



Ferndale Housing Commission
Regular Board of Commissioners Meeting minutes
Autumn House Community Room
June 24, 2024
6:00 P.M.

1. Roll Call

The Regular Board meeting was called to order by Board Commission President Reginald Sutherland, Aliyah Mgawe called Roll. Meeting attended by: Reggie Sutherland, Dana Parke, Alvita Lozano, Joel Milliner, and Aliyah Mgawe. Commissioner

2. Approval of Agenda

President Sutherland approved Agenda

Ayes: All Nays: None Motion: Passed

3. Approval of Minutes

President Sutherland led the motion to approve the meeting minutes

Ayes: All Nays: None Motion: Passed

4. Disbursements

Commissioner Lozano expressed concern regarding an \$80k expenditure for keys and locks. Aliyah will research this expense for the next meeting.

All other financials were approved by President Sutherland

Ayes: All Nays: None Motion: Passed

5. Executive Director's Report

- Tokio Marine updates regarding higher premiums and the search for a new insurance carrier.
- Updates regarding the 5-Year Plan and Capital Funds were provided as being current. The 2024 and 2025 5-Year plans will be created soon
- Updated Chair Yoga with FHC tenants continuing to enjoy the classes free of charge as FHC provides the room for the activity
- Updates included in Old/New Business sections

6. **New Business**

- Commissioner Milliner was welcomed
- Capital Funding was secured for the years 2022, 2023 and 2024
- Rolling 5-year Plan for 2023 and 2024 was submitted and approved
- Revisions to HCV procedures to be added to Admin Plan
- Disciplinary and Grievance procedures were implemented and will be added to the Admin Plan.
- AH restoration updates were explained, the restoration will begin soon.
- Hot water tank repaired at AH

7. **Old Business**

- Damaged units and relocations were updated with units being under repair and the two affected families permanently relocated, one to WW and the other to Scattered Sites
- Asbestos report was updated with air quality analysis which showed safe air quality at AH.
- PIC submissions were resumed. PIC reports are linked to PH funding and had not been updated since October 2023 and are now current.
- The landscaping updates were provided. Both buildings have benefit from professional landscaping

8. **Call to Audience**

- Several residents were concerned that they had not been given enough time to prepare for bedbug inspections. (More time to prepare will be given)
- Gwen Hough welcomes the bedbug inspections and the efforts FHC has committed to in eliminating the pests.
- A concern regarding the wallpaper sloughing off the wall near apt. 408 (Restoration Pros were awaiting approval from FHC insurance, the insurance agent was contacted to expedite repairs)
- Deborah Diggs inquired into her DTE bill with concerns the fans used to dry her apt. during the roof issue had increased her bill (Kimmaly Morris has the bills and is reviewing them all for charges caused by the fans)
- Several residents complained of rats around the building (rat baits have been placed around both buildings inside and out)