

## **MINUTES**

**Regular Board Meeting of the  
Board of Commissioners of the Housing Authority of the City of Lakeland  
Monday, November 18, 2024  
430 Hartsell Avenue, Lakeland, Florida.**

**LHA Board Members Present:** Shelly Asbury, Chairman  
David Samples, Commissioner  
Annie Gibson, Commissioner  
Dewey Chancey, Commissioner  
Charles Welch, Commissioner  
Michael Konen, Commissioner  
Commissioner Richard Richardson

**Secretary:** Benjamin Stevenson

**Legal Counsel:** Ricardo Gilmore

The meeting was called to order at 6:00 p.m. by Chairman Asbury.  
The Pledge of Allegiance and a Moment of Silence were observed.  
A quorum was established.

### **SWEARING IN OF NEW COMMISSIONER**

Mr. Gilmore swore in the newly appointed Commissioner Michael Konen. He is an attorney with Peterson & Meyers Law Firm, Lakeland, Florida. Mr. Stevenson and the Commissioners welcomed Commissioner Konen to the LHA Board of Commissioners

### **APPROVAL OF THE AGENDA**

- Motion to approve the agenda.

Motion by Commissioner Gibson seconded by Commissioner Samples.

Vote:

Shelly Asbury – Aye

Annie Gibson – Aye

Charles Welch – Aye

David Samples – Aye

Dewey Chancey – Aye

Michael Konen – Aye

### **APPROVAL OF THE MINUTES**

- Motion to approve and accept the minutes of the meeting of Board of Commissioners held on October 28, 2024.

Motion by Commissioner Chancey, seconded by Commissioner Gibson.

Vote:

Shelly Asbury – Aye  
David Samples – Aye

Annie Gibson – Aye  
Dewey Chancey – Aye

Charles Welch – Aye  
Michael Konen – Present

## **PUBLIC FORUM**

None.

## **OLD BUSINESS**

Mr. Stevenson mentioned that a written report for the public forum of the October meeting has not been provided to the commissioners. The Public Forum concerns are still being investigated.

## **NEW BUSINESS**

### **Employee of The Month**

Carlos Pizarro, Vice President, Housing and Operations presented Emily Delgado Mieses, the November Employee of the month. Ms. Mieses has been an employee since 2009. Ms. Delgado is currently working in the Section-8 Program. Sendia Garcia, Section-8 Manager presented Ms. Mieses' work values. Ms. Garcia mentioned that Ms. Mieses is a very instrumental and valuable employee. She works with the Resident Port-outs, Purchase Orders, and Inspections. Ms. Mieses also provides emotional support and is always a helping hand to her co-workers, a job which is highly valued but rarely recognized. Another testament to her character, she and her husband cooked and provided meals for staff while working long hours during audits and inspections. Mr. Stevenson mentioned that another proud moment as an employee and her being a valued and loyal worker, Ms. Delgado (Mieses) then was the first employee to purchase one of the Hampton Hill Houses.

## **COMMITTEE REPORTS**

Commissioner Samples gave brief updates of the Finance Committee meeting. Mr. Samples reported the meeting was a very informative meeting. He also indicated that most of the updates will be given during this meeting by staff during their department reports. He indicated

that the meeting informed of the trending of various properties which was a good report. He stated that there will be two resolutions presented to the board during this meeting.

## **SECRETARY**

Mr. Stevenson reported that he discovered from the developer partner that Twin Lakes Estate Phase III, there will be another round of tax credit SAIL (State Apartment Incentive Loan Program) which is due December 18, 2024. Unfortunately, the Renaissance Project does not meet the criteria to resubmit the application.

The Sebring Project had the opportunity to cure the application and submit the information. They will not make an announcement before the first quarter of next year.

## **HOUSING AND OPERATION**

Carlos Pizarro gave updates on properties. The properties are doing well. The roofs are still being replaced at the Renaissance Property.

## **FINANCE AND ADMINISTRATION**

Carlos Pizarro gave an overview of the Financial Report and grants updates.

## **LEGAL REPORT**

Ricardo Gilmore mentioned his appreciation for Marcia Stanley that assisted him with a special project that was very time sensitive. Ms. Stanley intentionally completed the project in a timely fashion that met the timeline.

