

Minutes

June 26, 2017

Board Meeting

The Chair opened the Board Meeting at 3:07 p.m. on Monday, June 26, 2017 at 1800 Farm Worker Way in Immokalee, Florida 34142.

Commissioners Present:

Rebecca Vaccarillo
David Genson
Randall Cash
Floyd Crews (absent)

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 Cash. A vote was taken and passed unanimously.

APPROVAL OF THE MINUTES:

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

FINANCIAL REPORTS:

April and May 2017 financials were presented by the Executive Director. A motion to approve financials was made by Chair Vaccarillo. Seconded by Commissioner Genson. A vote was taken and passed unanimously.

LEGAL UPDATE:

Legal counsel advised the Board that in attending a conference recently there were some updates to Florida Statutes. The organization of One by One is a legal 501.C(3) entity.

Executive Directors Report:

Rehab:

Bradley is working in C, D, and E Sections.

Section C:

- Bradley turned over 61 units in Section C.
- Working in 51 units.
- 11 with punch list items.
- 5 Units needing flooring.
- 30 units demolished.
- 61 units occupied to be rehabilitated
- 33 New units occupied
- 15 to be transferred.

Section D:

- 42 turned over units.
- 0 units with punch list.
- 1 units under re-construction.
- 40 New units occupied.
- 7 units demolished.

Section E:

- 65 HVAC units installed.
- 1 handicap units under re-construction.
- 4 handicap Units turned over.
- 66 New occupied units,

A & B HVAC Project:

This project is in the final permitting stage. Contractor is ready to start on project.

USDA:

- 238 units rented.
- 15 applications in the pending status
- 20 applicants have been approved.
- 0 move-ins.
- 4 move-outs this month.

A & B Housing:

- 206 units rented.
- 96 applicants on waiting list.
- 10 applications approved.
- There are 18 USDA residents left in Section A & B.
- Working on units with most repairs.

Section 8:

- 447 participants with a 95.3% utilization rate including NED vouchers.
- 34 Port-Ins and 14 Port-Outs.
- 1054 on the waiting list.
- The agency has housed 9 under the NED Program at the end of May 2017.
- FSS has nine participants.

Horizon Village:

- As of 05/31/17 and today there are 7 residents at the Dorm.

Old Business:

Erosion: Commissioner Genson stated he will be meeting with County on July 6, 2017. Due to rains in the area the pavement will need to be removed and dirt over the culvert. Quotes to do work will be solicited on emergency basis due to stability issues.

Collier County Home Funding:

Will be meeting with County in the next few weeks.

New Business:

Non-Residential Units Rental:

There were three groups interested in using facilities at Farm Worker Village.
One By One Leadership.
First Baptist Church
Arthur Boyer Foundation.

Chair Vaccariello restated her position on the liability of the renting of non-residential units. It was at her suggestion to add permitted uses to any policy and leases. Any lease would need to be a commercial lease which covers these areas of concern. There would need to be verbiage to end the lease if no longer beneficial to residents or breaking on any laws. Commissioner Genson offered to provide commercial leases from his company and suggested looking at the zoning of the units.

Chair Vaccariello stated this topic would be tabled for further discussion.

Playground insurance was an item to be checked on for next Board Meeting.

Resolution 17-05-01 New Bank Account at Florida Integrity bank for Online Payments:

A motion was made to approve Resolution 17-05-01 by Commissioner Genson. Seconded by Commissioner Cash. A vote was taken and passed unanimously.

Utility Allowance Study for Farm Labor Housing Program Resolution 17-06-01:

A motion was made to approve Resolution 17-06-01 for the Utility Allowance for Farm Worker Village was made by Chair Vaccariello. Seconded by Commissioner Genson. A vote was taken and passed unanimously.

Utility Allowance Study for the Section 8 Program Resolution 17-06-02:

A motion was made to approve Resolution 17-06-02 for the Utility Allowance Study for the Section 8 Program by Commissioner Genson. Seconded by Commissioner Cash. A vote was taken and passed unanimously.

Public Comment:

None.

Announcements:

None

ADJOURNMENT:

The meeting adjourned at 4:47 p.m.

Attest:

Secretary-Treasurer

Oscar Hantschel

Board Chair

Rebecca M. Vaccariello