

## MINUTES

**Regular Board Meeting of the  
Board of Commissioners of the Housing Authority of the City of Lakeland  
Monday, March 17, 2025  
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  
Stacy Campbell-Domineck, Commissioner

**Secretary:** Benjamin Stevenson

**Legal Counsel:** Ricardo Gilmore

The meeting was called to order at 6:05 p.m.

Mr. Gilmore gave an opening statement advising Commissioner Asbury, former Board chairman that she may now officially pass the gavel to newly elected Chairman, Commissioner Samples. She passed to gavel to Chairman Samples.

The Pledge of Allegiance and a Moment of Silence were observed.  
A quorum was established.

### **APPROVAL OF THE AGENDA**

- Motion to approve the agenda.

Motion by Commissioner Campbell-Domineck, seconded by Commissioner Asbury.

Vote:

Shelly Asbury – Aye

Annie Gibson – Aye

Michael Konen – Aye

David Samples – Aye

Dewey Chancey – Aye

Charles Welch – Aye

Stacy Campbell-Domineck – Aye

### **APPROVAL OF THE MINUTES**

- Motion to approve and accept the minutes of the meeting of Board of Commissioners held on February 24, 2025.

Motion by Commissioner Chancy, seconded by Commissioner Gibson

Vote:

Shelly Asbury – Aye

Annie Gibson – Aye

Michael Konen – Aye

David Samples – Aye

Dewey Chancey – Aye

Charles Welch – Aye

Stacy Campbell-Domineck – Present

## **PUBLIC FORUM**

Harriet DiCesare, owner of a property on W. 10<sup>th</sup> Street, next to Colton Meadows Apartments, spoke of her concerns. She stated that the problems with the property occurred after a hurricane. Ms. DiCesare is seeking assistance with dealing with this matter and getting it fixed.

Matthew DiCesare, the grandson of Ms. DiCesare, spoke next. He alleges that the retention pond has not been properly taken care of, and it is creating problems with his grandparents' property. He alleges there is a hole that is 11ft wide and 12ft deep. Mr. DiCesare is soliciting help from LHA with this matter.

Christina DiCesare is the daughter of Harriet DiCesare and stated her father purchased the property when they moved to Lakeland from Italy. Ten acres of the land was sold to LHA and LHA built housing on the property. She stated they were assured that a retention pond would cause no damage to the property. When the hurricane came it caused the cattle not to be able to get to the creek for water. They are asking for help to save the cattle and the land.

Carmela DiCesare Myers, another family member, stated that they had the Mayor of the City of Lakeland come out and see the issue with the retention pond. The mayor indicated he had concerns about what he observed. Ms. Myers continued concluded her statement with a list of Bible scriptures.

Steven Myers, another family member, stated he is concerned with the rainy and hurricane season approaching. He distributed copies of pictures of the property to the commissioners. He also has concerns regarding protection for the children playing near the area.

Mr. Gilmore stated there is a standard process for responding to the concerns that were voiced tonight. LHA staff will respond in writing to the Board about each concern that has been voiced and other issues that are being considered in this matter. The response will be submitted prior to the next LHA regular Board meeting. The family will be provided with a copy of the response.

## **OLD BUSINESS**

None.

## **NEW BUSINESS**

### **Employee of The Month**

Ms. Trina Roach, Leasing Assistant for Twin Lake Estates Phases I and II, is the February 2025 Employee of the Month. Carlos Pizarro presented Ms. Roach. She has been a valued employee for over two years. Ms. Roach assists Angela Johnson, Property Manager, with tenant certifications, managing the property files and confirming the eligibility of residents. She is a very good worker.

## **COMMITTEE REPORTS**

Chairman Samples reported that the Finance Committee met on Thursday. The meeting was very informative. A thorough overview was given of the financial report along with updates on the various properties. The staff will give more details in their report.

## **SECRETARY REPORT**

Mr. Stevenson stated they are still negotiating with the Limited Partner regarding the purchase of the Manor at West Bartow property. The appraiser has started the new appraisal process. This appraisal should be completed in the next two to three weeks. The new appraisal will serve as the Limited Partner's counteroffer.

## **HOUSING AND OPERATION**

Mr. Pizarro gave updates on the properties. He stated all the properties are doing great. They are currently over 95% occupied. All public housing units are being transitioned to RAD. The SEMAP report was accepted and approved by HUD.

## **FINANCE AND ADMINISTRATION**

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

## **LEGAL REPORT**

Mr. Gilmore stated it is the time of year for the Executive Director's Evaluation Compilation Sheet. He gave the commissioner an overview of their responses.

## **OTHER BUSINESS**

Mr. Stevenson stated staff had finally received the FSS grant award notice. He also received the official Housing Plan Approval Letter from HUD. The 2024 audit was also approved.

Mr. Gilmore gave Commissioner Asbury kudos for her valued years of diligently serving on the LHA Board of Commissioners. He stated that her presence will be missed.

Mr. Stevenson mentioned that the FAHRO conference will be held in August 2025 in Orlando. Any commissioner wanting to attend the conference should email or contact Marcia Stanley to be registered for the conference.

The meeting adjourned at 7:10 p.m.

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Benjamin Stevenson, Secretary