



Sarasota Housing Authority (SHA)
269 South Osprey Avenue
Sarasota, Florida 34236

Board Meeting
McCown Towers Board Room
July 23, 2025
4:30 P.M.

- I. **CALL TO ORDER:** Chair Taylor called the regular meeting of the Sarasota Housing Authority Board of Commissioners to order at 4:34 pm.
- II. **INVOCATION**
- III. **PLEDGE OF ALLEGIANCE**
- IV. **ROLL CALL**
Commissioners Present: Chair Ernestine Taylor, Vice Chair John Colón (in at 4:46 pm), Commissioner David Morgan (Virtual), Commissioner Jack Meredith and Commissioner Philip DiMaria (in at 4:43 pm)
Commissioners Not Present: Commissioners Carolyn Mason and Nicole Roman
Invited Attendees: City Commissioner Jen Ahearn-Koch, County Commissioner Mark Smith & Attorney Ric Gilmore
SHA Personnel: William Russell and Andrea Keddell
- V. **APPROVAL OF MINUTES (Done After Old Business)**
 - A. SHA Regular Board Meeting – May 28, 2025
 - Chair Taylor put up the minutes from the May 28, 2025, Regular Board Meeting for approval.
 - Commissioner Colón made a motion to approve the minutes. Commissioner Meredith seconded the motion.
 - The motion was voted on and passed unanimously. Commissioner DiMaria voted present.
- VI. **APPROVAL OF AGENDA (Done After Old Business)**
 - A. SHA Regular Board Agenda – July 23, 2025
 - Chair Taylor put up the agenda for the July 23, 2025, Regular Board Meeting for approval.
 - Commissioner Morgan made a motion to approve the agenda. Commissioner Meredith seconded the motion.
 - The motion was voted on and passed unanimously.
- VII. **SPECIAL PRESENTATION**
 - A. City Commission Liaison Update
 - City Commissioner Jen Ahearn-Koch reported Lemon Ave is to open back up for traffic on Friday and that Mr. Russell has been discussing the 1st Street project with the City Manager.

VIII. PUBLIC PRESENTATION

- A. Ms. Marianne Dean, a resident of McCown Tower:
- Ms. Dean addressed the board and reported that she has concerns about the treatment of residents by the reception staff at McCown. She's lived here for over 6 years, and the treatment of the current staff is much different than what it was in the past. She reports that there's demeaning and disrespectful treatment by the current reception staff. She also reports that during her most recent recertification when trying to show her most recent paystubs that she was accused of trying to commit fraud by asking staff to wait for the most recent stubs to show the most current pay. She states that residents are not allowed to defend or advocate for themselves without an argument from the current staff.
- B. Ms. Sheryl Harden, a resident of the McCown Annex:
- Ms. Harden addressed the board and inquired about the surrounding construction going on in the area and expressed concern about how close they are to the Annex/Tower building. She further explained that the alleyway is very tight, with little room for parking and driving down the alley.

IX. RESOLUTIONS – ACCEPTED BY CONSENT

- A. None

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- N/A

X. OLD BUSINESS

- A. City Art Project (Amaryllis)
- Mr. Russell reported that he's been working with Cierra Coleman, the City's Public Art Director, on a mural project for our buildings. The 1st project being proposed is for Amaryllis Park Place on 2012 N. Orange Ave. Mr. Russell states he will bring mural proposals back to the board and all board members were asked to submit any potential artists they'd want included in the outreach.

XI. NEW BUSINESS

- A. ACH Vendor Payments vs Check Payments
- Mr. Russell went over the handout from the board packet listing the benefits for using ACH vs check payments. Mr. Russell pointed out that this is a more secure option and also that he would be the only SHA team member with the authority to approve the ACH disbursement. It was also pointed out that any ACH over \$3,000 would need Board approval by the Chair or Vice Chair. Discussion took place on the pros and cons and Commissioner Colón expressed that he wasn't necessarily in favor of it but if it's approved, he'd only want this in place while Mr. Russell is the CEO. Commissioner DiMaria suggested it be put in place for a trial, 12-month, period.
 - Commissioner Colón made a motion to approve ACH Vendor Payments for the current President and CEO. Commissioner DiMaria seconded the motion. The motion was voted on and passed unanimously.

B. President/CEO Evaluation

- Attorney Gilmore addressed the board stating he'd only received 4 completed evaluations and requested the remaining Board members finalize and submit their completed evaluations to Attorney Gilmore prior to the next board meeting so that the results can be presented during the August board meeting.
- Commissioner Morgan brought up recent items that were discussed at the recent Board Retreat. The Retreat notes were submitted to Mr. Russell who has already begun implementing some of the requested actions. One overall item requested was to improve customer service. Commissioner Meredith added that they'd discussed allowing "open" office hours during certain times of the day/week.
 - The board was informed that the notes were typed up and that Mr. Russell will be scheduling a meeting with Commissioner Morgan to discuss the retreat notes.

XII. PROGRAM UPDATES – ACCEPTED BY CONSENT

- A. Monthly Financial Statements
- B. Board Committee Meeting Minutes
- C. Housing Choice Voucher Report
- D. Housing Management Reports
- E. Capital Improvement Report
- F. Resident Services Monthly Report
- G. Resident Advisory Board/Sarasota Housing Authority Agency-Wide Resident Council (SHAARC) Board Report (*not submitted*)

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- Commissioner Colón made a motion to accept the Program Updates Consent Agenda. Commissioner Morgan seconded the motion.
 - The motion was voted on and passed unanimously.

XIII. COMMISSIONER ANNOUNCEMENTS / COMMENTS

- A. Mr. Russell welcomed new commissioner Philip DiMaria Jr. to the SHA Board. He was appointed on Monday, 7/7/25.
- B. Commissioner Colón reported recently attending the SERC-NAHRO Conference in Atlanta. He spent three days learning about low-income housing tax credits and found it very interesting.
- C. Commissioner DiMaria thanked everyone for welcoming him to the board and to City Commissioner Jen Ahearn-Koch for affirming the Mayor's appointment. He's looking forward to serving with everyone.
- D. Commissioner Morgan congratulated Commissioner DiMaria on his appointment.
- E. Commissioner Colón thanked County Commissioner Mark Smith for his attendance at this meeting.

XIV. ADJOURNMENT

The Sarasota Housing Authority Board of Commissioners meeting was adjourned at 5:15 pm.