

**MINUTES OF THE REGULAR MEETING OF THE BOARD OF COMMISSIONERS
of the
HOUSING AUTHORITY OF THE CITY OF FORT LAUDERDALE
5:00 PM Thursday, February 8, 2007
437 SW 4 Avenue • Fort Lauderdale, Florida • 33315 • (954) 525-6444**

Item 1. ROLL CALL

The meeting was called to order and the following answered present: Robert Kelley, Chair; Quinn Fazio Goodchild, Vice Chair; Shirley Carson; James Camp III. Also attending were Board Attorney, Jacob Horowitz and Labor Attorney Frank Henry.

Absent: Nicholas Tranakas (schedule conflict)

Item 2. REVIEW AND APPROVAL OF THE FEBRUARY 8, 2007 REGULAR MEETING AGENDA

The Agenda was reviewed and no corrections or changes were noted Commissioner Goodchild moved approval; Commissioner Carson seconded. All voted in the affirmative.

Item 3. REVIEW AND APPROVAL OF THE JANUARY 11, 2007 REGULAR MINUTES

The Minutes were reviewed and no corrections or changes noted. Commissioner Camp moved approval; Commissioner Carson seconded. All voted in the affirmative.

3 (a) REVIEW AND APPROVAL OF THE DIXIE COURT GP, INC. ANNUAL MEETING MINUTES

The Minutes were reviewed and no corrections or changes noted. Commissioner Camp moved approval; Commissioner Goodchild seconded. All voted in the affirmative.

Item 4. SECRETARY'S REPORT

Note: Old Business was discussed first.

1. Approving Executive Director Employment Contract

An item continued from the previous Board meeting where the Board requested that Attorney Frank Henry revised and adjusted a few minor issues. **Attachment 1** was a copy of the revised employment contract for Tam English; this was presented to the Board for review and approval. Attorney Frank Henry reviewed the changes/amendments to the E.D. employment contract with the Board.

Discussion:

1. Term of Employment

- Auto renewal & super majority vote to end contract – without cause

2. Duties & Responsibility

- Primary efforts during regular H/A business hours

3. (d) Vacation & Executive Leave of Absence

Summary of amendments: (page 1, paragraph 1)

- Change super majority vote (4 out of 5) to simple majority vote (3 out of 5)
- Adding responsibility for setting the issue of renewal of the E.D. Employment Agreement as an agenda item for the Board of Commissioners.

Commissioner Goodchild moved the motion to approve the E.D. contract as amended; Commissioner Camp seconded. All voted in the affirmative.

Commissioner Camp moved the motion to make all benefits/salary retroactive to January 1, 2007, which was the effective date of the contract; Commissioner Carson seconded. All voted in the affirmative.

The following documents will be forwarded to Karen Cato-Turner, Public Housing Director, HUD Miami Field Office:

- Employment Contract for Tam English
- Financial Disclosure Form
- Memo indicating what was done as far as removing Tam English from involvement with Royal Insurance.

2. Approval of Lease between the Section 8 Department & Affordable Housing

An item continued from the previous Board meeting. A copy of the lease was forwarded to the Board Attorney for review. **Attachment 2** was a copy of the above mentioned lease.

This was presented to the Board for review and approval. Commissioner Camp moved the motion to approve the lease as presented; Commissioner Goodchild seconded. All voted in the affirmative.

3. Homeownership Lottery

Based on the new homeownership policy/procedure for selecting eligible clients for the homeownership program, the HACFL Board was requested to select names from a lottery drawing for any available property.

The names of two qualified, prospective homebuyers were presented to the Board; the result of the lottery drawing for the Stranahan Site home was as follows:

1. Sarah Miller Kelly
2. Sitto Tineo

4. Stranahan Site Update

The Executive Director updated the Board on the status of the Stranahan Site Homes:

- Issue with Broward County regarding drainage resolved
- Permits approved – three to four weeks for re-grading and re-sodding
- Closing should start in about 2 months

5. Public Housing Assessment System (PHAS) for FYE 12/31/2006

HUD extended the "Regulatory and Administrative Waiver" granted for public housing programs to assist with recovery and relief in hurricanes Katrina, Rita and Wilma disaster areas. Based on the extension of the HUD waiver the HACFL is not required to submit the PHAS 50072 for 2006. However, the backup documentation will be prepared for audit purposes.

Item Five: Old Business

1. Joe Newman Litigation Bills

This was an ongoing item with the Board, at the January 11, 2007 meeting, the Board requested that this item be deferred and that Attorney Frank Henry provide further explanation regarding the grand total for legal fees.

Invoice in the amount of \$46,321.74 for legal fees was presented for discussion and approval.

Attorney Frank Henry informed the Board that the Housing Authority (H/A) was granted summary judgment as to the Joe Newman litigation, in its entirety. The Court dismissed the case; the case is finished. The rules also allows the H/A the opportunity to recoup part of the litigation costs against Mr. Newman.

Commissioner Goodchild moved the motion authorizing Attorney Frank Henry to pursue collecting the litigation cost of \$4,769.28 from Mr. Newman. Commissioner Camp seconded. All voted in the affirmative.

Commissioner Camp moved the motion to approve the invoice for legal fees as presented; Commissioner Carson seconded. All voted in the affirmative.

2. Florida Sunshine Law

Information on the Sunshine Law issues, as it pertains to the Commissioners, was requested at the January 11, 2007 Board meeting. This item was deferred to the next Board meeting.

3. Document Request

At the January 11, 2007 Board meeting, the Commissioners requested the following documents:

1. Former Executive Director Employment Agreement (**attachment a**)
2. HACFL Personnel Policy (**attachment b**)
3. Master Development Agreement Between HACFL and Carlisle Development Group for Dixie Court Redevelopment, this Agreement was approved in February 2006 (**attachment c** - new commissioners)

Item Six: New Business

1. Approval of Invoices over \$25, 000

The E.D. requested a motion to approve the following recurring/routine invoices over \$25, 000:

- Aetna US Healthcare
- Property Insurance
- Liability Insurance
- Auditing Fees

Commissioner Goodchild moved the motion to approve the Executive Director's signature on payments of the above mentioned recurring/routine invoices; Commissioner Carson seconded. All voted in the affirmative.

2. Commissioner Workshop/Tour

The E.D. suggested a date and time for the Commissioners to conduct a workshop and tour the H/A sites:

Date: March 1, 2007
Time: 3:30 PM

There being no further discussion, the meeting was adjourned.

Commissioner

ATTEST:

Secretary

