Dania Beach Housing Authority

Board of Commissioners

Meeting minutes for the meeting of February 10th, , 2025

Chair Adams called the meeting to order at 5:10 p.m.

Roll Call:

**Present**

Chair Robert Adams

Vice-Chair Celeste Oatman

Commissioner Bennie Moultry

**Excused Absences:**

Commissioner Polly Jones Moseley

Texts were received from Commissioner Curry and Commissioner Cure indicating their resignation from the board.

**Also Present:**

Executive Director Anne Castro

The Chair called the meeting to order. There was a moment of silence followed by the Pledge of Allegiance. Dr. Moutry was sworn in as the newest board member. The minutes of the November 2024 and January 2025 board meetings were presented to the board.

Vice Chair Oatman made a motion to approve the November 2024 board meeting minutes. It was seconded by Commissioner Moultry and the motion passed unanimously. Vice Chair Oatman made a motion to approve the January 2025 board meeting minutes. It was seconded by Commissioner Moultry and the motion passed unanimously.

The Executive Director advised the board that the fee accountant is working on December 2024 FYE financial statements. Since it is the end of year, there is a delay due to the HUD VMS and financial systems. The statements may not be ready until after VMS closes March 14th, 2025.

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.

The Executive Director then updated the board about the implementation of the ADP Payroll system as part of the Yardi software implementation. She also provided an update on the Springtree Development. Lastly, under new business the Executive Director mentioned the agency may be implementing a new less expensive phone system to continue expense reduction.

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 is getting 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.

There were no citizens present. The next meeting is Monday, March 17th, 2025, at 5 p.m. This is one week later than our normal board meeting to ensure quorum.

The meeting adjourned at 5:45 pm.