



Ferndale Housing Commission
Regular Board of Commissioner's Meeting Minutes
Withington West Community Room
Friday, March 28, 2025
6:30 PM

1. Roll Call

President Sutherland opened the meeting at 6:30 PM

In attendance: Aliyah Mgawe, Kimmaly Morris, Reginal Sutherland, Dana Parke, Joel Milliner, Alvita Lozano

2. Approval of Agenda

Agenda approved

Ayes: All Nays: None

3. Approval Of Minutes

Minutes had been approved in a previous meeting

Ayes: All Nays: None

4. Approval of Disbursements:

F.O. Alvita Lozano approved disbursements

5. Executive Director's Report:

- Update on Alera Group, new insurance broker. Current insurance carrier will no longer cover FHC. Douglas Jones, Alera Group, was in attendance to update Commissioners on his search for new insurance.
- Ravi Yalamanchi, our Fee Account, was in attendance to update on FHC finances.
- The Comerica Investment CD had been renegotiated at a higher year and shorter term.

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- The CY 2025 Admin Fees had been increased by HUD from \$78.48 to \$81.05. The increase will assist in turning the PH units as the PH budget has been depleted by the current insurance provider rates.
 - Workman's Comp audit had been revised; FHC was refunded \$1,310.14
 - P.I.L.O.T program taxes were researched and paid.
6. Deputy Director's Report:
- All 21 vacant units had been successfully inspected
 - Kitchens and bathrooms have been thoroughly cleaned
 - Most carpeting was cleaned; 3 had to be replaced
 - 2 units need new bathroom and kitchen flooring
 - Kimmaly is confident the units will be filled soon; Office Coordinator Dominique has been pulling from the PH waitlist
 - AH Router was repaired, the WIFI is now functioning
 - All scattered site units have been inspected for potential tree damage. This will ensure all units are safe during winter months.
7. Call To Audience:
- Andrew Sadach expressed concern regarding a current rent receipt.
 - Kourtney Mongo would like his name changed from his surname to his first name on his apartment buzzer. Dominique will type the name again and make the change when the keys are located
8. Call to Commission
- Commission Joel inquired into the progress of the fraudulent charges; Aliyah stated the Detective told her to research who was behind the fraud, saying it is impossible for him to find the culprit.
 - Alvita asked Ravi if he had any financial concerns; Ravi responded FHC is now in good financial condition and has HUD reserves

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- Alvita asked how Petty Cash is handled; Ravi responded it is used to track how much is spent and balance the budget.
- Alvita asked Ravi about his request for a pay increase, asking when the last time his pay was increased. Ravi responded the last increase was in 2022.
- Reggie asked Ravi to put a list of his duties together, Ravi responded he had done so with form E.D., Debbie. He stated we have more stable leadership with Aliyah and FHC is consistently improving now.
- Commissioner Dana announced that Commissioner Martin had stepped down and is no longer serving on the BOC. She thanked him for his service.
- Reggie asked Commissioner Joel to take on former Commissioner Martin's role as F.O., Joel agreed. The motion as accepted by all.

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