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6 JACKSONVILLE HOUSING AUTHORITY
7 BOARD OF COMMISSIONERS SPECIAL MEETING
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10 TAKEN: Friday, February 16, 2024
11 TIME: 10:30 a.m. to 10:56 a.m.
12 PLACE: Jacksonville Housing Authority
13 1300 North Broad Street
14 Jacksonville, Florida 32202
and via videoconference
15 Taken by Carol DeBee Martin, court reporter.
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18
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Page 2

1 APPEARANCES:
2 CHAIRWOMAN HEATHER HOROVITZ, VICE CHAIR
3 COMMISSIONER ANDREA REYES
4 COMMISSIONER HARRIET BROCK
5 COMMISSIONER HANK ROGERS
6 COMMISSIONER LISA STRANGE WEATHERBY
7 VANESSA DUNN, ACTING CEO & COO
8 ANTONIO PEREZ
9 EVANN MORRIS
10 LAWSIKIA HODGES, ESQUIRE (OGC)
11 KORT PARDE, CAO
12 DENNIS LOHR, CFO
13 LINDA FITZGERALD
14 CATHLEEN PONDER-HUNT
15 TODD AUBUCHON
16 LAILA DARBY
17 CORDELIA PARKER
18 WILLIAM MITCHELL
19 SATONIA HART
20 CRYSTAL BLACKMER
21 BARBARA SANCHEZ (Public Comment)
22 SARAH WILSON-KRAFT
23 CHARLES GARRISON
24 CASMIRA HARRISON
25 RICH DONNELLY (First Coast News)

(VIA VIDEOCONFERENCE)
JENNIFER JOHNSON
JOHN FINOTTI (Tucker Hall)
HARRY WILSON
JOI JONES-McNEAR
BEN BECKER (Action News Jax)

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Page 3

1 PROCEEDINGS
2 February 16, 2024 10:30 a.m.
3 CHAIRWOMAN HOROVITZ: I will call the meeting
4 of the Board of Directors of the JHA. I'll call
5 the meeting to order.
6 All right. The second point on the agenda is
7 the Chair Comments, but I'll defer that until the
8 end of the meeting.
9 And, just a reminder for anyone joining us
10 who was not in our previous meeting, this is a
11 special meeting to approve or accept any
12 recommendations from the HR Committee Meeting,
13 which happened earlier this morning.
14 So, to that point, if I can have Commissioner
15 Reyes, who is the Chair of the HR Committee,
16 report out from that meeting, please.
17 COMMISSIONER REYES: Thank you, to the Chair.
18 To the Chair, so we did three
19 recommendations. The first is a recommendation to
20 do a national search for the CEO position.
21 That is inclusive of allowing internal candidates
22 to also apply for the position.
23 We did a recommendation to do an RFP in order
24 to retain a national search firm for the CEO
25 position subject to the HR Committee reviewing and

Page 4

1 approving the RFP points prior to releasing it and
2 going through that process.
3 The third recommendation was to do an RFP to
4 retain a firm also for a comprehensive study on
5 our pay equity of our JHA employees, and so they
6 will be doing that, as well.
7 And then we did do two, additional motions in
8 that meeting where we adopted an HR Committee
9 Worklist, in terms of our priorities for the
10 HR Committee, and, while the initial list had
11 I think one, two, three, four, five, six, seven,
12 eight, nine, ten -- ten points on there,
13 we did add an eleventh point to eventually do a
14 third-party assessment in three different
15 levels, management survey, employee culture survey
16 and resident survey.
17 And then I believe that -- actually,
18 there was only one additional motion I guess.
19 So that concludes my report.
20 CHAIRWOMAN HOROVITZ: Excellent.
21 Thank you.
22 And, can I apologize?
23 I should have started by welcoming our
24 newest board member, Commissioner Weatherby,
25 and I'd like to give you an opportunity to

