

**MINUTES OF THE REGULAR MEETING OF THE BOARD OF COMMISSIONERS  
of the  
HOUSING AUTHORITY OF THE CITY OF FORT LAUDERDALE  
5:00 PM Thursday, June 12, 2008  
437 SW 4<sup>th</sup> Avenue • Fort Lauderdale, Florida • 33315 • (954) 525-6444**

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**Item 1. Roll Call**

The meeting was called to order and the following answered present: Dr. Nicholas Tranakas, Chair; Robert Kelley, Shirley Carson. James Camp III, Vice Chair, arrived at 5:13 P.M.

Absent: None

**Item 2. Review and Approval of the June 12, 2008 Regular Board Meeting Agenda**

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

**Item 3. Review and Approval of the May 8, 2008 Regular Board Meeting Minutes**

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

**Item 4. SECRETARY'S REPORT**

**1. Update on Dixie Court Re-development**

The CEO updated the Board on this item. Dixie Court re-development is progressing on a very quick time schedule:

- First building is on a comfortable schedule to be occupied by early October, second and third buildings between November and December of this year.
- Planning third phase of Dixie Court redevelopment – Dixie III
- Scheduled second meeting with current remaining residents to start making choices at the end of this month.
- Applied to HUD for 72 Section 8 Vouchers – vouchers can be used to move into the new Dixie Court.
- Residents will also have the option to move to other public housing sites.

Resolution 08-11, a Resolution of the Board of Commissioners of the Housing Authority of the City of Fort Lauderdale, authorizing the approval of Dixie III was also presented for review and approval. The CEO reviewed the contents of the resolution with the Board and requested approval.

Similar documents relating to phases 1 & 2 of the Dixie Court Redevelopment Project were also approved in previous board meetings.

Commissioner Kelley moved the approval of Resolution 08-11; Commissioner Carson seconded. All voted in the affirmative.

The Chair requested that this portion of the meeting be adjourned to discuss the Dixie Court GP, Inc. items.

The Chair called for the adjournment of the Dixie Court GP, Inc. meeting and to reconvene the HACFL meeting.

## **2. Sunnyreach High-rise Fire - Update**

The CEO updated the Board on the Sunnyreach building:

Sunnyreach is making great progress; staff has been working very hard operating under the emergency purchasing powers which was agreed to in the March 2008 Board meeting.

### **Expenditures:**

The CEO presented a list of the expenditures so far, totaling \$377, 675, for review and Board approval.

Commissioner Kelley moved the motion to approve the total expenditures paid to date for Sunnyreach; Commissioner Carson seconded. All voted in the affirmative.

### **Insurance Reimbursement:**

The Insurance reimbursement received so far was approximately \$500.000.

The Chair expressed concerns re newspaper article on some of the Sunnyreach residents losing cash and other valuables. The CEO updated the Board on that issue.

### **Vacant Units:**

Ten or twelve units completed waiting to be occupied.

## **3. Financial Reports**

The budgets for FYE December 31, 2008, for the following programs were presented to the Commissioners at the Board meeting:

- All Public Housing Sites
- Section 8
- Affordable Housing

The CEO and Mike Tadros, CFO, reviewed each program with the Board. With the new Asset Management the Board was required to approve eight (8) budgets for the public housing sites.

Commissioner Kelley moved the motion to approve the budgets as presented; Commissioner Camp seconded. All voted in affirmative.

## **4. Step-up Apprentices Graduation Ceremony**

The 2008 Graduation exercise for the Step-Up Apprenticeship Initiative Program was scheduled for June 12, 2008, 6:00 P.M. at the Sailboat Bend Community Center, 425 SW 4<sup>th</sup> Avenue. The Commissioners were invited to attend.

## **Item Five: NEW BUSINESS**

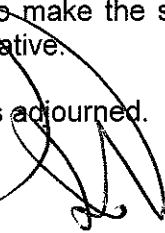
### **1. Computer System Bid**

The Housing Authority (H/A) is currently using the Lindsey Computer System; this software upgrade was approved by the Board in July 2006. However, the computer software system promised was not delivered. RFP's were sent out earlier this year and bids were submitted for a new computer system.

The CEO discussed the cost factor, conversion facts and staff recommendation, which was the upgraded Tenmast System, with the Board and requested Board approval to change the computer system. He also assured the Board that the H/A would negotiate the best possible deal to get some guarantee into a new contract.

Commissioner Kelley moved the motion to approve the Housing Authority going with the upgraded Tenmast System; and that the H/A negotiate a contract to get everything to their advantage. Also, that the motion is that the H/A seek to negotiate a contract based on certain expectations and that the system will deliver and if not, that Tenmast will come up with whatever software patches required to make the system work. Commissioner Camp seconded the motion. All voted in the affirmative.

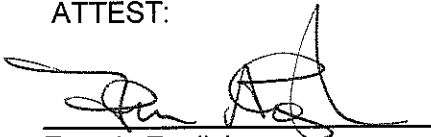
There being no further discussion, the meeting was adjourned.



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Dr. Nicholas Tranakas, Chair

ATTEST:



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Tam A. English  
CEO/Secretary