



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, February 8, 2022**

Meeting comes to order at 7:07 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 and presides. Vice Chairwoman Jessica Thurmond and Commissioners Horace Towns, Glen L. Spiritis, and Alexis Lockhart are all present. Quorum.

Also present: Board Attorney Matthew C. Russell; Raymond Wells, construction consultant; Margaret Shepherd, RBHA resident; and members of the public: Marvelous Washington, William Wyly, Billie Brooks and Shannel Gordon, City Councilwoman Shirley Lanier's legislative aide.

- c. Disclosures by Any Board Members**

Commissioner Spiritis discloses that he is a consultant for developers in New York state. Chairman Jackson discloses that he is president of the HOA at Thousand Oaks and the Authority owns property in Thousand Oaks.

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

ED Hurt brings up changes mentioned at the last meeting and discussion ensues. The Board had agreed to change the order of the Agenda. Agenda Item # IV – Consent Agenda will be moved to become Agenda Item # II. Then Agenda Item: Approval of the Agenda becomes Agenda Item # III. Then Agenda Item: General Public Comments, becomes Agenda Item # IV. Commissioner Lockhart makes motion to approve as stated. Seconded by Commissioner Towns. Unanimous vote, 5-0.

Chairman Jackson then discusses changes made to the agenda and that those changes require approval. Commissioner Towns then makes motion to re-approve the changed agenda. Seconded by Vice Chair Thurmond. Unanimous vote, 5-0.

III. General Public Comments for RBHA

There are no comments from the public.

Chair Jackson then goes through the list of signups. First up: William Wiley, who says he sits on the Riviera Beach Planning and Zoning Board, and that he went to Heron Estates Senior with Margaret Shepherd and wants to make sure our seniors and youth are taken care of. He raises several concerns and discussion ensues about those concerns, especially from Chair Jackson about the trash cans issue.

Chair Jackson then calls up Marvelous Washington, who thanks the Board for its response to her concerns from the last meeting. She then mentions other issues—including homeless people onsite, keys, rent collection fees—to which Chair Jackson and ED Hurt respond specifically to her concerns about the property manager, speaking to him and mold. Discussion ensues.

Chair Jackson says to Ms. Washington that, in light of what you're saying, we need to set an evening meeting with the residents to hear their concerns. She agrees and says she said the same thing to them.

Chair Jackson then calls up Margaret Shepherd, who says she started hearing complaints from residents last year—the same things—but she took a back seat because it was the same stuff at Ivey Green. I've been there, she adds. They're terrified. If this is not corrected these people are also scared of this man—Tony Poland—who, to me, is volatile. She then brings up the ribbon-cutting, said she told the City Council about issues there.

Mr. Wells says his focus is two-fold: construction and Ms. Washington's issues and how to move forward. I will be in his face more, he adds.

Chair Jackson then says we're going to have offices over there, so we'll do a meet and greet. He says he will go over and asks Ms. Washington if she'll come; he says he supports what she's saying.

Commissioner Spiritis asks for a mold update. Mr. Wells says he reached out, got floor specialists and that one issue is water on the floors in the hallway with the exterior drywall. Discussion ensues about how the Authority responded and how the property manager responded.

IV. New Business

- a. Resolution 2022-01—Approval of the Transfer of Funds from the RBHA Restricted Account to Operating Account for FY2021-22 Budget

ED Hurt reads the Resolution into the record. Commissioner Towns makes motion to approve the Resolution. Seconded by Commissioner Lockhart. ED Hurt does a roll call vote.

Yes—Chairman Jackson, Vice Chair Thurmond, Commissioners Towns, Spiritis, Lockhart

No—none

5-0, unanimous vote.

b. Revisions to the Rivera Beach Housing Authority By-Laws

ED Hurt begins by noting changes in the agenda earlier and the effect on this item. He then talks about changes to the by-laws and changes to the agenda.

Commissioner Towns makes motion to approve the first reading of the by-laws. Seconded by Commissioner Spiritis.

ED Hurt says there'll be a second reading at the next meeting before the final revisions of the by-laws.

Commissioner Towns asks about Authority offices next year and when change will happen. It'll be the first of April, responds Mr. Wells, after Heron Estates Family is complete.

V. Executive Director's Report—January 2022

ED Hurt begins by talking about development activities.

Heron Estates Senior (HESr.). The development is 100 percent complete. Residents have been given a list of items considered emergencies and there's been a change to emergency number 561-346-6644. I met with the property manager and residential manager about Ms. Washington's issues, and I've attached the responses sent to her. We are sending her—and our—concerns to HTG about the management.

Heron Estates Family (HEF). The development is 79 percent complete, ED Hurt begins, and March is being projected as the completion date. He then brings in Mr. Wells, who says his report begins with the minority contractors, including Green to Greener, which he says has done very well, and Brown Electric, which has put the site lighting in place and is now working on the interior lighting. Florida Lighting, which is a subcontractor, hasn't energized any lighting.

Discussion ensues, including Chair Jackson talking about lighting, IT underground, entry doors and keys, cabinets in place. Commissioner Towns asks about the lakefront, about pests and sprays and whether the City's inspection rapport has been good. Yes, replies Mr. Wells.

The ED then continues the rest of his report.

The homeless program is in its next phase with Urban Farmers, he says, and we'll keep the Board updated on the next steps.

1130 Blue Heron Boulevard (BHB). There are no activities to report, he says; all units are occupied.

NSP Properties. The a/c was serviced at 167 E. 23rd, ED Hurt says, and all other houses are occupied.

Housing Conferences. I need the Board to take a look at the coming conferences, he begins, and decide which to attend. He then recommends attending local conferences in Orlando—not the ones out-of-state for budgetary reasons. He says to Chair Jackson to get his Board colleagues to respond. Chair Jackson agrees and says he will.

ED Hurt says that concludes his report.

VI. Authority Report—Attorney Matthew C. Russell

Attorney Russell commends the Board on a well-run meeting and suggests the Board take a look at certain by-laws—article 3, section 8—to decide what to amend.

VII. Committee Reports

a. Community Relations

I will talk to Tony Poland about the issues and concerns raised, Vice Chair Thurmond says, and to residents about their concerns and some particular events and activities they could do.

b. Development Committee

There is no report, Chair Jackson begins, but comments about enhancing the quality of life for the residents. He thanks Ms. Washington for her support of the residents.

c. Finance Committee

Commissioner Towns says I went over the Financial Report with Mr. Hurt and will do the same for next month.

d. Section 3 Committee

Brown Electric and our landscaper are doing a good job, Commissioner Spiritis says, and will continue.

e. HCV Program Recovery Committee

There is no HCV Program Recovery Committee report.

f. Marketing Committee

We're planning to do two more 'Hard Hat' site tours in time for the March finish date, Commissioner Lockhart says, and they'll be added to Facebook and Instagram. We will hold off on the Resident of the Month because of all the resident concerns we heard.

g. 501 (c) 3 Committee

There is no 501 (c) 3 Committee report.

Chair Jackson asks if there's any other comments or concerns. He then adjourns the meeting at 8:26 p.m. The next regular meeting is scheduled for March 8, 2022.