

**MINUTES OF THE REGULAR MEETING OF THE BOARD OF COMMISSIONERS**  
*of the*  
**HOUSING AUTHORITY OF THE CITY OF FORT LAUDERDALE**  
Held at 5:00 PM, Thursday, November 9, 2006  
437 SW 4 Avenue • Fort Lauderdale, Florida • 33315 •(954) 525-6444

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**Item One: ROLL CALL**

The meeting was called to order and upon roll call the following answered present: Robert Kelley, Chair; Quinn Fazio Goodchild, Vice Chair; Shirley Carson; James Camp III; Nicholas Tranakas M.D was a few minutes late. Also attending were staff member Michael Tadros, CFO; Labor Attorney Frank Henry and observer, Philip Goombs.

Absent: None

**Item Two: REVIEW AND APPROVAL OF THE NOVEMBER 9, 2006 AGENDA**

The Agenda was reviewed and one item added to new business (Windstorm Insurance for Alan Apartments). Commissioner Goodchild moved approval; Commissioner Camp seconded. All voted in the affirmative.

**Item Three: REVIEW AND APPROVAL OF THE OCTOBER 12, 2006 REGULAR MINUTES**

The Minutes were reviewed and no corrections or changes noted. Commissioner Camp moved approval; Commissioner Carson seconded. All voted in the affirmative.

**(a) REVIEW AND APPROVAL OF THE NOVEMBER 2, 2006 SPECIAL MINUTES**

The Minutes were reviewed and no corrections or changes noted. Commissioner Carson moved approval; Commissioner Camp seconded. All voted in the affirmative.

**Item Four: SECRETARY'S REPORT**

**Note:**

Commissioner Kelley distributed copies of his recent correspondence to Karen Cato-Turner, Director of Public Housing, HUD Miami, and updated the Board on this ongoing issue.

**1. Dixie Court Redevelopment Update**

The Interim E.D. updated the Board on the progress of the Dixie Court redevelopment project. The Agency is working to get everything done to stay on the timeline. Current issues in motion:

- Parking study
- Variance from Board of Adjustment
- RFQ out to hire Developer for redeveloping the exterior of Dixie Court and Dr. Kennedy Homes.

**2. Stranahan Homes Update**

The Stranahan Homes are basically completed except for an issue with the drainage system. The homes were built a foot higher than the approved re-plat to accommodate the septic tank system. The Interim E.D informed the Board that in order to meet the requirements of the Broward County Water Resource Division the following had to be done:

- Build two concrete block retaining walls on either end of the seven lot site
- Re-grade the entire site.
- Estimated cost for both \$36, 000 (to be negotiated)

The Interim E.D. discussed the issues with the Board and requested that the Board approve the two change orders totaling \$36, 000 to revamp the drainage system for the Stranahan Site.

Commissioner Goodchild moved the motion to approve the Interim E.D. moving forward with the two change orders totaling \$36,000, and also that he negotiate, to the best of his ability, on the agency's behalf. Commissioner Kelley seconded. All voted in the affirmative.

### **3. Update on Search for New Executive Director**

At the November 2, 2006 special meeting the Board interviewed the 6 (six) applicants that were selected for the E.D. position. Commissioner Kelley provided the Commissioners with additional information/correspondence from the applicants. Notification letters were also sent to all the applicants. The Board discussed this item and proceeded to interview Mr. Tam English, Interim E.D., who was also considered for the position.

At the conclusion of the interview the Board continued discussing this item. After extensive discussion the Board was requested to decide on whether to consider Tam English further as a candidate for the Executive Director position.

Commissioner Tranakas moved the motion to continue to consider Tam English as a candidate for the Executive Director position; Commissioner Carson seconded. The votes were as follows:

Yes: Nicholas Tranakas, Shirley Carson, Robert Kelley  
No: Quinn Goodchild, James Camp

Based on a majority vote, Tam English was added to the short list of candidates to be considered for the Executive Director position.

The Board decided to meet with the candidates for individual interviews and site visits before the December 14, 2006 Board meeting.

### **4. Schedule Executive Session**

The Interim ED requested that an Executive Session be scheduled for the next Board meeting, December 14, 2006, or at another date depending on the Litigation Attorney and the Commissioners' schedule.

The purpose of this Executive Session will be to discuss pending litigation.

The following persons shall be in attendance at the Executive Session:

Chairman Robert Kelley, Vice-chair Quinn Fazio Goodchild, Commissioner James D. Camp III, Commissioner Shirley Carson, Commissioner Nicholas Tranakas, Interim Executive Director Tam English, Attorney Frank Henry, Attorney Neil McGuinness, Attorney David Tolces, Attorney Jacob Horowitz.

Commissioner Camp moved the motion to accept; Commissioner Tranakas seconded. All voted in the affirmative.

## **Item Five: New Business**

### **1. Windstorm Insurance for Alan Apartments**

The Board previously approved the agency submitting bids for property insurance. However, the property insurance policy that was chosen did not include windstorm coverage. The Agency will need windstorm coverage for Alan Apartments as Bank of America, mortgage holder, is insisting that we have windstorm coverage for that property.

The Interim E.D. discussed this item with the Board and requested approval for the Agency to acquire windstorm insurance for Alan Apartments from Citizens Property Insurance Corporation for approximately \$51, 774.

Commissioner Goodchild moved the motion to approve windstorm insurance for Alan Apartments;  
Commissioner Camp seconded. All voted in the affirmative.

**Adjournment**

There being no further discussion, the meeting was adjourned.

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Commissioner

ATTEST:

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Secretary