Page 5	Page 7
<p>1 introduce yourself, actually.</p> <p>2 COMMISSIONER WEATHERBY: Well, thank you.</p> <p>3 It's good to be here. I'm really excited about</p> <p>4 the work. It's a passion of mine,</p> <p>5 and I previously served on the JEA Board of</p> <p>6 Directors, which was a great experience.</p> <p>7 And I just look forward to kind of getting the</p> <p>8 mission together to help our most vulnerable</p> <p>9 citizens who really need our help.</p> <p>10 CHAIRWOMAN HOROVITZ: Excellent. Thank you.</p> <p>11 We're so excited, on behalf of the entire board</p> <p>12 and the JHA staff, and just welcome your</p> <p>13 experience and your energy. And thank you for</p> <p>14 volunteering to serve on this important</p> <p>15 board.</p> <p>16 COMMISSIONER WEATHERBY: Thank you.</p> <p>17 CHAIRWOMAN HOROVITZ: All right. So I will</p> <p>18 take each of those separately, and, for the room</p> <p>19 and everyone online, we did not have public</p> <p>20 comment at the beginning of this meeting,</p> <p>21 because we'll take public comment for each of</p> <p>22 these matters that we're going to be voting on.</p> <p>23 So, first, the HR Committee recommends that</p> <p>24 we do a national search for our CEO, and,</p> <p>25 to be clear, that will allow anyone locally,</p>	<p>1 go to the mike.</p> <p>2 MS. SANCHEZ: Excuse me. Good morning.</p> <p>3 PEOPLE: Good morning.</p> <p>4 MS. SANCHEZ: Thank you for allowing me to</p> <p>5 share my thoughts on how shady I think some of the</p> <p>6 members have conducted the affairs of the</p> <p>7 Jacksonville Housing.</p> <p>8 If I can start with Commissioner Brock,</p> <p>9 who has the most seniority as a commissioner,</p> <p>10 was not selected to Chair. I think it is</p> <p>11 insulting to be an advocate for the employees,</p> <p>12 to raise their salaries and making sure that they</p> <p>13 receive the well-deserved bonuses, serving as</p> <p>14 Chair of Resident Relations and resolving</p> <p>15 important issues with residents and management,</p> <p>16 advocating for the people that this board should</p> <p>17 stand for.</p> <p>18 How can't Commissioner Brock feel overlooked</p> <p>19 as Chair of the Board of Commissioners of the</p> <p>20 Jacksonville Housing?</p> <p>21 I'm afraid for Ms. Dunn, because I believe</p> <p>22 there is an agenda. And she's not a part of it.</p> <p>23 She has big shoes to fill, and, considering the</p> <p>24 new allegations, working must be difficult to</p> <p>25 accomplish the goals set before her.</p>
Page 6	Page 8
<p>1 employed by the agency, anyone to apply for the</p> <p>2 role. So we're not discriminating against</p> <p>3 anyone. So we'll engage a firm.</p> <p>4 Sorry. That's the second point.</p> <p>5 So, do I need to take a motion that we will</p> <p>6 do a national search?</p> <p>7 MS. HODGES: (nodded head affirmatively)</p> <p>8 CHAIRWOMAN HOROVITZ: Yes.</p> <p>9 So, can I please have any discussion on this?</p> <p>10 Is there any further discussion on doing a</p> <p>11 national search for a CEO?</p> <p>12 COMMISSIONER REYES: I would just like to</p> <p>13 point out to commissioners the previous point,</p> <p>14 right, in terms of everything that's been going</p> <p>15 on support this just for purposes of transparency</p> <p>16 and to make sure everything is clear to the</p> <p>17 public.</p> <p>18 CHAIRWOMAN HOROVITZ: Thank you.</p> <p>19 All right. Can I please get a motion?</p> <p>20 COMMISSIONER REYES: I motion.</p> <p>21 COMMISSIONER BROCK: Second.</p> <p>22 CHAIRWOMAN HOROVITZ: Is there any public</p> <p>23 comment in the room or online?</p> <p>24 MS. SANCHEZ: Yes.</p> <p>25 CHAIRWOMAN HOROVITZ: Yes. If you will,</p>	<p>1 Now Mr. Alexander is the big fish.</p> <p>2 It is obvious that some of you want someone else</p> <p>3 as CEO of Jacksonville Housing, that you wait</p> <p>4 until he was out of town to call an emergency</p> <p>5 meeting, and say, "We are without leadership."</p> <p>6 When the truth of the matter is you wanted</p> <p>7 him out of the Jacksonville Housing.</p> <p>8 What was he doing to make you or the mayor</p> <p>9 nervous, putting Section 8 residents in your</p> <p>10 neighborhoods?</p> <p>11 I can understand it better if Mr. Alexander</p> <p>12 had not made the improvements he had during his</p> <p>13 tenure. He gave you month -- he gave you every</p> <p>14 month in a report a detailed description on how</p> <p>15 money was spent at each housing site, an extensive</p> <p>16 spreadsheet of how much money was coming in and</p> <p>17 going out.</p> <p>18 The percentage of on time rental payments,</p> <p>19 the turnaround time of apartment occupancy,</p> <p>20 how much a renovation would cost on a property</p> <p>21 being considered and how much money that property</p> <p>22 would bring in.</p> <p>23 But your mayor said, "A concerned</p> <p>24 commissioner is confused about day-to-day</p> <p>25 operations."</p>

