



Minutes of the Board of Commissioners Meeting Wednesday, July 15, 2009

I. Call to Order:

Commissioner Day, Chair called to order the regular meeting of the Board of Commissioners of the Broward County Housing Authority ("BCHA") at 9:41 A.M. on Wednesday, July 15, 2009 at Headway Office Park, 4780 North State Road 7, Lauderdale Lakes, Florida.

II. Roll Call:

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

COMMISSIONERS PRESENT:

Sharon Day Chair
 Mercedes J. Núñez Vice Chair
 John E. Aurelius
 Joseph M. Cobo
 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 Kinsey	VP Asset Management
Gay Georgevich	VP Assisted Housing
Vivian Dixon	Assisted VP Assisted Housing
Gary Knoerlein	Assistant VP Finance
Sam Hornsby	Assistant VP Development
Damaris Rodriguez	Administrative Assistant/Assisted Housing
Susan Pippitt	Special Projects Manager
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 WAS:

Kathy Koch President, Ambit Marketing Communications
 Mike Vonder-Meulen Planner, Keith & Associates, Inc.

III. Pledge of Allegiance:

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

Resolution Number 2009-45:

Topic: Resolution of Recognition for Gay Georgevich, VP of Assisted Housing

Presentation of Resolution Number 2009-45 recognizing **Gay Georgevich**, VP of Assisted Housing for more than 32 years of service to BCHA and her imminent retirement.

IV. Approval of Agenda:

Action: Motion was made by **Commissioner Cobo** and seconded by **Commissioner Selaya** to approve the Agenda for July 15, 2009. The motion was unanimously passed.

V. Approval of the Minutes of the Regular Board Meeting:

Action: Motion was made by **Commissioner Núñez** and seconded by **Commissioner Aurelius** to approve the Minutes of the meeting for June 17, 2009 as submitted. The motion was unanimously passed.

VI. Bills and Communications:

1. Ambit Advertising and Public Relations:

Topic: Discussion and Action on Program and Budget for Public Relations Plan by Ambit Marketing Communications.

Action: Following discussion, a motion was made by **Commissioner Cobo** and seconded by **Commissioner Núñez** to approve the proposed public relations plan with Ambit Marketing Communications. For the record, **David Tolces, Esq.;** asked **Commissioner Cobo** if he was referring to the Plan that was on pages 15 and 16 of the agenda. **Commissioner Cobo** stated that was correct, and made a motion to approve the Program and Budget for Ambit Advertising and Public Relations. The vote was as follows:

AYES	NAYS
Commissioner Day	Commissioner Aurelius
Commissioner Núñez	
Commissioner Cobo	
Commissioner Selaya	

The Ayes have it and the Motion passes by a vote of (4 - 1).

2. Management of Tax Credit Properties:

Topic: Management of Tax Credit Properties - Memorandum 2009-08 (AM)

Action: Motion was made by **Commissioner Cobo** and seconded by **Commissioner Aurelius** to approve staff's recommendation on BCHA's third party property management of tax credit properties as stated in Memorandum 2009-08 (AM). The motion was approved unanimously.

VII. 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 Aurelius pulled items #2, #3 and #5 from the Consent Agenda and made a motion to approve the remaining items. The motion was seconded by **Commissioner Núñez** and was approved unanimously.

2. Resolution Number 2009-38:

Topic: Resolution Awarding Contract to Hurricane Protection Industries, LLC for Installation of Impact Windows and Doors at Everglades Heights.

Commissioner Aurelius asked if the contracts included painting, and if someone supervised the installation. He also noted that sometimes the windows do not always fit correctly and after a storm there may be water penetration around the windows and doors and he wanted to make sure that the perimeter is taken care of. **Mrs. Kincey** confirmed the contract included everything but painting and that staff supervised the installation.

Action: **Commissioner Aurelius** made a motion to approve Resolution Number 2009-38. **Commissioner Cobo** seconded the motion and it passed unanimously.

