Dania Beach Housing Authority

Board of Commissioners

Meeting minutes for the meeting of March 17, 2025

Chair Adams called the meeting to order at 5:05 p.m.

Roll Call:

**Present**

Chair Robert Adams

Vice-Chair Celeste Oatman

Commissioner Douglas Hasty

Commissioner Albert Jones

Commissioner Gail Jones

Commissioner Polly Jones

Commissioner Dr. Bennie Moultry

**Also Present:**

Executive Director Anne Castro

Assistant Executive Director Carla Pierson

Independent Auditor Rachel Johnson

Fee Accountant Patti Tilchin

The Chair called the meeting to order. There was a moment of silence followed by the Pledge of Allegiance. Douglas Hasty, Albert Jones, and Gail Jones were sworn in as the newest board members. The minutes of the February 2025 board meetings were presented to the board.

Vice Chair Oatman made a motion to approve the February 2025 board meeting minutes. It was seconded by Commissioner Gail Jones and the motion passed unanimously.

The Chair introduced Rachel Johnson, our independent auditor. Ms. Johnson described what her company does to audit an agency in detail and answered any questions that the commission had about Johnson and Company, and the audit.

The Chair then introduced Patti Tilchin, our fee accountant. Ms. Tilchin described the financial statements for the agency and DBQHS. She also answered all questions that the commission had regarding the agency financials.

Under old business, the Executive Director spoke about the agency going into shortfall. She explained again that the agency has been in contact with HUD Financial offices in Kansas, advising they have been shorting HAP funding for the past six plus months and even shorted one month, by over $300,000. DBHA does not have all our vouchers under lease as we do not have the funding support from HUD. The Executive Director advised the board that many experts are advising DBHA to go into shortfall. It will mean regular meetings with HUD, but we have been told that HUD will produce the monies for HAP. The agency has sent the requests and information to our financial analyst. He advised that the two-year tool was down, so he could not process any HUD Held Reserves (HHR) at this time. We are waiting for HUD’s response. The Executive Director has spoken to the board many times over the past year as the condition has not improved. HUD never funded the Small Area Fair Market Rent program either, which has resulted in the per unity monthly cost increasing.

Under her comments, the Executive Director mentioned the upcoming NAHRO conferences in September 2025 and suggested if funds are available, new board members attend. The agency has four new board members due to board members moving or resigning. The conference is in September, so the agency will have a better idea as it gets closer if funds are available. These conferences have a training track for new board members so they better understand their fiduciary responsibilities and roles in the organization.

The next meeting is on Monday, April 14, 2025, at 5 p.m.

The meeting adjourned at 7:18pm.