bchafl.org

- e) Approve Ratification of 2nd 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@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
- 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
- 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 Pomplis, 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 Pomipilus, 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@bchafl.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@bchafl.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 Pomipilus, 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@bchafl.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@bchafl.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 Pomipilus, 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@bchafl.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@bchafl.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 Pomipilus, 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@bchafl.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@bchafl.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 Pomipilus, 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@bchafl.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@bchafl.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 Pomipilus, 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 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 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 Pomipilus, Secretary ■ Mark O'Loughlin