Page 9	Page 11
<p>1 Previous board members have spent \$70,000+</p> <p>2 searching for a CEO, while Mr. Alexander worked as</p> <p>3 Interim CEO and Vice President. \$70,000 wasted</p> <p>4 while Centennial Townhomes East and West and</p> <p>5 multiple other sites still hang their clothes out</p> <p>6 on an outside line.</p> <p>7 As this board is going to spend the same</p> <p>8 amount of money, if not more, searching for</p> <p>9 another CEO. \$140,000 wasted.</p> <p>10 Your decision to help Mr. Alexander leave is</p> <p>11 a huge impact on the --</p> <p>12 CHAIRWOMAN HOROVITZ: Thank you, ma'am.</p> <p>13 I'm sorry. There is 3 minutes for public comment.</p> <p>14 Thank you very much for your comments.</p> <p>15 MS. SANCHEZ: -- thank you.</p> <p>16 CHAIRWOMAN HOROVITZ: Are there any other</p> <p>17 comments in the room or online?</p> <p>18 (no response)</p> <p>19 CHAIRWOMAN HOROVITZ: Thank you.</p> <p>20 And I would like to highlight and thank</p> <p>21 Ms. Dunn for making sure all of our meeting</p> <p>22 minutes are available online, and, for anyone in</p> <p>23 the room or online who would like to read a</p> <p>24 discussion that we had in this room, Ms. Carol</p> <p>25 does a fantastic job of writing all of our</p>	<p>1 CHAIRWOMAN HOROVITZ: Excellent.</p> <p>2 Thank you for that clarification.</p> <p>3 Is there any further discussion?</p> <p>4 (no response)</p> <p>5 CHAIRWOMAN HOROVITZ: I'd like to open that</p> <p>6 to public comment.</p> <p>7 Is there any public comment in the room or</p> <p>8 online?</p> <p>9 (no response)</p> <p>10 CHAIRWOMAN HOROVITZ: Ms. Hodges.</p> <p>11 MS. HODGES: So, through the Chair,</p> <p>12 if Commissioner Reyes would officially make that</p> <p>13 motion and we could get a second to that,</p> <p>14 that would be great.</p> <p>15 CHAIRWOMAN HOROVITZ: Oh, okay.</p> <p>16 COMMISSIONER REYES: I will motion.</p> <p>17 COMMISSIONER BROCK: I second.</p> <p>18 CHAIRWOMAN HOROVITZ: Thank you.</p> <p>19 Is there any public comment?</p> <p>20 (no response)</p> <p>21 CHAIRWOMAN HOROVITZ: All right. All in</p> <p>22 favor?</p> <p>23 COMMISSIONER ROGERS: Aye.</p> <p>24 COMMISSIONER REYES: Aye.</p> <p>25 COMMISSIONER BROCK: Aye.</p>
Page 10	Page 12
<p>1 discussion down. And it's a great insight into</p> <p>2 the work that we do here and everything that we</p> <p>3 discuss as a board.</p> <p>4 So thank you, Ms. Carol and Ms. Dunn for</p> <p>5 making sure everything was online.</p> <p>6 MS. DUNN: Thank you.</p> <p>7 CHAIRWOMAN HOROVITZ: Public comment.</p> <p>8 We'll take this discussion then to a vote.</p> <p>9 Again, we're voting on a national search.</p> <p>10 All in favor?</p> <p>11 COMMISSIONER ROGERS: Aye.</p> <p>12 COMMISSIONER REYES: Aye.</p> <p>13 COMMISSIONER BROCK: Aye.</p> <p>14 COMMISSIONER WEATHERBY: Aye.</p> <p>15 CHAIRWOMAN HOROVITZ: Thank you.</p> <p>16 We move on to the second point.</p> <p>17 It is an RFP process for a search firm for our</p> <p>18 CEO.</p> <p>19 Is there any further discussion on this?</p> <p>20 COMMISSIONER REYES: To the Chair,</p> <p>21 I would just like to point out, right,</p> <p>22 the recommendation was for us to have an RFP to</p> <p>23 retain a national search firm subject to the</p> <p>24 HR Committee reviewing and approving the RFP</p> <p>25 points prior to the release.</p>	<p>1 COMMISSIONER WEATHERBY: Aye.</p> <p>2 CHAIRWOMAN HOROVITZ: Thank you.</p> <p>3 And then the third point was an RFP for a</p> <p>4 comprehensive pay equity study for all employees.</p> <p>5 This is something we've discussed a lot at the</p> <p>6 board level, and, again, it's the recommendation</p> <p>7 from the HR Committee.</p> <p>8 Commissioner Reyes, will you make a motion?</p> <p>9 COMMISSIONER REYES: Sure.</p> <p>10 Motion to do an RFP to retain a firm to do a</p> <p>11 compensation study or pay equity study.</p> <p>12 COMMISSIONER BROCK: I second.</p> <p>13 CHAIRWOMAN HOROVITZ: Thank you.</p> <p>14 Is there any public comment?</p> <p>15 Commissioner Weatherby.</p> <p>16 COMMISSIONER WEATHERBY: No.</p> <p>17 CHAIRWOMAN HOROVITZ: Oh, I'm sorry.</p> <p>18 All right. If there is no comment online or</p> <p>19 in the room --</p> <p>20 COMMISSIONER REYES: I would just like,</p> <p>21 for a point of clarification -- this pay equity</p> <p>22 study is not for top-tier management positions.</p> <p>23 It is going to be for the lower-level management</p> <p>24 positions that we have been hearing have not been</p> <p>25 receiving proper compensation.</p>

