

Minutes

April 25, 2017

Board Meeting

The Chair opened the Board Meeting at 3:07 p.m. on Tuesday, April 25, 2017 at 1800 Farm Worker Way in Immokalee, Florida 34142.

Commissioners Present:

Rebecca Vaccariello  
David Genson  
Floyd Crews

Others Present:

Oscar Hentschel  
Leticia V. Skipper

Kenneth K. Thompson  
Angela Wheeler-Edison

APPROVAL OF AGENDA:

A motion was made by Commissioner Genson to approve the agenda. Seconded by Commissioner Crews. A vote was taken and passed unanimously.

APPROVAL OF THE MINUTES:

A motion to approve the minutes of the March 2017 meeting was made by Commissioner Crews. Seconded by Commissioner Genson. A vote was taken and passed unanimously.

FINANCIAL REPORTS:

The monthly financials for February 2017 were presented by the Executive Director. A motion to approve financials was made by Commissioner Crews. Seconded by Commissioner Genson. A vote was taken and passed unanimously.

LEGAL UPDATE:

Legal counsel stated that the First 1 Bank paperwork is legally sufficient to proceed with renewal of credit line.

### Executive Directors Report:

#### Rehab:

Bradley update:

Bradley turned over 42 units in Section C.

- In Section D & E houses are completed except handicapped units.
- 20 of 42 units have been rented.
- Collier Village has only handicap units to be completed.

#### A & B HVAC Project:

Project was delayed due to energy calculations required by Collier County this would require a heater pump as currently designed. After discussion windows will be installed first to reduce the seer to 14 which will avoid using the heater pump and make project more cost effective.

#### USDA:

- As of 03/28/17, there were 242 occupied units.
- 11 applications in the pending status
- 23 applicants have been approved.
- 173 units of Rental Assistance is being used.
- Three move-outs this month.
- Four Move-ins.

#### A & B Housing:

- As of 03/28/17 there were 221 occupied units.
- 88 applicants on waiting list.
- 28 applications approved.
- There are 28 USDA residents left in Section A & B.
- Working on units with most repairs.

#### Section 8:

- 449 participants with a 96.3% utilization rate including NED vouchers.
- 33 Port-Ins and 13 Port-Outs.
- 1054 on the waiting list.
- The agency has housed 9 under the NED Program at the end of March 2017.
- FSS has nine participants.

Horizon Village:

- As of 03/31/17 and today there are 188 residents at the Dorm.

Erosion: Commissioner Genson stated he has not met with engineers at this time. Discussion of modifications to the length of the culverts. Water management will be contacted to see if canal can be blocked. Commissioner Genson will email as to updates on project.

Laundry: The Executive Director will email commissioners after checking final numbers on laundry.

Flooring Project:

29 units have been completed with the terrazzo treatment of the floors.

Insurance Deductible:

After reviewing loss runs for the last eight years, there is no justification to lower the \$25,000.00 deductible at this time.

Old Business:

Federal Home Loan Bank of Atlanta:

In May the Agency expects to hear from the bank.

Culvert:

Previously discussed.

CDBG/TBRA:

We received HOME Funds only: \$440,000.00 for Rental Assistance Program (TBRA) and \$150,000.00 for HVAC Project.

New Business:

Authorization for Renewal/Extension LOC with First 1 Bank 17-04-01:

A motion was made to approve Resolution 17-04-01 by Commissioner Genson. Seconded by Commissioner Crews. A vote was taken and passed unanimously.

Other New Business:

None.

Public Comment:

Noe Martinez and Erica Ramirez presented their activities under the Immokalee Angels. Board Chair Vaccariello expressed some legal concerns that needed to be addressed.

Announcements:

None

ADJOURNMENT:

The meeting adjourned at 4:09 p.m.

Attest:



Oscar Hentschel  
Secretary-Treasurer



Rebecca M. Vaccariello  
Board Chair