

**MINUTES OF THE REGULAR MEETING OF THE BOARD OF COMMISSIONERS
HOUSING AUTHORITY OF THE CITY OF FORT LAUDERDALE**

Virtual Meeting -Communications Media Technology Zoom
Held at 5:00 PM Thursday, August 13, 2020

**Cumulative Attendance
6/11/20 through 5/28/21**

Board Members	Attendance	Present	Absent
Dan Lindblade, Chair	P	2	
Dr. Nicholas Tranakas	P	1	1
Shirley Carson	P	2	
Lynn Wines	P	2	
Josiah Graham	P	1	

At this time, there are 5 appointed members to the Board, which means 3 would constitute a quorum. There were 5 members participating.

Staff:

Michael Tadros, CFO

Guest:

None

Roll Call/Determination of Quorum

Mr. Lindblade, Chair, called the meeting to order at 5:05 P.M. Roll was called and it was noted that a quorum was present.

Approval of Agenda – 3 Items were added to New Business

Motion was made by Lynne Wines and seconded by Shirley Carson. Motion voted on and passed unanimously to approve the August 13, 2020 regular meeting agenda.

Approval of Minutes – June 11, 2020

Motion was made by Shirley Carson and seconded by Lynn Wines. Motion voted on and passed unanimously to approve the June 11, 2020 regular meeting minutes.

Note: The Board did not meet during the month of July 2020.

SECRETARY'S REPORT

Note: Mayor Trantalis has appointed Josiah Graham to the HACFL Board, he will be replacing Mr. Kelley. This appointment was approved at the Tuesday, July 9, 2020, Regular Commission Meeting. The Board welcomed the new Commissioner.

1. Resolution 20-04 – Attachment 1

A Resolution of the Board of Commissioners of the Housing Authority of the City of Fort Lauderdale/Sole Member of HEF Guarantor LLC – Dixie Ct. I, II & III.

- Election of Officers
- Approval of Dixie I Guaranties and Indemnities in Connection with Transfer of Limited Partnership Interests
- Approval of Dixie II Guaranties and Indemnities in Connection with Transfer of Limited Partnership Interests
- Approval of Dixie III Guaranties and Indemnities in Connection with Transfer of Limited Partnership Interests
- Approval of Prior Action

The E.D. presented this item to the Board for discussion and approval. Lynne Wines moved to approve Resolution 20-04; Shirley Carson seconded. All voted in the affirmative.

2. Resolution 20-05 – Attachment 2

A Resolution of the Board of Commissioners of the Housing Authority of the City of Fort Lauderdale Approving Poinciana Crossing Transactions

The E.D. presented this item for discussion and approval. Lynne Wines moved to approve Resolution 20-05; Shirley Carson seconded. All voted in the affirmative.

3. Resolution 20-06 – Attachment 3

A Resolution of the Board of Commissioners of the Housing Authority of the City of Fort Lauderdale/Sole Member of HEF Guarantor LLC – Poinciana Crossing.

- Approval of Poinciana Crossing Guaranties and Indemnities
- Approval of Prior Action

The E.D. presented this item for discussion and approval. Lynne Wines moved to approve Resolution 20-06; Shirley Carson seconded. All voted in the affirmative.

4. Un-Audited Financial Statement – Attachment 4

The following financial statements for the period ending June 30, 2020, were presented for review and discussion.

- Affordable Housing-Step-Up Program
- Housing Choice Voucher (HCV) – Family Self Sufficiency (FSS)
- HEF Management – Management Office
- Sunnyreach Acres Town Homes – Last 29 Units of Public Housing

No Board action was required for this item.

5. IFB#2020-03 Re-roofing of Sunnyreach Acres Townhomes

The HACFL posted RFP for re-roofing at Sunnyreach Acres Townhomes and received four responses. The following companies submitted qualification packages:

• Fullcover Roofing Systems, Inc	-	\$136,000.00
• Professional Roof System	-	\$182,177.25
• Leonard Graham Inc.	-	\$180,300.00
• A1 Property Services	-	\$332,158.00

The E.D. presented the H/A's recommendation which was Fullcover Roofing Systems and reviewed the selection criteria:

- Independent cost estimate
- Verified references
- Verified Square Footage

Dr. Tranakas moved the motion to approve the response from Fullcover Roofing Systems for \$136,000.00 to provide re-roofing services for Sunnyreach Acres Town Homes. Mr. Graham seconded. All voted in the affirmative.

6. Development Updates

The E. D. updated the Board on the Agency's current and future redevelopment projects:

- **Poinciana Crossing**

Getting ready to close on Poinciana Crossing Development consisting of 113 units -off SW 1st Avenue near Broward General Medical Center.

- **Federal Apartments – NWG VI**

Working on the next project which is Federal Apartments, 164 units built in the fifties and has HUD subsidy. The H/A has a contract to buy them from the owner, a tax credit development that is in the early stages of funding, likely to start construction in about a year and a half from now.

- **Broadview Park Parcel**

Contract going back and forth between the H/A and the City. The Broadview Park Project will consist of about 800 units of new construction near (441 & Davie). Construction will not start for about three years.

NEW BUSINESS

1. **Procedure for Employees- Re COVID-19**

The E.D. gave an overview of the HACFL's current employee policies re COVID-19.

2. **Resolution 20-07**

Adopting COVID -19 Statutory & Regulatory Waivers for the Public Housing and Housing Choice Voucher (HCV) Programs. The E.D. presented this item for discussion and approval. Mr. Graham moved to approve Resolution 20-07; Lynne Wines seconded. All voted in the affirmative.

3. **Renaming Suncrest Court**

Suncrest Court will be completed sometime in the first quarter of next year and will be re-opening. The general consensus is that the site re-open with a new name. The E.D. discussed renaming the new Suncrest Court to Rock Island Apartments. The Board was in agreement with the name change.

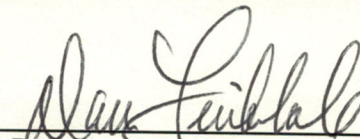
4. **Vacation Accrual and Carryover - PTO Program**

Employees get certain amounts of PTO based on their tenure and some of the more senior employees that get 24 PTO days for the year are struggling with using all their PTO. Staff is allowed to carry over 240 hours but due to the COVID -19 Pandemic employees are not taking their regular vacations and are maxing out before the end of the year. The E.D. is requesting that the overage be spread out over a two-year period.

The general consensus was to give clearance for the PTO overage to be spread out over a one-year period.

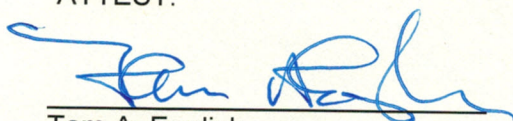
ADJOURNMENT

There being no further discussion, the meeting was adjourned. Shirley Carson moved the motion to adjourn. Lynne wines seconded.



Dan Lindblade, Chair

ATTEST:



Tam A. English
Executive Director/CEO/Secretary