Dania Beach Housing Authority

Board of Commissioners

Meeting minutes for meeting of January 8th, 2024

Chair Adams called the meeting to order at 5 p.m.

Roll Call:

**Present**

Chair Robert Adams

Vice Chair Polly Jones Mosely

Commissioner Luis Rimoli

Commissioner Ivie Cure

Commissioner Kemula Wright (by phone)

**Excused Absent:**

Commissioner Celeste Oatman

Commissioner Rosalind Currie

**Also Present:**

Executive Director Anne Castro

Assistant Director Carla Pierson

The Chair led the board in a moment of silence followed by the pledge of allegiance. This was followed by the swearing in of Commissioner Ivie Cure.

The Chair asked for approval of the October 26th, 2023,

The board meeting minutes. A motion to approve was made by Vice Chair Polly Jones-Mosely and seconded by Commissioner Cure. The motion carried unanimously.

The chair asked for a motion to approve the November 2023 board meeting minutes with three changes: “Dictator” change to Director. Commissioner Rimoli not Vice Commissioner Rimoli.

Vote totals showing Commissioners Cure and Currie rather than Cure twice.

A motion to approve as amended was made by Vice Chair Jones-Moseley and seconded by Commissioner Cure. The motion carried unanimously.

The ED reviewed the financial report. She discussed reserves and indicated expenses and operating is well within limits. The ED then discussed the staffing updates. She advised that Kentaylor Brown is our new reception/administrative assistant. She outlined Ms. Brown’s qualifications. We had three to four great candidates and in the end, felt she brought the most experience and skills in housing to the organization. The agency is fully staffed, and it will take a few months to achieve training goals and we have found there are some issues that need to be addressed.

Commissioner Rimoli asked if there are any training opportunities for Ms. Pierson. The ED explained that she has been in the agency for fifteen years, so she has extensive housing experience and what she needs now is experience with things, like unemployment compensation filing, which is not included in these training courses.

Purchase of Sunrise Property update was provided. The ED explained the timeline, number of units and other potential aspects for the project. We have submitted an application for Florida Housing for LIHTC and should know within two months if we have been awarded the funding. We have two potential gaps, one for the land purchase and one for the development/construction.

The Executive Director gave an update of BSO details. We provided BSO administration with a tentative schedule and paid for 12 nights of detail. In three weeks, no deputies have signed up. We were advised that they are low in resources.

The chair reviewed his memorandum of decorum. The ED said this was important about who made and seconded motions for the record as sometimes it is very difficult to hear who is speaking on the tape recorder.

The ED discussed the HOTMA changes, and the incorporation into the Administrative Plan, which will be presented at the next board meeting for approval. She also discussed NSpire, and we have been given an extension to December 2024, whether we have a software that can implement the new inspection program. The chair provided information about HOTMA seminars for members of the Commission.

The ED then discussed software purchases being considered.

The ED then discussed a public records request challenge. We have settled the suit for $3,000 rather than spend thousands of dollars for a court case.

Commissioner Comments:

Commissioner Cure mentioned the Chair’s comments at the last meeting pertaining to the election vote. She felt that the chair’s comments were not fair. Vice Chair Jones-Moseley also stated that she felt the Chair’s comments were inappropriate and disrespectful to the board. Chair Rimoli said there are more important issues in the world and the city, but he will be fine. He suggested we define rules for elections when a candidate can not be present at the election due to a serious personal matter. He suggested the board move forward. The ED indicated she would suggest to the board that a member TABLE the motion for an election if a candidate was not present due to personal reasons such as a death in the family. The ED reviewed the payment standards with the members to emphasize the agency is closer to 110% of FMR’s in the zones. She provided a copy of the 2024 payment standards to each board member.

The Chair reminded everyone the next meeting is February 12th and the meeting was adjourned at 6:05 p.m.