3. Resolution Number 2009-39:

Topic: Resolution Awarding Contract to Hurst Awning Company, Inc. for Installation of Impact Windows and Door at Auburn Gardens, Meyers Estates and Roosevelt Glen.

Action: Commissioner Aurelius made a motion to approve Resolution Number 2009-39. Commissioner Cobo seconded the motion and it passed unanimously.

5. Resolution Number 2009-41

Topic: Resolution Approving "Unity of Title" "Public Utility and Access Easement" and "Ingress/Egress and Cross Access and Maintenance Easement" for Crystal Lake Townhomes.

Commissioner Aurelius asked general counsel to take a look at the exhibits. He did not see the lake on the exhibits and it looked like the road is going into an alley where there should be water. Mr. Vonder-Meulen, Planner at Keith & Associates, Inc. stated the lake begins where the alley has been identified. On old plats where the lake exists there were platted alleys and platted lots.

Action: Motion was made by Commissioner Aurelius and seconded by Commissioner Cobo to approve Resolution No. 2009-41. The motion was approved unanimously.

VIII. Reports:

1. Report on Rates for Auto Liability and Crime and Honesty Bonds:

Action: For information purposes only. No action taken.

Mr. Cregan stated that Barbara Miller, VP of Human Resources/Risk Management was voted Chair of the Florida Public Housing Authority Self Insurance Fund (FPHASIF) Board.

2. Monthly Report on Bids/Request for Proposals

Action: No questions or comments.

3. Monthly Department Reports:

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

- ✓ **College Gardens** - No questions or comments.

4. Board Secretary/Chief Executive Officer's Monthly Report:

Mr. Cregan thanked **Commissioner Aurelius** for his offer of assistance regarding the single family homes at Tallman Pines and with staff at the City of Dania Beach regarding discussions on the property next to College Gardens and developing some infill lots in the city.

5. Legal Counsel's Monthly Report:

David Tolces, Esq. distributed his monthly eviction report to the Board. There were no questions or comments.

IX. Discussion and Possible Action:

Topic: **Discussion and Action Regarding Job Performance, Evaluation, Compensation and Benefits of Chief Executive Officer (CEO) as per Employment Contract.**

Action: Following discussion, **Commissioner Cobo** said his vote was to give **Mr. Cregan** the maximum merit increase of five and one half percent (5.5%). **Commissioner Selaya** seconded the motion. The motion was debated. Following further discussion a motion was made by **Commissioner Cobo** to approve a five percent (5%) increase in compensation based on the outstanding performance of **Mr. Cregan** as CEO. The motion was seconded by **Commissioner Selaya**. **David Tolces, Esq.** said for the record **Mr. Cregan's** current salary is \$161,389; a five percent (5%) increase would be an additional \$8,069 bringing his salary to \$169,458. The motion was passed unanimously.

Topic: **Discussion and Action Based on Performance Evaluation of General Counsel Legal Services Performed by Goren, Cherof, Doody and Ezrol, P.A.**

Action: **David Tolces, Esq.** said no action is required as the general legal counsel's contract just continues unless the Board of Commissioners says otherwise. **Mr. Tolces** thanked everyone for their kind words on behalf of his firm and stated what an honor and pleasure it is to serve with such a distinguished Board.

X. Comments from the Public:

No comments.

XI. Comments from the Commissioners:

The Chair introduced **Kathy Koch**, President of Ambit Marketing Communications. **Ms. Koch** thanked the Board for their commitment and stated that she looked forward with working with everyone.

The Chair stated that the Attorney General's office has grant money available to provide an attorney for organizations to assist people who are in foreclosure. **The Chair** asked **Mr. Cregan** to contact **Cindy Guerra** for additional information.

XII. Adjournment:

Commissioner Selaya made a motion to adjourn the meeting. The motion was seconded by **Commissioner Núñez** and the meeting was adjourned at 10:43 A.M.

Respectfully submitted by:



Kevin Cregan, BCHA Board Secretary/CEO

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