

**MINUTES OF THE
HOLLYWOOD HOUSING AUTHORITY
HELD
JANUARY 15, 2013
AT THE HOLLYWOOD HOUSING AUTHORITY OFFICE**

Present: Mr. Martin Schlosberg, Chairman
Mr. Lloyd Edelstein, Vice Chairman
Mr. James Moore – Resident Commissioner
Ms Debra McGowan, Commissioner
Mr. David Dweck, Commissioner

Also Present: Mr. Marc Plonskier – President, Gatehouse Development Corp.
Mr. Nick Inamdar – Vice President, Gatehouse Development Corp.
Mr. Greg Wyka – Vice President, Gatehouse Development Corp.
Ms Ellen Itzler – Itzler & Itzler
Mr. Tim Schwartz, Executive Director – Hollywood Housing Authority
Ms Kathy Chopard, Recording Secretary

Board Meeting was called to order at 5:05PM and roll was called.

A motion was made by Mr. Edelstein, seconded by Ms McGowan approving the January 15, 2013 Agenda for this meeting. Roll call vote was unanimous.

A motion was made by Ms McGowan, seconded by Mr. Moore approving the minutes of the December 20, 2012, Board Meeting. Roll call vote was unanimous.

RESOLUTION AND COMMUNICATION

Mr. Schlosberg thanked everyone from Gatehouse for joining our meeting and stated how wonderful the Gardens at Driftwood project has turned out and wanted to extend an invitation to Gatehouse to join the Hollywood Housing Authority in the development of another project. Mr. Plonskier stated that Gatehouse Developers would again like to joint venture with the Hollywood Housing Authority in future projects. Mr. Plonskier noted that the most difficult part would be to determine where the funding would be obtained Mr. Schlosberg said that Apollo Terrace is almost two acres and one of the neighbors has property that is not being used. Ms Itzler stated that the Hollywood Housing Authority is in the process of trying to determine if that adjacent property is available. Ms Itzler asked that perhaps a ground lease could be used rather than the Housing Authority actually owning the property. Mr. Plonskier told the Board that he will discuss this with Mr. Inamdar and get back to the Board regarding the possibility of this project.

In regard to the developing of the additional parking being put on the property for Driftwood Gardens, Mr. Wyka explained that First Florida, General Contractor, submitted all paperwork to both the City of Hollywood and Broward County for permits. Mr. Wyka explained that this paperwork needed to go through all departments and this was the reason it has been taking so long. Currently Broward County has approved all plans and there has already been a pre-construction meeting and they will be ready to go once the City of Hollywood issues the permits. Mr. Wyke gave copies of the plans to all Board members. Mr. Plonskier said that these plans will add 30 parking spaces that will be used by the residents of Gardens at Driftwood. Mr. Schwartz mentioned that there will also be speed bumps installed throughout the parking lot. The cost of the speed bumps will be shared by the Hollywood Housing Authority and Gatehouse. Mr. Plonskier said that as soon as Gatehouse receives permit approvals they will notify Hollywood Housing Authority.

5:50PM – All representatives from Gatehouse left the meeting at this time.

Mr. Schwartz informed the Board that the Hollywood Housing Authority received a “High Performer” rating from HUD for 2012.

In regard to Lincoln Street, Mr. Schwartz informed the Board that there were only three remaining units to lease before it would be 100% leased up. Ms Itzler informed the Board that a written confirmation has not been received by the Hollywood Housing Authority from the City of Hollywood regarding the \$80,000 administrative fees which were allocated. The Hollywood Housing Authority has not yet drawn the \$80,000 from the Lease Purchase II Program. Mr. Edelstein made a motion that the Hollywood Housing Authority rely on the verbal approval and the documentation that was signed and be at liberty to use the \$80,000 set aside as administrative fees if so needed. Mr. Dweck seconded this motion. Mr. Moore approved this motion, Ms McGowan abstained.

In regard to the Lease Purchase Program Mr. Schwartz stated of the five homes there were two that were turned over to the Lease Purchase tenants, the third house on the program has non-payment issues with the tenant and the Housing Authority is taking over that home on January 28th. The fourth house on the program is awaiting a closing date to complete the process. This is possible in March. As for the fifth house that tenant was evicted due to non-payment of rent and the Housing Authority is taking over the monthly expenses on that home which requires electrical and water bills plus repairs. The interior of the house has also been cleaned and painted to have it ready for possible viewers. The fifth house was obtained by NSP funds and not Sail or Home Funds.

Mr. Edelstein suggested inviting the new commissioner for this area to the next Board Meeting.

Ms Itzler asked that the repayment policy be copied and given to the Board meeting. A copy will be sent to all Board members.

MONTHLY REPORTS

There were no comments.

SECRETARY/EXECUTIVE DIRECTOR REPORT

There were no comments.

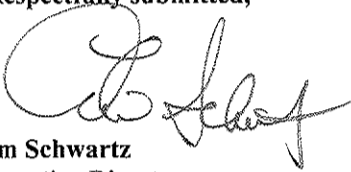
COMMENTS FROM PUBLIC

There were no comments.

ADJOURNMENT

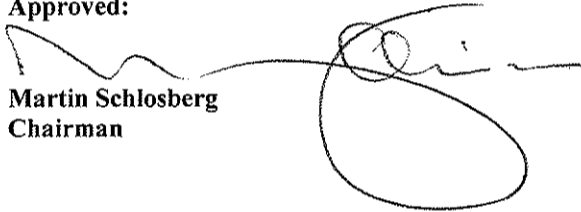
Ms Edelstein made a motion seconded by Ms McGowan to adjourn this meeting which was passed without dissent at 6:30 PM.

Respectfully submitted,



Tim Schwartz
Executive Director

Approved:



Martin Schlosberg
Chairman