Page 13	Page 15
<p>1 CHAIRWOMAN HOROVITZ: Yes. Thank you. 2 And I believe we captured this, but, just for 3 the record, we wanted to include in the scope -- 4 and to Ms. Parde -- that we look at, not just the 5 pay, but narrowing job grades and categories to 6 help streamline and help with just overall 7 management of employees. 8 Thank you, Kort. 9 MS. PARDE: (nodded head affirmatively) 10 CHAIRWOMAN HOROVITZ: All right. All in 11 favor? 12 COMMISSIONER ROGERS: Aye. 13 COMMISSIONER REYES: Aye. 14 COMMISSIONER BROCK: Aye. 15 COMMISSIONER WEATHERBY: Aye. 16 CHAIRWOMAN HOROVITZ: Thank you. 17 And then, do we need to take action on the 18 worksheet? 19 MS. HODGES: We do not, because that's just a 20 committee working document. 21 But we do need to take action on -- 22 my apologies, Commissioner Reyes. I didn't give 23 you this -- the third action that you took -- 24 which was to approve a pay increase to Acting CEO 25 at 5 percent retroactive to the date of her</p>	<p>1 Hearing none, all in favor? 2 COMMISSIONER ROGERS: Aye. 3 COMMISSIONER REYES: Aye. 4 COMMISSIONER BROCK: Aye. 5 COMMISSIONER WEATHERBY: Aye. 6 CHAIRWOMAN HOROVITZ: And so we're not taking 7 action on the HR Worklist, but I'll just move 8 into comments. 9 Commissioner Reyes, thank you so much for all 10 of the work on the HR Committee Meeting. 11 Excellent conversation, and I look forward to 12 seeing all of the great work that will come out of 13 that committee meeting. 14 Commissioner Brock, thank you for 15 volunteering to Vice-Chair that committee. 16 Commissioner Weatherby, again, thank you 17 for joining this board and for your active 18 participation. 19 And, to Ms. Dunn, thank you for your 20 leadership over the past few weeks. It's been, 21 you know, really great to watch you just take it 22 by the reins and step into the role so 23 effortlessly -- or making it appear effortless, 24 and I appreciate your partnership. 25 Is there any other discussion?</p>
Page 14	Page 16
<p>1 appointment. 2 COMMISSIONER REYES: Yes, yes. 3 CHAIRWOMAN HOROVITZ: Okay. So, can I open 4 that for discussion? 5 MS. HODGES: Yes. 6 COMMISSIONER REYES: So that has to do with 7 the fact that Ms. Dunn is Acting CEO while she's 8 still handling her COO daily operations position. 9 And so the committee thought it was 10 appropriate for her to receive what is the 11 standard practice of 5-percent increase, 12 and so our recommendation to the board was for 13 her to be able to receive that retroactively from 14 when we made her Acting CEO. 15 CHAIRWOMAN HOROVITZ: Thank you. 16 COMMISSIONER BROCK: I make a motion. 17 COMMISSIONER REYES: Yes. So I will motion 18 -- 19 COMMISSIONER BROCK: I second. 20 COMMISSIONER REYES: -- for that pay increase 21 of 5 percent. 22 CHAIRWOMAN HOROVITZ: Is there any public 23 comment? 24 (no response) 25 CHAIRWOMAN HOROVITZ: All right.</p>	<p>1 And I'm sorry. We actually have to have 2 a public conversation about our finance meeting 3 schedule. 4 So we've had a number of finance-related 5 conversations that have not included everyone just 6 due to sunshine, and what we've been looking at, 7 specifically, is financing the renovation of 8 Franklin Arms. 9 And so, working with our financial advisor, 10 CSG, and our partner at LIFT JAX, to try to just 11 come up with the right plan -- and, of course, 12 the Finance Team here at JHA. 13 I apologize, Mr. Lohr, and thank you to you 14 and your team for your engagement. 15 So the next finance meeting that we're going 16 to be having we'll have a presentation from 17 CSG on the different financing options. 18 And we're going to be looking at what's the 19 right income mix and how best we can finance that 20 renovation. She'll be doing a half an hour 21 presentation, and then we'll have a half an hour 22 for question and answer. 23 And then we'll evaluate that and the 24 financials and what's the best for the agency and 25 then also weighing what's best for the community.</p>

