



RIVIERA BEACH HOUSING AUTHORITY
Building Excellence

**Riviera Beach Housing Authority
2001 Broadway, suite 101
Riviera Beach, FL 33404
Regular Board Meeting
Official Meeting Minutes
Tuesday, March 8, 2022**

Meeting comes to order at 7:09 p.m.

- I. Call to Order:**
 - a. Moment of Silence—Pledge of Allegiance**
 - b. Roll Call and Recording of Absences**

Upon roll call by Executive Director (ED) John W. Hurt, Chairman Jeffery B. Jackson is present on the phone and Vice Chairwoman Jessica Thurmond, present in the room, presides. Commissioners Horace Towns, Glen L. Spiritis and Alexis Lockhart are all present. Quorum.

Also present: Board Attorney Matthew C. Russell and Ray Wells, construction consultant.

- c. Disclosures by Any Board Members**

Commissioner Spiritis discloses that he is doing consulting work for private developers in New York City's metro area using funds from HUD and the city. Chairman Jackson discloses that he is president of the HOA at Thousand Oaks and the Authority owns property in Thousand Oaks. Commissioner Spiritis adds that the group he's working with has been meeting with the Lake Park manager and may be doing work there too.

- II. Approval of the Agenda, Additions/Deletions**

ED Hurt suggests re-ordering the agenda and then makes those suggestions. Commissioner Towns makes motion based on ED Hurt's points. Seconded by Commissioner Lockhart. Unanimous vote, 5-0.

- III. Consent Agenda**
 - a. Approval of Minutes—February 8, 2022, Regular Meeting**
 - b. Financial Report—February 2022**

Commissioner Towns makes motion to approve the Consent Agenda. Seconded by Chair Jackson. Unanimous vote, 5-0.

ED Hurt notes for the record that Vice Chair Thurmond is in presiding the meeting.

IV. Approval of the Agenda, Additions/Deletions

Commissioner Lockhart makes motion to approve the Agenda. Seconded by Commissioner Spiritis. Unanimous vote, 5-0.

V. General Public Comments for the RBHA

There were no comments from the public.

VI. Unfinished Business

a. Revisions to the Riviera Beach Housing Authority By-Laws—2nd Reading

ED begins by noting that the first reading of the by-laws happened at the last meeting; tonight's is the Seconded reading. Tonight's discussion: reordering agenda items. He then goes through the list of changes.

Attorney Russell asks about those changes to the by-laws and to which sections. ED Hurt's reply: changes would be to Article 3, Section 6. Discussion ensues. Vice Chair Thurmond asks for a vote. Towns makes motion to pass the revisions. Seconded by Spirits. Unanimous vote, 5-0.

VII. New Business

a. Resolution 2022-02—Resolution of Support and Condolences for Riviera Beach Housing Authority Board Chairman Jeffery B. Jackson Upon the Passing of His Mother, Mrs. Lovone Fleming Jackson Campbell

ED Hurt reads the Resolution into the record, then does a roll-call approval.

Yes—Chair Jackson, Vice Chair Thurmond, Commissioners Lockhart, Towns and Spiritis.
No—none. Unanimous vote, 5-0.

VIII. Executive Director's Report—February 2022

ED Hurt begins by saying the report isn't in the files, then starts with development activities.

Heron Estates Senior (HESr.). ED Hurt talks about the inspection response to issues raised, protocols that need to be followed, proper notifications to residents. In terms of the inspection, he says, we've been working with management at HESr. Indeed, Ray Wells met with them and there have been discussions.

Heron Estates Family (HEF). ED Hurt calls up Mr. Wells, who says he followed up with the property manager, Tony Poland, and staff about protocols. May 1 is the new completion date. He then goes through his report and the pictures and talks about what's operable in each facility. The concrete sidewalks will go in place next week, he continues, the sod is already in place and FPL hasn't yet installed the meters so there's no power.

In terms of our minority contractors, Mr. Wells continues, Green to Greener is on schedule. Brown Electric is also on schedule, thanks to prioritizing his work efforts. Everything is moving well.

That's the end of my report, Mr. Wells says.

ED Hurt continues with his report.

Homeless Initiative. There's not been much progress, the ED begins, but I will be meeting with our developers and, indeed, I met with a potential source today about 3-5 units to be created.

NSP Properties. All are occupied, ED Hurt says, all of the rents are paid. We are responding to Palm Beach County regarding the annual rental income report. Once it's done, I'll report to the Board.

Housing Conferences. ED Hurt then brings in Chair Jackson about travel for conferences the Board may attend. Discussion ensues. Chair Jackson makes a recap: Both Vice Chair Thurmond and Commissioner Towns are interested in the Vegas conference. ED Hurt then does a recap of who is going where, when, and why.

ED Hurt says that concludes his report.

IX. Authority Report—Attorney Matthew C. Russell

Attorney Russell begins with Article 3D in the by-laws about physical presence at Board meetings. He also notes that there's no time limit on Minutes corrections so, he says, turn to the Agenda's first page about the Consent Agenda and its approval. He then goes over the previously approved Minutes from the February 2022 and points out two issues he found: that previous discussions should have included mold *and* mildew and there was a typo in the Public Comments section that should have said 'she' not 'the.'

Commissioner Lockhart makes motion to make changes to the February 8, 2022, Meeting Minutes with corrections as stated by Attorney Russell. Seconded by Commissioner Towns. Unanimous vote, 5-0.

Attorney Russell then goes through the by-laws—Article 3, Section 8—about public comments. He suggests the Board look at it and make changes about public speaking at meetings.

Commissioner Towns exits meeting at 8:02 p.m.

Attorney Russell then reads the by-laws section into the record and talks about changes that may need to be made that weren't followed at the last meeting. Discussion ensues.

X. Committee Reports

- a. Community Relations Committee - There is no Community Relations report.
- b. Development Committee - There is no Development Committee report.
- c. Finance Committee - There is no Finance Committee report.
- d. Section 3 Committee - There is no Section 3 Committee report.
- e. HCV Program Recovery Committee - There is no HCV Program Recovery Committee report.
- f. Marketing Committee - There is no Marketing Committee report.
- g. 501(c)3 Committee - There is no 501(c)3 Committee report.

ED Hurt then says we need to celebrate the birthday of Attorney Russell!

Vice Chair Thurmond adjourns the meeting at 8:06 p.m. The next regular meeting is scheduled for April 12, 2022.