

**Florida Housing Finance Corporation  
Board of Directors' Meeting Minutes  
August 2, 2019**

**TIME:** 8:30 a.m.

**LOCATION:** Marriott Tampa Airport  
4200 George Bean Parkway  
Tampa Florida

**BOARD MEMBERS PRESENT:**

Ray Dubuque, Chairman  
Ron Lieberman, Vice Chair  
Mario Facella  
LaTasha Green-Cobb  
Ken Lawson  
Creston Leifried

**CORPORATION STAFF PRESENTING:**

Laura Cox  
Trey Price  
Hugh Brown  
Sheila Freaney  
Betty Zachem

**OTHERS PRESENTING:**

Steve Menton, Fountains at Kings Pointe  
Maureen Daughton, HTG Oak Valley  
Chris Bryan, Vistas at Fountainhead  
Shannon Nazworth, Florida Council on Homelessness

Chairman Dubuque called the meeting to order at 8:30 a.m. and asked Sheila Freaney to call the roll.

Ms. Freaney called the roll. Present were Ray Dubuque, Mario Facella, LaTasha Green-Cobb, Ken Lawson, Creston Leifried and Ron Lieberman. Absent were Natacha Bastian, Renier Diaz de la Portilla, and Barney Smith.

## **MINUTES**

**Item A, Approval of Minutes.** Chairman Dubuque asked for a motion to approve the Minutes of the June 21, 2019, Board Meeting.

Motion to approve the Minutes was made by Mr. Lieberman with a second by Mr. Facella.  
Motion passed unanimously.

## **AUDIT COMMITTEE UPDATE**

Ron Lieberman, Chairman of the Audit Committee, stated that the Committee met on August 1, 2019, and made a motion that the Board approve the Committee's recommendation to extend Ernst & Young's contract to provide audit services to Florida Housing per the five-year renewal option in the contract.

Motion was seconded by Mr. Lawson. Motion passed unanimously.

## **PUBLIC COMMENT**

No public comment was offered.

## **CONSENT AGENDA**

Chairman Dubuque asked for a motion to approve the items on the Consent Agenda.

Motion to approve the items on the Consent Agenda was made by Mr. Lawson with a second by Ms. Green-Cobb. Motion passed unanimously.

## **HOMEOWNERSHIP PROGRAMS**

**Item A, Request Permission to Issue Competitive Solicitations for the 2019 Injured Veterans Housing Program.** David Westcott asked the Board to authorize staff to proceed with any competitive solicitations necessary to award funding for the 2019 Injured Veterans Program.

Motion to approve staff's recommendations was made by Ms. Green-Cobb with a second by Mr. Lawson. Motion passed unanimously.

## LEGAL

**Item A, HTG Oak Valley, LLC, vs. Florida Housing Finance Corporation and Harmony Pinewood, LLC; and Norton Commons, Ltd. (Intervenors); Fountains at Kings Pointe Limited Partnership vs. Florida Housing Finance Corporation.** Hugh Brown asked the Board to approve staff's recommendation to grant HTG Oak Valley's exception to finding of fact 12, and to grant, in part, Fountains' exception to finding of fact 26 and conclusions of law 47, 57, 60, 61 and 62. He also asked the Board to reject all other exceptions filed in the case and adopt the remainder of the recommended order and issue a final order according as modified by Florida Housing's response to the exceptions.

Motion to approve staff's recommendation was made by Mr. Lawson with a second by Mr. Lieberman.

Steve Menton, representing Fountains at Kings Pointe, spoke in opposition to staff's recommendation.

Betty Zachem, representing Florida Housing, spoke in support of staff's recommendation.

Maureen Daughton, representing HTG Oak Valley, spoke in support of staff's recommendation.

Mr. Lawson withdrew his motion, and Mr. Lieberman withdrew his second.

Mr. Facella made a motion to accept staff's recommendation except as it regards conclusion of law 47. That motion failed by a vote of two to four with Ms. Green-Cobb and Mr. Facella voting in favor and Mr. Lieberman, Mr. Leifried, Mr. Dubuque and Mr. Lawson in opposition.

Mr. Lawson made a motion to accept and approve staff's original recommendation to grant HTG Oak Valley's exception to finding of fact 12, and to grant, in part, Fountains' exception to finding of fact 26 and conclusions of law 47, 57, 60, 61 and 62. He also asked the Board to reject all other exceptions filed in the case and adopt the remainder of the recommended order and issue a final order accordingly as modified by Florida Housing's response to the exceptions, with a second by Mr. Lieberman. Motion passed by a vote of four to two with Mr. Dubuque, Mr. Lieberman, Mr. Leifried and Mr. Lawson voting in favor, and Mr. Facella and Ms. Green-Cobb voting in opposition.

**Item B, The Vistas at Fountainhead Limited Partnership vs. Florida Housing Finance Corporation and Winchester Place, Ltd and Winchester Place Developers, LLC.** Hugh Brown asked the Board to approve staff's recommendation to grant Vista's exceptions to findings of fact 13, 35, 45, 48, 49 and 50, as modified by Florida Housing's responses, and to reject all other exceptions. He also asked the Board to adopt the recommended order and issue a final order accordingly.

Motion to approve staff's recommendation was made by Mr. Lieberman with a second by Mr. Lawson.

Chris Bryant representing Vistas at Fountainhead, spoke in opposition to staff's recommendation.

Betty Zachem, representing Florida Housing, spoke in support of staff's recommendation.

Motion passed by a vote of four to two with Mr. Dubuque, Mr. Lieberman, Mr. Leifried and Mr. Lawson voting in favor, and Mr. Facella and Ms. Green-Cobb voting in opposition.

### **PROFESSIONAL SERVICES SELECTION**

#### **Item A, Request for Qualifications 2019-04, Pool of Energy Consumption Model Utility Allowance**

**Estimate Providers.** Laura Cox asked the Board to authorize staff to enter into contract negotiations with all seven respondents to RFQ 2019-04 for a pool of energy consumption model utility allowance estimate providers.

Motion to approve staff's recommendation was made by Mr. Lieberman with a second by Mr. Facella. Motion passed unanimously.

**Item B, Contract Renewal – Management Company Services.** Laura Cox asked the Board to direct staff to proceed with the second one-year renewal option for management company services with Royal American Management and WRH Realty Services.

Motion to approve staff's recommendation was made by Ms. Green-Cobb with a second by Mr. Lieberman. Motion passed unanimously.

### **PUBLIC COMMENT**

Shannon Nazworth, from the State Council on Homelessness, thanked Florida Housing for continued help in getting more homeless people into housing.

Chairman Dubuque adjourned the meeting at 9:51 a.m.