



**Minutes of the Board of Commissioners Meeting**  
 Wednesday, January 20, 2010

**I. Call to Order:**

Mrs. Day, Chair of the Board of Commissioners of the Broward County Housing Authority ("BCHA") called the meeting to order at 9:30 A.M. on Wednesday, January 20, 2010 at Headway Office Park, 4780 North State Road 7, Lauderdale Lakes, Florida.

**II. Introduction of Commissioner Petrocelli:**

The Chair introduced and welcomed Commissioner Rico Petrocelli to the Board.

**III. Roll Call:**

Mr. Cregan conducted a roll call and certified that a quorum was present.

**Commissioners Present:**

Sharon Day                      Chair  
 Mercedes J. Núñez        Vice Chair  
 Joseph M. Cobo  
 Rico Petrocelli  
 Juan Selaya

**Members Absent:**

None

**Members Late:**

None

**Members Excused:**

None

**Staff and Legal Counsel Present:**

Kevin Cregan	Chief Executive Officer/Board Secretary
Ann Deibert	Chief Operating Officer
Steven Cortese	Chief Financial Officer
Barbara D. Miller	VP Human Resources/Risk Management
Beth Kincey	VP Asset Management
Kathryn Haynes	VP Assisted Housing
Parnell Joyce	VP Development
Sam Hornsby	Assistant VP Development
Anna Jamie	Assistant VP Asset Management
Gary Knoerlein	Assistant VP Finance
Monica Alfasi	Executive Assistant/Recording Secretary
Deatra Glaser	Senior Administrative Assistant
David N. Tolces	Legal Counsel, Goren, Cherof, Doody & Ezrol, P.A.

**Also in attendance for all or a portion of the meeting:**

Stan Brown                                      Executive VP, Ambit Marketing Communications  
Mr. & Mrs. John Aurelius                  Former BCHA Commissioner and spouse

**Oath of Office for New Commissioner:**

The Chair administered the Oath of Office to Commissioner Petrocelli.

**IV. Pledge of Allegiance:**

The Chair called on Commissioner Petrocelli to lead the meeting in the Pledge of Allegiance.

**V. Approval of Agenda:**

**Action:**                      Motion was made by Commissioner Núñez and seconded by Commissioner Petrocelli to approve the Agenda for January 20, 2010 as presented. The motion was unanimously passed.

**VI. Approval of the Minutes of the Regular Board Meeting:**

**Action:**                      Motion was made by Commissioner Cobo and seconded by Commissioner Núñez to approve the Minutes of the meeting for November 18, 2009 as submitted. The motion was unanimously passed.

**VII. Bills and Communications:**

**1. Special Presentation to former Commissioner John E. Aurelius:**

The Chair presented former commissioner John Aurelius with a plaque honoring his years of service as a member of the Board of Commissioners. Mr. Cregan presented Mr. Aurelius with a pictorial book memento to remember his time with BCHA. Mr. Aurelius thanked his former board members and BCHA staff for their teamwork and support during his term and discussed highlights and challenges faced by the agency. Commissioner Núñez thanked Mr. Aurelius for his time on the board and wished him good luck in future endeavors.

**2. Middle River Property:**

**Topic:**                      Discussion on development of the Middle River property (1720 North Dixie Highway, Fort Lauderdale) for rental units by Frank Marino representative from the Middle River Terrace Neighborhood Association.

**Action:**                      Mr. Marino was unable to attend today's meeting.

## VIII. Consent Agenda:

THOSE MATTERS INCLUDED UNDER THE CONSENT AGENDA ARE SELF-EXPLANATORY AND ARE NOT EXPECTED TO REQUIRE REVIEW OR DISCUSSION. ITEMS ARE ENACTED BY ONE MOTION; IF A COMMISSIONER OR MEMBER OF THE PUBLIC DESIRES DISCUSSION ON AN ITEM, HOWEVER, THAT ITEM MAY BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED SEPARATELY.

Commissioner Petrocelli pulled item #2. Commissioner Núñez made a motion to approve the remaining items on the consent agenda. The motion was seconded by Commissioner Cobo and was approved unanimously.

## 2. Resolution Number 2010-02:

**Topic:** Resolution Awarding Contract to Commercial Printing, Inc. for Printing Services (Bid #PR09008).

Commissioner Petrocelli asked David Tolces, Esq. about a Bill proposed in the Florida State Senate that would lift the requirements for cities to advertise in the local newspaper and move the advertising to publicly accessible web sites for legally required public notices and advertisements and how it would affect BCHA if the Bill passed.