Page 17	Page 19
<p>1 I realize there are a lot of conflicts, 2 and so we had originally scheduled the meeting for 3 the 21st. 4 I don't believe we're going to take any 5 action in that meeting. So I think that we could 6 do it -- if you're not able to join in person -- 7 by Zoom. 8 Would that be appropriate? 9 I'm looking at Ms. Hodges. 10 MS. HODGES: Yes. Right. I mean, through 11 the Chair, if you don't have a quorum, I mean 12 basically you just have a noticed meeting of your 13 members. 14 CHAIRWOMAN HOROVITZ: Yes. 15 MS. HODGES: So, if you're missing a member 16 or two, it's fine, since you're not planning or 17 intending to take any action. 18 CHAIRWOMAN HOROVITZ: So I throw that out 19 there just for the ease. I know we've had a lot 20 of meetings recently, and I don't want this to be 21 a burden on anyone's schedule. 22 So, if it's easier for you to join by Zoom 23 and that frees up your availability a little bit, 24 let's entertain this meeting being in person and 25 by Zoom. Because we're not going to be voting on</p>	<p>1 CHAIRWOMAN HOROVITZ: We don't, and really 2 we don't need to rush on what we're going to be 3 discussing. It's better to go slow and make the 4 right decisions, and so, if we need to push it to 5 even March 1st, that would be fine, as well. 6 Is March 1st good for everyone? 7 COMMISSIONER WEATHERBY: (shook head 8 negatively) 9 CHAIRWOMAN HOROVITZ: How about March 4th? 10 COMMISSIONER WEATHERBY: (nodded head 11 affirmatively) 12 MS. HODGES: Through the Chair, I'll just 13 remind you that, from a committee standpoint, 14 it's everybody on the Finance Committee. 15 Ms. Strange Weatherby, have you been 16 appointed to the Finance Committee, or not yet? 17 COMMISSIONER WEATHERBY: No. 18 MS. HODGES: Okay. So then I believe it's 19 four members of your Finance Committee. 20 You need a quorum of the four. So you actually 21 only need three to actually fulfill that quorum 22 and then two to make a recommendation to the rest 23 of the board, if that helps with your schedule. 24 CHAIRWOMAN HOROVITZ: Thank you. 25 Commissioner Weatherby, would be like to join</p>
Page 18	Page 20
<p>1 anything. 2 So, originally, we said the 21st, 3 and, again, the primary purpose of this meeting is 4 to talk about the financing of the renovation of 5 Franklin Arms. 6 If you could all look at your calendar 7 so we could schedule that meeting, and, 8 moving forward, we'll have a recurring meeting 9 that we're hoping to get in before our next board 10 meeting. 11 COMMISSIONER REYES: I'm not available on the 12 21st. 13 CHAIRWOMAN HOROVITZ: Yes. 14 COMMISSIONER REYES: I had declined. Yes. 15 CHAIRWOMAN HOROVITZ: Yes. 16 So I believe we said that Mondays and 17 Fridays are the best. 18 COMMISSIONER REYES: Uh-huh. 19 CHAIRWOMAN HOROVITZ: How does the 23rd look? 20 COMMISSIONER WEATHERBY: I'm not available. 21 CHAIRWOMAN HOROVITZ: Okay. We have the 26th 22 as our board meeting. 23 COMMISSIONER REYES: And we need to have it 24 before then? 25 The finance meeting should be before then?</p>	<p>1 the Finance Committee? 2 COMMISSIONER WEATHERBY: Sure. 3 Why not? 4 CHAIRWOMAN HOROVITZ: Should we take that 5 action now? 6 MS. HODGES: No, no. You're the Chair. 7 So you can assign her. 8 CHAIRWOMAN HOROVITZ: I'd like to appoint 9 you to the Finance Committee. Thank you for 10 volunteering. 11 COMMISSIONER WEATHERBY: I accept. 12 CHAIRWOMAN HOROVITZ: Commissioner Reyes, 13 I don't want to not respect your conflicts. 14 COMMISSIONER REYES: I understand. 15 CHAIRWOMAN HOROVITZ: I think this 16 conversation is important. I would love for 17 everyone to be part of hearing our different 18 financing options. 19 COMMISSIONER REYES: I'm happy to read the 20 minutes afterwards. So, if you need to schedule 21 without me, that's perfectly fine. 22 CHAIRWOMAN HOROVITZ: Okay. So then, 23 going back, how was the 23rd? 24 COMMISSIONER BROCK: Of February? 25 CHAIRWOMAN HOROVITZ: Yes.</p>