Mr. Gilmore mentioned to the commissioners regarding the upcoming commissioners training. All commissioners that will be attending are asked to reserve their attendance with Ms. Stanley.

Mr. Gilmore mentioned how elated he is to see Commissioner Richardson in the meeting. He welcomed back Commissioner Richardson and introduced him to the newer commissioners, in tonight's meeting. Mr. Gilmore informed the newer commissioners of the valued expertise, board knowledge, experience and contributions to the City of Lakeland and other states aboard.

## **RESOLUTION**

**Resolution No. 24-1553** - Carlos Pizzaro presented Resolution No. 24-1553 which is requesting the Board of Commissioners to authorize the Executive Director to approve the 2025 Annual Budgets for Housing Authority of the City of Lakeland as presented by staff.

- Motion to approve Resolution No 24-1553.

Motion by Commissioner Gibson and seconded by Commissioner Chancey.

Vote:

Shelly Asbury – Aye  
David Samples – Aye

Annie Gibson – Aye  
Dewey Chancey – Aye

Charles Welch – Aye  
Michael Konen – Aye

**Resolution No. 24-1554** – Mr. Stevenson informed the board that Mr. Gilmore will present the resolution. Mr. Stevenson indicated that he wrote the letter for the policy and the policy was written by Mr. Gilmore, Legal Counsel. Mr. Gilmore presented the resolution as he reviewed the purpose of the resolution regarding The Extensive Public Records Policy for Lakeland Housing Authority.

Commissioner Konen brought to the attention of the board that he reviewed the statute cited regarding the Public Records Policy, Florida Statute §119.071(b), he questioned whether or not the a different statue should be cited to highlight its purpose. Commissioner Konen noted that instead of should the Florida Statute §119.071(b), he indicates it appears the ability to charge is derived from§119.071(4)(d). Commissioner Konen asked should we highlight that citing §119.071(4)(d) or is enough to say that we are pursuing that it derived from Florida Statute §119.071(b). Mr. Gilmore indicated that it would be ok to change to the updated Florida Statue. Mr. Stevenson moved to make a motion to change and update the statue.

Mr. Stevenson made the motion to changed and update Florida Statue §119.071 (b) to Florida Statue §119.071(4)(d).

- Motion to approve Resolution No 24-1554.

Motion by Commissioner Chancey to approve Resolution No. 24-1554 with necessary corrections and seconded by Commissioner Gibson.

Vote:

Shelly Asbury – Aye  
David Samples – Aye

Annie Gibson – Aye  
Dewey Chancey – Aye

Charles Welch – Aye  
Michael Konen – Aye

## OTHER BUSINESS

Mr. Stevenson informed the board that for the last ten years, traditionally, the December staff has requested that LHA board not to hold its December meeting to allow staff administrative time to complete the end-of-year reports. Should the need occur to have a call meeting, the

meeting will be held on December 6, 2024, at 12:00 p.m. during the LHA Annual Workshop and Holiday Luncheon. This will also be public noticed. Commissioners will be receiving an email invitation to the LHA Luncheon. You will be allowed to bring a guest. The commissioners unanimously agreed not to hold the December meeting.

Mr. Stevenson also distributed the 2025 LHA Calendars. The meetings will continue to be held on the 3<sup>rd</sup> Monday of every month at 6:00 P.M. in the LHA board room unless notified otherwise. The exceptions are indicated on the calendar; (MLK Day meeting will move to the 4<sup>th</sup> Monday, the same in February is President's Day).

- Motion to approve the LHA 2025 Calendar.

Motion to approve by Commissioner Chancey seconded by Commissioner Konen.

Vote:

Shelly Asbury – Aye

Annie Gibson – Aye

Charles Welch – Aye

David Samples – Aye

Dewey Chancey – Aye

Michael Konen – Aye

Mr. Stevenson is requesting in December 2024 to do a tour of the LHA properties in Lakeland in for the oncoming new commissioners. Transportation and Lunch will be provided. All commissioners are welcome and invited to participate. The Commissioner was informed that the tour may take up to 4 hours. Commissioners were asked to let Ms. Stanley know as soon as possible if they will be attending the tour. Commissioners will receive via email the scheduled date for December or January via email from Ms. Stanley.

The meeting adjourned at 6:36 p.m.

Benjamin Stevenson, Secretary