

**Ferndale Housing Commission  
Board of Commissioners Meeting Minutes  
Regular and Closed Session Meeting  
Autumn House  
February 28, 2025  
6:30 P.M.**

A Regular Meeting of the FHC Board was called to order on February 28, 2025 at 6:30 P.M. in the Community Room at 500 E. Nine Mile Rd. A Closed Session meeting was held immediately afterwards.

Reginald Sutherland opened the meeting at 6:33 P.M.

Roll Call

Kimmaly Morris called Roll

Present: Daniel Martin, Reginald Sutherland, Alvita Lozano, Joel Milliner, Dana Parke, Kimmaly Morris, and Aliyah Mgawe.

1. Approval of Agenda

President Sutherland made a motion to approve the agenda

Ayes: All                      Nays: None                      Motion Passed

2. Approval of Minutes

President Sutherland made a motion to approve the minutes

Ayes: All                      Nays: None                      Motion Passed

3. Approval of Financials

The financial were submitted, reviewed and approved at the February 10 meeting

4. Executive Director's Report

- \$24K saved on Workmen's Comp audit with insistence of previous year audit's revision
- 30 new HCV Vouchers have been issued
- VMS calendar year corrections granted by HUD, garnering FHC funds due to the corrections

- Outstanding Portability payments will not be negotiated, must be paid and are costly with one family costing \$66K
- Heavy monthly manual payments needed to compensate for unreleased holds, lease-ups
- Shepherd House has the 8 allocated vouchers
- Interviews for the vacant H.S. position scheduled
- New insurance broker, Alera Group, invited to and will attend next meeting
- Ravi, Fee Consultant, invited to next meeting and will attend
- Financial Auditor, Barrale Renshaw CPS, invited to next meeting

5. Deputy Director's Report

- All FHC units have passed the City Inspections
- Storm damage repairs have been completed
- Unit turnover painting are half completed
- Four furnaces malfunctioned, 3 repaired and 1 replaced
- Roof inspections for scattered sites have been scheduled
- There were 7 work orders, 5 were completed

6. Old Business

Old business was reviewed in E.D and D.D reports

7. New Business

New Business was reviewed in E.D. and D.D. reports

8. Open Call to Audience

- J. Bailey would like to have the Old Business and New Business subtitles added to the agenda.
- C. Watkins was concerned that O. Connelly had a master key and could access everyone's apartments. Aliyah stated it was not true.
- J. Bailey asked if the community room floors would be buffed again, Kimmaly responded we will do so when funds become available

9. Call to Commission

Commissioner Martin suggested: we review the Workman's Comp contract; revise the leases to change the furnace filters every six months. Kimmaly Morris will review the lease policy.

Commission Milliner asked for updated on the bank fraud case; Aliyah Mgawe stated there was nothing new to report

Commissioner Parke suggested we 'keep an eye on the meeting attendance' as the meetings have been moved from Monday to Fridays to accommodate FHC Staff, she

was concerned that many did not attend due to Fridays being movie night. Aiyah stated that the movie night was at WW, not AH and also was once monthly,

7:07 PM

1. Commissioner Martin began the Closed Session
  - All attendees then exited the room.
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2. Closed Session began at 7:08 PM and concluded at 7:15 PM
3. Commissioner Martin reopened the meeting to the public
  - None of the attendees returned to the meeting
4. The meeting was adjourned at 7:17 PM