

**WINTER PARK HOUSING AUTHORITY
ANNUAL BOARD MEETING MINUTES**

**Tuesday, January 12, 2021
8:00 A.M.**

Zoom Web Meeting

Commissioners Present: Board Chair; Hal George, Vice Chair; Kenneth Goodwin, Commissioner Judith Kojisars, Commissioner Joe Regner, Commissioner Tammy Holiday, Commissioner Kevin O'Rawe, and Commissioner Karen Jacobs

Staff Present: LaShanda Lovette, Executive Director, Tiara Hardaway, Deputy Director and Tarena Grant, Resource Coordinator

I. Call to Order

Chair George called the meeting to order at 8:02 a.m. and announced a quorum.

II. Approval of Minutes (December 2020)

There was a motion provided by Commissioner Regner to approve the December 8, 2020 minutes as written. Commissioner Goodwin provided a second to the motion. The motion was passed unanimously.

III. Public Comment

No public comments.

IV. Actionable Items Requiring Vote

No actionable items to approve.

V. Informational Only Items:

➤ **Update on coordination of community resources**

Mrs. Lovette introduced the WPHA Resource Coordinator Tarena Grant. Mrs. Grant began discussion on the events she has put together for the year and discussed the specific events of the month of December of 2020. She stated that she was able to provide gifts for 100 households in the Adopt a Family program with collaboration with the community partners. The board members thanked her for her work this past year.

➤ **Agency/ED goal setting**

Mrs. Lovette explained that she is proposing her vision and goals for the agency and for the 2021 fiscal year. Mrs. Lovette asked for the board to consider her goals and give some feedback. A board member asked if Mrs. Lovette can share this information with each board meeting as a discussion item. Another member asked if all the goals presented are items Mrs. Lovette will accomplish just in 2021 or for her tenure with the housing authority. Mrs. Lovette responded that the top portion of goals she will accomplish in her tenure and the 2021 goals are specific for the year. Another board member questioned the goal regarding the Goal of creating a path to homeownership. Mrs. Lovette agreed to reword this goal to make clearer.

A board member asked why the management company is not attending the board meetings. Mrs. Lovette



answered that she was not aware of why the management company does not join the meetings, as they are open to anyone in the public to attend. The Board Chair clarified expectations moving forward for the goals and vision and recommended that Mrs. Lovette continue to vocalize her vision for the agency and to continue this conversation

➤ **Executive Director Report**

Allied-Orion Contract Non-Renewal – Mrs. Lovette mentioned that the management company has submitted their letter non-renewal of the management agreement with the housing authority to end on February 28, 2021. Mrs. Lovette stated she will be asking for a 2-month extension of their agreement to end in April 2021, to ensure a smooth transition. She also stated that there is an RFP for management services out that will be due February 2, 2021. A board member asked for Mrs. Lovette to get a figure of how many agencies use and do not use a management company for management services. Ms. Hardaway mentioned the history of working with management companies in the past and her experience with the ones that have worked with WPHA. A board member mentioned that they want the opportunity to speak with applications from the management companies that apply.

Ending of Eviction Moratorium- Mrs. Lovette stated that the housing authority has been working with families individually to assist in this pandemic season and mentioned the properties will be moving forward with filing for evictions with families that continue to be unresponsive. A board member asked how many families this affect would. Mrs. Lovette responded there are 4 families at the Tuscany at Aloma property.

WPHA Financial Summary November of 2020 – Mrs. Lovette provided the board with a summary of the financials for the month of November 2020. She stated that the housing authority is fully staffed as of now and the financials will reflect that expense moving forward. There was no further discussion.

WPHA Property Overview December of 2020 – Mrs. Lovette discussed that occupancy continues to stay high and all properties have a waiting list to pull from to turn units quickly. She stated that there are two units offline for extensive repairs at the public housing properties. A board member asked what kind of waiting lists do the properties have. Mrs. Lovette responded they are traditional HUD waiting list and will be working on some ideas to assist families that need security deposit assistance in order to move in. There was no further discussion.

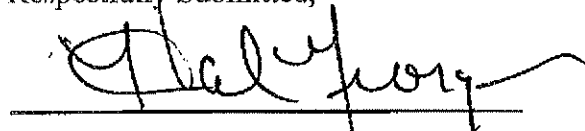
New Business/ Public Comment

No new business to discuss

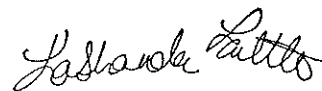
VI. Adjournment

With there being no further business to come before the board, Chair George called for adjournment at 9:22 a.m.

Respectfully Submitted,



Hal George, Board Chair



LaShanda Lovette, Executive Director