Page 21	<p>1 COMMISSIONER BROCK: It's not good for me.</p> <p>2 CHAIRWOMAN HOROVITZ: Okay.</p> <p>3 COMMISSIONER REYES: Was I the only one that</p> <p>4 was unavailable on the 21st?</p> <p>5 CHAIRWOMAN HOROVITZ: There were a lot of</p> <p>6 conflicts.</p> <p>7 How is March 1st?</p> <p>8 COMMISSIONER BROCK: (nodded head</p> <p>9 affirmatively)</p> <p>10 CHAIRWOMAN HOROVITZ: March 1st, at 9:00;</p> <p>11 is that good?</p> <p>12 (no response)</p> <p>13 CHAIRWOMAN HOROVITZ: Excellent.</p> <p>14 And, Commissioner Reyes, I can get our</p> <p>15 partner to connect with you -- CSG -- and talk you</p> <p>16 through any of the minutes after you have read</p> <p>17 them and you have any questions. I think that</p> <p>18 would be good.</p> <p>19 COMMISSIONER REYES: So I will be driving to</p> <p>20 Orlando. I might be able to hop on virtually.</p> <p>21 CHAIRWOMAN HOROVITZ: Yes.</p> <p>22 COMMISSIONER REYES: Is that okay?</p> <p>23 CHAIRWOMAN HOROVITZ: That would be great.</p> <p>24 COMMISSIONER REYES: Okay.</p> <p>25 CHAIRWOMAN HOROVITZ: All right.</p>	Page 23	<p>1 COMMISSIONER REYES: Thank you.</p> <p>2 CHAIRWOMAN HOROVITZ: And, Ms. Hodges,</p> <p>3 we can have noticed working discussions similar to</p> <p>4 how we did the bond workshop, right?</p> <p>5 MS. HODGES: Yes. You can have workshops all</p> <p>6 day long.</p> <p>7 CHAIRWOMAN HOROVITZ: Okay.</p> <p>8 MS. HODGES: And we do those for ethics</p> <p>9 training and sunshine law training, and we're</p> <p>10 going to be working with Vanessa Dunn to get some</p> <p>11 of those workshops with you set for the board.</p> <p>12 CHAIRWOMAN HOROVITZ: Excellent. Thank you.</p> <p>13 All right. I have nothing else.</p> <p>14 I'd like to give Ms. Dunn an opportunity to share</p> <p>15 anything.</p> <p>16 MS. DUNN: I just want to let the board know</p> <p>17 that we've made a lot of strides in the last</p> <p>18 two-and-a-half weeks building inroads with</p> <p>19 City Council, with the staff, even uncoiling some</p> <p>20 of the uncertainty, and I want you guys to know</p> <p>21 that things aren't as bad as it may be painted.</p> <p>22 So we're streamlining our internal processes</p> <p>23 and procedures, and we're going to be okay.</p> <p>24 CHAIRWOMAN HOROVITZ: Thank you.</p> <p>25 And I'd like to also -- we discussed this in</p>
Page 22	<p>1 So, can we please get, Ms. Kort, March 1st at</p> <p>2 9:00, assuming our partners are available?</p> <p>3 But, hopefully, they will make themselves</p> <p>4 available.</p> <p>5 COMMISSIONER REYES: And, moving forward,</p> <p>6 to the Chair, board meetings are required</p> <p>7 in person, or are we allowed to do Zoom or Teams?</p> <p>8 MS. HODGES: Right. So that's a great</p> <p>9 question. So the law states that you need a</p> <p>10 physical quorum present. So you now have a</p> <p>11 board of five. So a quorum for you --</p> <p>12 and your membership is seven. So a quorum for you</p> <p>13 will always be four.</p> <p>14 That also matches with your local ordinance</p> <p>15 and your bylaws, and you also need four members to</p> <p>16 take action at the board level.</p> <p>17 Okay?</p> <p>18 CHAIRWOMAN HOROVITZ: Thank you.</p> <p>19 MS. HODGES: And I'm sorry. Just to clarify,</p> <p>20 so, Commissioner Reyes, if you met that physical</p> <p>21 quorum of being present -- let's assume you ramp</p> <p>22 up and you get your other three members on the</p> <p>23 board -- those members would be permitted to</p> <p>24 participate by Zoom or virtually as long as the</p> <p>25 board authorized that.</p>	Page 24	<p>1 an earlier meeting. Ms. Dunn and I have had an</p> <p>2 opportunity to speak with some city councilmembers</p> <p>3 and are really working towards that transparency</p> <p>4 and building relationships.</p> <p>5 I think we've all had the conversation.</p> <p>6 I know we all had this conversation, that we have</p> <p>7 a huge issue to try to address, and only doing it</p> <p>8 together will we be able to make any progress.</p> <p>9 So really excited to have the energy in this</p> <p>10 room and have the partners inside this room with</p> <p>11 the staff and within the community to really start</p> <p>12 making some real strides.</p> <p>13 So thank you to Ms. Dunn for her leadership</p> <p>14 and everyone for their participation, and always</p> <p>15 Ms. Hodges for her counsel, which I appreciate</p> <p>16 more than she knows.</p> <p>17 If there is no other discussion --</p> <p>18 COMMISSIONER REYES: I would just like to</p> <p>19 second that. Counsel Hodges is amazing.</p> <p>20 She's a pivotal part of this organization.</p> <p>21 But, also, to Ms. Dunn, I do want to</p> <p>22 thank you, because, in the past three weeks,</p> <p>23 we've received multiple emails from you detailing</p> <p>24 the tasks, the goals, the progress. And it is</p> <p>25 very refreshing. So I just wanted to publicly</p>