Mr. Tolces said he needed to take a look at the Bill, but he thought it talked about the requirements of posting legal notices by any governing body to the extent that if the Bill passes, it would likely allow BCHA to post any legal notices that are required by statute to use the web site. He will get a copy of the Bill and distribute to the Board. He also mentioned that BCHA is governed by various HUD regulations and if HUD requires housing authorities to post notices in the newspaper the agency would not be able to get around the regulation.

**Action:** Motion was made by Commissioner Petrocelli to approve Resolution No. 2010-02. The Motion was seconded by Commissioner Núñez and was approved unanimously.

## IX. Reports:

### 1. Section 8 Management Assessment Program (SEMAP) Final Score for Fiscal Year Ended 09/30/2009:

For information purposes only. No action required.

## **2. Crime Report:**

Mr. Cregan said he wished that someone from the Middle River Terrace Neighborhood Association was present to discuss the crime report. Tim Smith, President of the Neighborhood Association sent him an email that he had reviewed crime statistics on all of BCHA's properties and they looked good except for Everglades Heights, which had 100 service calls last year. Mr. Cregan said that number was incorrect; the site had approximately 29 calls over nine months with no serious crime. He also wanted to let Mr. Smith know that the Board of Commissioners receives a copy of the quarterly crime report and that staff keeps a close watch on the data.

## **3. Monthly Report on Bids/Request for Proposals:**

**Action:** No questions or comments.

## **4. Monthly Department Reports (November & December 2009):**

- ✓ **Assisted Housing:** No questions or comments.
- ✓ **Asset Management:** No questions or comments.
- ✓ **College Gardens:** No questions or comments.

## **5. Board Secretary/Chief Executive Officer's Monthly Report:**

**Crystal Lake Townhomes** - Construction of the ten (10) townhomes at Crystal Lake is on the City of Hollywood Planning and Zoning Board Agenda for January 25, 2010.

**City of Lauderhill** - Mr. Cregan discussed in detail his concern with the City of Lauderhill's request to HUD to require housing authorities in Broward County to give or port their Section 8 vouchers to the Lauderhill Housing Authority. Mr. Cregan said that BCHA has 730 vouchers in Lauderhill; the agency pays approximately \$9 million dollars annually to landlords, and receives approximately \$800,000 in administrative fees. If BCHA has to give vouchers to Lauderhill, BCHA would be forced to lay off four direct service staff and cut an additional \$500,000 in other costs. BCHA has always received a High Performer rating from HUD and has operated this program for thirty six years he stated. BCHA has engaged Sharon Wilson Geno, Esq. at Ballard Spahr LLP to provide legal services regarding this issue in conjunction with our general legal counsel. David Tolces, Esq. is trying to set up a meeting with the Lauderhill City Manager and Attorney to discuss their public records request and try to find out what the real issues the City Manager

has with BCHA. Board members suggested that **Mr. Cregan** set up a meeting with HUD staff to discuss this issue during the NAHRO Conference in March.

**HUD Asset Management Newsletter** - BCHA's programs are going to be featured in the February 2010 edition of the HUD Asset Management Newsletter. **Mr. Cregan** will distribute to everyone as soon as he receives it.

#### **6. Legal Counsel's Eviction Status Report (Memorandum 2009-033 & 2010-001):**

No questions or comments.

#### **X. Comments from the Public:**

No comments.

#### **XI. Comments from the Commissioners:**

Board members welcomed **Commissioner Petrocelli** and he thanked everyone for their warm welcome and stated he was excited to be part of something so important to this county.

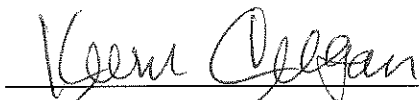
The **Chair** would like to request that BCHA's public relations firm do a PR piece on **Mr. Aurelius** for his service to the Board and a PR piece on new member **Commissioner Petrocelli**. She also suggested that **Mr. Cregan** send a condolence note from the agency to **Mr. & Mrs. Aurelius** for their loss.

**David Tolces, Esq.** said he would like to do a brief presentation on Ethics, Public Records and the Sunshine Law at the February meeting. **Mr. Cregan** said he would put the item on next month's agenda.

#### **XII. Adjournment:**

**Commissioner Cobo** made a motion to adjourn the meeting. The motion was seconded by **Commissioner Selaya** and the meeting was adjourned at 10:19 A.M.

#### **Submitted by:**



**Kevin Cregan, BCHA Board Secretary/CEO**

(Note: These minutes are not verbatim. Recorded tapes are available upon request).