



Sarasota Housing Authority (SHA)
269 South Osprey Avenue
Sarasota, Florida 34236

Board Meeting
June 8, 2022
4:30 P.M.

- I. **CALL TO ORDER:** Chair John Colón called the meeting of the Sarasota Housing Authority Board of Commissioners to order at 4:35 pm.
- II. **INVOCATION**
- III. **PLEDGE OF ALLEGIANCE**
- IV. **ROLL CALL**

Commissioners Present: Chair John Colón, Vice Chair Jack Meredith, Commissioner Ernestine Taylor, Commissioner Valerie Buchand, Commissioner Deborah Sargent (out at 5:30 pm) and Commissioner Duane Finger (Zoom)

Commissioners Not Present: Commissioner David Morgan,

Attendees: Attorney Rhonda Stringer, City Commissioner Jen Ahearn-Koch and Joe Chambers

SHA Personnel: William Russell, Rick Toney and Andrea Keddell
- V. **APPROVAL OF MINUTES**
 - A. SHA Regular Board Meeting – April 27, 2022: Chair Colón put up the minutes from the April 27, 2022, Board Meeting for approval. Commissioner Buchand made a motion to approve the minutes with any necessary corrections. Commissioner Meredith seconded the motion. City Commissioner Ahearn-Koch submitted some corrections.
 - Motion was voted on and passed unanimously.
- VI. **SPECIAL PRESENTATION**
 - A. None
- VII. **PUBLIC PRESENTATION**
 - A. Ben Gay, a resident at the Courts, addressed the board regarding a noise issue he is continually having with a neighbor of 1768 Gore Court. A copy of a police report was handed out to the board. Mr. Russell stated that steps have already been taken but that he will investigate the situation further.
- VIII. **RESOLUTIONS – ACCEPTED BY CONSENT**
 - A. Res 22-07: Approval of Courts Lease
 - B. Res 22-08: Approval of Fee Accounting Contract

- Commissioner Buchand made a motion to accept the resolutions. Commissioner Meredith seconded the motion.
- City Commissioner Ahearn-Koch inquired if this was a final document, as she had some questions and grammatical corrections (i.e., many periods instead of commas were in the document). It was explained that this document was converted from a PDF to a Word document and that is the reason for the typos. They will be reviewed and corrected. Other issues:
 - Page 2, #6a. Last sentence as “m” and it should be “in.”
 - Page 5, #11. Occupancy. The question was raised as to what is considered an acceptable form of notifying the landlord “in writing” and that maybe this needs to be given clarity as to what’s acceptable (e-mail, written letter, etc.).
 - Page 7, #13u. Last sentence needs to read “Their stairwell is” not are.
 - Page 9, #17d3. Termination of Tenancy. There were expressed concerns that this stipulation was too harsh. Discussion took place and it was decided to delete this stipulation.
- The motion was voted on passed unanimously to approve the consent agenda with the necessary corrections to the lease agreement.

IX. OLD BUSINESS

A. McCown Rehab – Use of Replacement Reserves

- Mr. Russell explained that the increase of construction costs has caused a deficit in the funds to cover the cost of the minimum scope of work that needs to be completed. Mr. Russell reported that the partnership is expected to receive an addition \$2 million from FHFC and SHA is proposing to use the Towers Replacement Reserves in order to cover the entire scope of work. There is approximately \$880,000 that was capitalized at the time of the RAD conversion to use exclusively for capital projects. The closing of the project is slated for July 27, 2022.
- Mr. Chambers addressed the board and provided further explanation and there was further discussion on the pros and cons of using the reserves or other possible funding sources. Commissioner Finger stated he understands the desire to keep some reserve funds saved for the future, but this project is what the capital reserve funds are for, that they should be used for these purposes and that we should save our unrestricted funds. Commissioner Colón stated that he believes \$100,000 should remain in the funds. Mr. Chambers states that can be done, but then \$100,000 worth of work for the project would need to be taken off the scope.
- Commissioner Meredith made a motion approve using most of the Reserve Fund but keeping \$50,000 in the Reserve Fund for future/emergency use. Commissioner Finger seconded the motion. The motion was voted on and passed 3 to 2 (Commissioner Taylor & Buchand opposed).

X. NEW BUSINESS

A. None

XI. PROGRAM UPDATES – ACCEPTED BY CONSENT

- A. Monthly Financial Statements
- B. Board Committee Reports
- C. Housing Management Reports
- D. Housing Voucher Report
- E. Capital Fund Program Report
- F. Resident Services Monthly Report

➤ Commissioner Buchand made a motion to accept the Program Updates Consent Agenda. Commissioner Meredith seconded the motion. The motion was voted on and passed unanimously.

XII. COMMISSIONER ANNOUNCEMENTS / COMMENTS

- A. Vicky Palmer, a resident of the Annex, again inquired if anything was going to be done about the dust and noise from the construction project behind the Annex and asked if anything was being done about the Annex exit doors continuing to be locked and inaccessible in the case of an emergency, especially since the elevators continue to go down. Mr. Russell responded that a panel has been ordered and hopefully the elevators will be in working condition soon. Mr. Russell states the doors are locked for security reasons and that SHA is waiting on the architect to get plans completed so the stairwells can be upgraded, then the door situation will be resolved.

XIII. ADJOURNMENT

The Sarasota Housing Authority Board of Commissioners meeting was adjourned at 6:00 pm.