Page 25	<p>1 state that whatever you're doing keep doing it.</p> <p>2 Thank you.</p> <p>3 CHAIRWOMAN HOROVITZ: And I guess one more</p> <p>4 ...</p> <p>5 Sorry. Commissioner.</p> <p>6 COMMISSIONER ROGERS: I do want to,</p> <p>7 of course, thank Ms. Dunn. I sent an email,</p> <p>8 because we had some concerns from the community at</p> <p>9 a meeting I was at. And I sent it over to staff,</p> <p>10 and staff quickly moved on that.</p> <p>11 MS. DUNN: Yes, we did.</p> <p>12 COMMISSIONER ROGERS: And so thank you for</p> <p>13 doing that.</p> <p>14 I also want to take the time to thank</p> <p>15 Ms. Parker and her staff. This week I had an</p> <p>16 opportunity of going out to their community</p> <p>17 meetings at the different sites, and I have really</p> <p>18 enjoyed myself. I think I enjoyed myself more</p> <p>19 than I should have, just hearing from the</p> <p>20 residents and hearing from them directly</p> <p>21 their concerns in their hearts.</p> <p>22 So thank you for allowing me the opportunity</p> <p>23 to drop in on those, and I do encourage my fellow</p> <p>24 commissioners -- I know Commissioner Brock does it</p> <p>25 all the time.</p>	Page 27	<p>1 those things be to go there physically to some of</p> <p>2 these properties and meet the individuals that we</p> <p>3 work with at a different level.</p> <p>4 So, would that still go under the Governance</p> <p>5 Committee, or would that be part of the</p> <p>6 HR Committee?</p> <p>7 And that might be a question for Counsel.</p> <p>8 CHAIRWOMAN HOROVITZ: Commissioner Brock,</p> <p>9 first.</p> <p>10 COMMISSIONER BROCK: Madam Chair,</p> <p>11 to Commissioner Reyes, we have Resident Relations.</p> <p>12 It's every other month, and that's where our</p> <p>13 residents are in that meeting.</p> <p>14 It's also a public meeting. So Ms. Carol</p> <p>15 would be there, you know. So all of the</p> <p>16 commissioners can come to that meeting, which is</p> <p>17 next month.</p> <p>18 And so it's every other month, and so you can</p> <p>19 definitely hear and be able to talk to the</p> <p>20 residents at that time. I just wanted to point</p> <p>21 that out.</p> <p>22 COMMISSIONER REYES: Yes. Thank you so much.</p> <p>23 To your point, I guess what I'm trying to</p> <p>24 clarify is whether or not it should be part of</p> <p>25 our orientation, to make it more of a mandatory</p>
Page 26	<p>1 COMMISSIONER BROCK: Yes.</p> <p>2 COMMISSIONER ROGERS: I went without you.</p> <p>3 (People laughed.)</p> <p>4 CHAIRWOMAN HOROVITZ: Per sunshine.</p> <p>5 COMMISSIONER REYES: You always have a</p> <p>6 reason. You always have a reason.</p> <p>7 COMMISSIONER ROGERS: So I was within the</p> <p>8 law, but I do want to definitely encourage my</p> <p>9 fellow commissioners, if you have time to go out,</p> <p>10 I think they meet once a month.</p> <p>11 MS. PARKER: Right.</p> <p>12 COMMISSIONER ROGERS: It's once a month.</p> <p>13 Just to hear from them directly, it is refreshing,</p> <p>14 eye-opening, and, again, I thank staff for</p> <p>15 allowing me the opportunity to get a firsthand</p> <p>16 account and experience of that.</p> <p>17 So thank you so much.</p> <p>18 CHAIRWOMAN HOROVITZ: Commissioner.</p> <p>19 COMMISSIONER REYES: Through the Chair,</p> <p>20 regarding Commissioner Rogers' comments,</p> <p>21 in the previous meetings that we've had,</p> <p>22 we talked about board orientation and board</p> <p>23 transitioning and having a more precise agenda and</p> <p>24 procedure for new board members.</p> <p>25 And I think we talked about having one of</p>	Page 28	<p>1 requirement for the new commissioners for the new</p> <p>2 board --</p> <p>3 COMMISSIONER BROCK: Okay.</p> <p>4 COMMISSIONER REYES: -- given that we're new</p> <p>5 to it, and we really haven't established those</p> <p>6 relationships with the community.</p> <p>7 So maybe this is something that you and I</p> <p>8 can discuss in the HR Committee. I'm not sure</p> <p>9 --</p> <p>10 MS. HODGES: Through the Chair, there is the</p> <p>11 standing Governance Committee, and I'll look to</p> <p>12 staff to remind me who the members are that are on</p> <p>13 that committee.</p> <p>14 But this seems ripe for governance,</p> <p>15 Commissioner Reyes. So that's something,</p> <p>16 as a Chair, you can direct your Governance</p> <p>17 Committee to look into further board orientation,</p> <p>18 the components of the board orientation and</p> <p>19 working with -- I'm sure, you know, Ms. Dunn has</p> <p>20 ideas about how to orient the board.</p> <p>21 I certainly have ideas about things along the</p> <p>22 lines of government law and sunshine, public</p> <p>23 records and ethics, as far as board orientation,</p> <p>24 but I think your Governance Committee would be</p> <p>25 suitable for that.</p>


