

**MINUTES OF THE REGULAR MEETING OF THE BOARD OF COMMISSIONERS
of the
HOUSING AUTHORITY OF THE CITY OF FORT LAUDERDALE
5:10 PM Thursday, September 11, 2008
437 SW 4th Avenue • Fort Lauderdale, Florida • 33315 • (954) 525-6444**

Item 1. Roll Call

The meeting was called to order and the following answered present: Dr. Nicholas Tranakas, Chair; Shirley Carson; Gina Pozzuoli (new Commissioner) James Camp III arrived at 5:15 P.M. Also attending was Mike Tadros, CFO.

Absent: Robert Kelley

Item 2. Review and Approval of the August & September 2008 Regular Meeting Agenda

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

Item 3. Review and Approval of the July 10, 2008 Regular Meeting Minutes

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

Introduction of New Board Member

Mayor Naugle has appointed Gina Pozzuoli to the Housing Authority Board of Commissioners. The Executive Director and the Commissioners welcomed the new Commissioner to the Board.

Item 4. SECRETARY'S REPORT

Note: The agenda scheduled for the August Board meeting was used for the September meeting with two additions (item # 5 & 6)

1. Revision to the Alan Apartments Tenant Selection Plan

The Housing Authority of the City of Fort Lauderdale (HACFL) proposed a revision to the Tenant Selection Plan for Alan Apartments, a Section 8 Substantial Rehab Property. The revisions were developed in accordance with HUD Handbook 4350.3 Rev.1 Change 2, HUD Regulations, and the HACFL procedures.

Included in the Agenda packet, as **Attachment 1**, was a copy of the Alan Apartments Tenant Selection Plan. Copies of the plan were also made available in the HACFL site offices for inspection.

The E.D. discussed the revisions with the Board and recommended that the Board adopt **Resolution 08-13**, approving the proposed revisions to the Tenant Selection Plan for Alan Apartments.

Commissioner Camp moved the approval of Resolution 08-13; Commissioner Pozzuoli seconded. All voted in the affirmative.

2. Financial Reports for Period Ending June 30, 2008

Included in the Agenda packet, as **Attachment 2**, were the financial reports for period ending June 30, 2008 for the following programs:

- Public Housing
- Section 8
- Affordable Housing

The E. D. and Mike Tadros, CFO, reviewed each program with the Board. The E.D. also informed the Board that the Dixie Court Partnership Agreement Audit that was discussed at the July 10, 2008 board meeting was completed within the deadline.

3. Dixie Court Re-development Update

The E. D. updated the Board on this item. For the benefit of the new Commissioner, the E.D. gave a brief history of the Dixie Court Redevelopment Project.

The Dixie Court redevelopment project is on schedule and the heavy construction should be completed within a few weeks. The E.D. will plan to take the Commissioners on a tour of Dixie Court prior to the next board meeting.

4. Sunnyreach High-rise Fire Update

The E. D. updated the Board on this item:

- Resubmitted building plans for heavy fire repair area.
- Final mop-up in the units with severe water damage.
- Expected to have final bids in for large repair in about two weeks.
- Expected to have everything completed and all the residents returned to the units within two months.

5. Property Insurance Increase Approval

Property insurance for the Agency is currently with Housing Authority Insurance Group, a self insurance fund owned by a number of housing authorities across the country. This annual renewal increase was based on losses this year due to recent fires.

The E. D. discussed this item and requested Board approval. Commissioner Camp moved the motion to approve; Commissioner Carson seconded. All voted in the affirmative.

6. Streamlined Annual PHA Plan for Fiscal Year 2009

The Agency Plan for fiscal 2009 is completed and copies placed in site offices for review. A public meeting, as required, has been scheduled for 5:00 PM, Thursday, October 9, 2008, at the Sailboat Bend Community room at 425 SW 4th Avenue.

Copies of the Agency Plan were presented to the Commissioners at the September Board meeting. The plans will be approved at the October 9, 2008 Board meeting and the Commissioners will be required to attend the public meeting immediately following the Board meeting.

The E.D. also informed the Board that a seminar will be setup to offer detailed explanation of the Agency Plan to the residents prior to the public meeting.

Commissioner Camp had a question re the plans to redevelop Kennedy Homes. This item has been discussed on previous board agendas: The E.D. updated the Board on the following:

- Selected Carlisle Development as the Developer about a year ago
- Development Agreement (incomplete)
- Started on re Platt process
- Working with the Historical District Board

- Working on plans
- Applied for funding this year but was not ranked high enough (still working on it)
- At the present time there is not an acceptable piece of land to do a land swap.

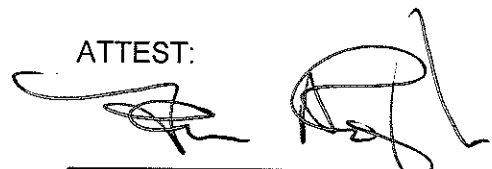
Item 5: NEW BUSINESS

There being no further discussion, Commissioner Camp moved the motion to adjourn; Commissioner Pozzuoli seconded. All voted in the affirmative.



Dr. Nicholas Tranakas, Chair

ATTEST:



Tam A. English
Executive Director/CEO/Secretary