



A REGULAR MEETING of the FHC Board was called to order on July 17, 2023, at 6:30 PM in the Community Room of 415 Withington.

1. Roll Call

Present: Dan Martin, Donnie Johnson, Reggie Sutherland, Emily Tong

Absent (excused): Jennifer Bentley, Deanna Wiltse

Motion by Commissioner Johnson, seconded by Sutherland, be it so resolved to approve the excused absence of Commissioner Bentley and Wiltse.

Ayes: All          Nays: None          Motion Passed.

2. Approval of Agenda

Motion by Commissioner Johnson, seconded by Sutherland, be it so resolved to approve the agenda as amended.

Aye: All          Nays: None          Motion Passed.

3. Approval of the Minutes

a. Regular Meeting of June 12, 2023 (signed by Becky Prickett)

Motion by Commissioner Johnson, seconded by Sutherland be it so resolved to approve the Regular Meeting Minutes of June 12, 2023, as submitted.

Ayes: All          Nays: None          Motion Passed.

4. Approval of Financial Statements, Payrolls, Disbursements, Bank Statements, and other financial documents and reports as reviewed and recommended by the Finance Committee.

Motion by Commissioner Johnson, seconded by Sutherland, be it so resolved to approve the Financial Report as presented.

Ayes: All          Nays: None          Motion Passed.

5. Open Call/Call to Audience

Karen Hicks (Withington) asked if the awnings for the balconies were going to be installed this year.

Janean Shackelford (Withington) voiced concerns about pest issues in the area of the south patio and that the side entrance light was out on the south side of the building. Ms. Shackelford also mentioned that a non-resident has been seen in the south vestibule.

6. Audit Report FYE 12/31/2022 Presentation by Barrale Renshaw  
The presentation was cancelled due to technical difficulties. Emily Tong will reschedule for the next FHC Board Meeting occurring on August 21, 2023.

7. Executive Director's Report

Emily Tong reported on pest control, lease violations, occupancy, delinquencies, and work orders. The rain barrels that the City of Ferndale provided have been installed at 40% of the scattered site homes and completion is expected by the end of the month. Documentation has been distributed to all SS homes regarding the use and care of the rain barrels.

Ms. Tong collaborated with our property and liability insurance company, Kapnick Insurance, to reduce the 2022 Workman's Compensation Premium. A calculation error was determined to have been made by The Aprise Group. The premium has been reduced to \$5,4000.23 and FHC will receive a refund in the amount of \$5,184.63.

Emily Tong reported social work services for the month of June.

8. Old Business

- a. Hiring Update for HCV Specialist and Deputy Director/Public Housing Manager

Emily Tong reported on the final candidates for HCV Specialist and Deputy Director/Public Housing Manager. Commissioner Martin stated that the FHC Board members would like to give feedback. Emily Tong will forward the applicants' resumes to the FHC Board members for review and input before an official offer is made to the candidates.

9. New Business

- a. Approval of Proposed 2023 Utility Allowances for Public Housing & HCV Programs

Emily Tong reported that Nelrod Company reviewed utility allowances and they have increased by 10%. The increase in utility allowances will go into effect for October 2023 recertifications. Commissioner Martin asked how FHC utility allowances compared to other PHA's. Tong stated that she would check with other directors with similar sized PHA's.

Motion by Commissioner Johnson, seconded by Sutherland, be it so resolved to approve the proposed 2023 Utility Allowances for Public Housing & HCV Programs.

Ayes: All    Nays: None    Motion Passed.

10. Call to Commission

Commissioner Sutherland asked who had access to the cameras at FHC buildings. Emily Tong responded that the Ferndale Police Department and the FHC Executive Director have access to them.

11. Adjournment: 7:05 PM

  
8/21/2023