Page 29

1 CHAIRWOMAN HOROVITZ: Thank you.
 2 And, Ms. Dunn.
 3 MS. DUNN: I didn't have anything.
 4 CHAIRWOMAN HOROVITZ: Commissioner.
 5 COMMISSIONER WEATHERBY: Well, I just wanted
 6 to thank Ms. Dunn, because she's already invited
 7 me to tour the properties and has been great in
 8 helping me prepare to join the board.
 9 And I'm very grateful for that. Thank you.
 10 CHAIRWOMAN HOROVITZ: Thank you.
 11 MS. DUNN: And, to that point, I wanted to
 12 make sure that we are more hands-on with orienting
 13 the board.
 14 In this month's board package, I plan to
 15 include upcoming training and seminars that
 16 will be available on a national scale that you
 17 could participate and attend. So you'll have that
 18 schedule, and I will be doing tours for those that
 19 are interested.
 20 You'll probably more than likely --
 21 I'll schedule it -- he doesn't know it --
 22 with Mr. Daniel Mitchell, because no one
 23 knows this place like him.
 24 So he'll be able to give you the historical,
 25 the who, what, when, where, how it came about,

Page 30

1 and I think that's important for background
 2 information, as well.
 3 CHAIRWOMAN HOROVITZ: Excellent.
 4 Thank you.
 5 COMMISSIONER REYES: And I'm sorry.
 6 Final question, through the Chair to Counsel.
 7 So it would not -- because of sunshine rules,
 8 right, we would not be able to tour together,
 9 correct?
 10 MS. HODGES: Right.
 11 COMMISSIONER REYES: Okay. Thank you.
 12 So then, to Ms. Dunn, I would like to
 13 schedule also a tour with you or with Mr. --
 14 MS. DUNN: Mitchell.
 15 COMMISSIONER REYES: -- Mitchell.
 16 CHAIRWOMAN HOROVITZ: Is there any other ...
 17 (no response)
 18 CHAIRWOMAN HOROVITZ: All right.
 19 Thank you-all for your time. We're adjourned.
 20 (Whereupon, the proceedings in the
 21 above-titled cause concluded at 10:56 a.m.)
 22 ---
 23
 24
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Page 31

1 CERTIFICATE
 2 STATE OF FLORIDA)
 3 COUNTY OF DUVAL)
 4 I, Carol DeBee Martin, Certified Court
 5 Reporter and Notary Public, certify that I was
 6 authorized to and did stenographically report
 7 to the best of my ability the foregoing proceedings
 8 and that the transcript is a true and complete record
 9 of my stenographic notes.
 10 Dated this 29th day of February, 2024.
 11
 12 
 13
 14 Carol DeBee Martin
 15 Notary Public State of Florida
 16 My Commission: HH 038064
 17 Expires: 12-29-2024
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 21
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