

MINUTES OF THE
HOLLYWOOD HOUSING AUTHORITY
HELD
SEPTEMBER 1, 2016
AT THE HOLLYWOOD HOUSING AUTHORITY OFFICE

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

Also Present: Mr. Tim Schwartz, Executive Director – Hollywood Housing Authority
Ms Kathy Chopard, Recording Secretary

Via telephone: Mr. Bob Dorfman

\Meeting was called to order at 4:06PM and roll was called.

A motion was made by Mr. Dweck seconded by Mr. Edelstein approving the Agenda for this meeting. Roll call vote was unanimous.

A motion was made by Mr. Edelstein seconded by Mr. Dweck approving the Minutes of the August 18, 2016 Board meeting. Roll call vote was unanimous.

RESOLUTIONS AND COMMUNICATIONS

Mr. Dorfman was called at this time. Mr. Schlosberg explained to Mr. Dorfman that Mr. Syme discussed an agreement with Gatehouse which would be in lieu of the Housing Authority managing Gardens of Driftwood Gatehouse, will increase the percentage of cash flow from the Gardens of Driftwood from 25% to 30%. Mr. Schlosberg asked Mr. Dorfman what the Housing Authority will be giving up for that 5%. Mr. Schlosberg stated that Gatehouse controls the distribution of cash flow. Mr. Dorfman stated that there are some nuances that Hollywood Housing should be aware of. For example if there are any unplanned expenses how would that effect the Housing Authority's portion of cash flow. Mr. Dorfman felt it was a reasonable deal but was concerned about the lack of control that the Housing Authority would have. Mr. Schlosberg also stated that he did not seek a time line as to when the Housing Authority would be receiving its money. Mr. Dorfman thought that perhaps receipt of these funds could be made quarterly. Mr. Schlosberg stated that perhaps these points would need to be discussed with Mr. Syme. Mr. Edelstein also made the point that as the building gets older repairs and maintenance cost will be increasing and the Housing Authority has no control over these. At this point the Board had no further questions for Mr. Dorfman. The Board discussed having a three party call to discuss this further. Mr. Dorfman left the meeting at this time.

Mr. Schlosberg felt the next step to take would be for the Board to discuss this situation with Mr. Syme. Mr. Schlosberg asked the Board what they wanted to tell Mr. Syme regarding this agreement. Mr. Edelstein also felt that the 2016 Financials from Gatehouse should be seen before any further discussions with Mr. Syme. The Board felt that since the terms of the deals were no longer being agreed to that the deal was no longer in effect and a new deal would need to be developed. Mr. Schlosberg stated that the first negotiation is with Mr. Syme. The Board then discussed different items for the new deal.

At this time we reached Michael Syme via telephone. Mr. Schlosberg informed Mr. Syme of items that were discussed, i.e. percentage of cash flow, management control, Mr. Schlosberg asked Mr. Syme his opinion of these ideas. Mr. Syme suggested that trying to run actual figures would help the Housing Authority make decisions as to proposition presented to Gatehouse.

Resolution 410 – Board Approval of Public Housing and Section 8 2017 Annual Plan. Mr. Edelstein made a motion to approve this Resolution 410 seconded by Mr. Dweck. Roll call vote was unanimous.

Resolution 411 – Board Approval of the Change in Fair Market Rent for Both Public Housing and Section 8 effective October 1, 2016 – A motion was made by Mr. Dweck, seconded by Mr. Edelstein. Roll call vote was unanimous.

MONTHLY EXPENSES

There were no comments.