

MINUTES OF THE
HOLLYWOOD HOUSING AUTHORITY
HELD AUGUST 27, 2020
AT THE HOLLYWOOD HOUSING AUTHORITY OFFICE

Present: Mr. Lloyd Edelstein, Chairman
Mr. David Dweck, Vice Chairman
Mr. Jared Anton, Commissioner
Ms. Carolyn Pitter, Not Present
Ms. Maria Diaz, Not Present

Also Present: Mr. Tony Gutierrez, Acting Executive Director - Hollywood Housing Authority
Ms. Taymir Sempe, Deputy Director/Chief Financial Officer-Hollywood
Housing Authority

Meeting was called to order by Mr. Edelstein at 4:08 PM and roll was called.

A motion was made by Mr. Dweck, seconded by Mr. Anton to approve the Agenda.

A motion was made by Mr. Dweck, seconded by Mr. Anton to approve the minutes of the May 19, 2020 board meeting. All in favor.

RESOLUTIONS AND COMMUNICATIONS

Mr. Anton started by giving a summary of the meeting he had with the City of Hollywood. This meeting was held in June and it was regarding the proposed HHA/City of Hollywood partnership which would also include working with Habitat for Humanity in the development of single family homes. Mr. Anton stated that meetings he had been involved in centered around the topic that the City of Hollywood has plans of building multifamily properties and having the HHA 'manage' these properties(s). The proposed location of this one specific property is located at the south entrance of Oakwood Plaza. Mr. Anton stated that he has been in contact with Mr. Gilmore, attorney of the HHA, who will assist in the presentation to the City of Hollywood in order to move forward with this project.

Mr. Anton stated that he has been in contact with Sunbelt Manors, who owns the property located directly south of Apollo Terrace. Sunbelt Manor has stated that they are willing to sell HHA this small strip of vacant land. Mr. Anton stated that Sunbelt Manor is in the process of refinancing their property and that it is in our best interest to come into a purchase agreement for this land before their property is refinanced. Discussion followed regarding the possible redevelopment of our Apollo Terrace property to increase the number of units. In this regard we have a proposed site plan which will more than double the existing units. In order to make this viable, the HHA would need to acquire this narrow vacant strip of land from Sunbelt. Mr. Anton has been in contact with the representative of Sunbelt Manor who has said that they would be willing to sell us this strip of land but they would like us to get them an appraisal of the value so we can set a price. Mr. Anton contacted an appraisal and was given a proposal to appraise this property which would cost up to \$4000.00. Mr. Dweck made a motion to approve the expenditure of up to four thousand dollars for costs associated with an appraisal of this land. The motion was seconded by Mr. Anton. All in favor.

Mr. Edelstein spoke about the 34 year Ground Lease Extension on Gardens at Driftwood (66 to 99 years).His concern is not the extension. It is from the possibility that Gatehouse may sell Gardens to a third party and HHA would not be entitled to any further annual payments. In that case, HHA would receive a onetime payment from the proceeds of the sale. He is also concerned that the HHA administrative office, which is located on the first floor of Gardens as a tenant, might have some problem with their office lease and a potential new owner We need our attorney review the lease.

Mr. Edelstein discussed the updated Employee Handbook, previously distributed to our board. It was reviewed by a personnel professional who noted, by highlight, some possible additional items. After a brief general discussion, Mr. Anton made a motion to approve the Employee Handbook, seconded by Mr. Dweck. All in favor.

Mr. Edelstein stated that he spoke with Ms. Tilchin to discuss the HHA June 2020 Financial statements and how she informed him that Ms. Sempe has done an excellent job in providing her with all the requested documents so that the Financials are complete and thorough. Ms Tilchin reminded us that Covid -19 funds need to be expended by the end of the year. Mr. Dweck suggested that the HHA update any needs it has in regards to updating any technical upgrades or equipment which may be outdated. One of which maybe an upgrade to the HHA website.

A motion was made by Mr. Anton to adjourn the meeting, seconded by Mr. Dweck.

The board meeting was adjourned at 5:30 P.M.

Respectfully submitted,

Tony Gutierrez
HHA Executive Director

Lloyd Edelstein
HHA Chairman