



**INDIAN RIVER COUNTY HOUSING AUTHORITY
C/O Victory Park Apartments
3980 King Place
Vero Beach, Florida 32967
Office (772) 567-6182 Fax (772) 567-6129**

IRCHA Minutes
September 25, 2024 @ 1:00 PM

Commissioners

Willie Richardson, Chair
Joseph Idlette, Vice Chair
Johnny Thornton, Commissioner

Management Agent

Ramona Hyson, Nelson & Associates, Inc.
Cassandra Green, Executive Director
Greg Hyson, Nelson & Associates, Inc.

Others

Call to Order

Willie Richardson, Chair called the meeting of the Indian River County Housing Authority (IRCHA) Board of Commissioners to order at 1:06 p.m. All board members were present. Ramona Hyson and Greg Hyson attended virtually.

Public Comment:

None.

Invocation

Rev. Willie Richardson, Commissioner lead the meeting with a word of prayer.

Approval of Minutes 5/7/2024 & 7/29/2024

Commissioner Thornton made a motion to approve the minutes. Vice Chair Idlette seconded the motion, which passed unanimously.

Audit Engagement Letter

Ramona Hyson presented the audit engagement letter submitted by Carter & Company, CPAs, LLC to audit the financial statements of Indian River County Housing Authority, which comprise the statement(s) of financial position as of September 30, 2024. The fees for the audit, tax returns and other services will be \$11,000.

Vice Chair Idlette made a motion to approve Carter & Company, CPAs, LLC to complete the audit as of September 30, 2024. Commissioner Thornton seconded the motion, which passed unanimously.

USDA Notice of Solicitation of Applications

Ramona and Greg Hyson discussed the recent submission of applications for Victory Park Apartments and Orangewood Park Apartments in response to The Rural Housing Service (RHS or Agency), a Rural Development (RD) agency of the United States Department of Agriculture (USDA), announcement that it is accepting applications for subsequent Section 514 Off-Farm Labor Housing (Off-FLH) loans and subsequent Section 516 Off-FLH grants to improve, repair, or make modifications to existing Off-Farm Labor Housing Properties for fiscal year 2024;

Mr. Hyson stated that preliminary conversations with USDA RD indicated that both properties will receive awards as follows:

\$3.7 million investment to be used to rehabilitate Orangewood Park Apartments
\$3.9 million investment to be used to rehabilitate Victory Park Apartments

Mr. Hyson stated that he is awaiting formal notification soon.

Board Resolutions 2024-2 & 2024-3

The Board was presented with two proposed resolutions: 2024-2 & 2024-3, authorizing Ramona Hyson to execute any and all documents relative to the USDA RD loan application as Agent of the Indian River County Housing Authority.

After discussion, Commissioner Thornton made a motion to approve the resolutions. Vice Chair Idlette seconded the motion, which passed unanimously.

Management Report:

Financials: Ms. Hyson gave the following financial reports as of 3/31/2024:

Victory Park

Units occupied,	90
Vacant Units	10
Cash on hand at month end	\$ 59,330.83
Open Payables	\$ 35,728.22
Maintenance Reserve Balance	\$ 50,133.68
Total Restricted Cash	\$ 119,680.93

Orangewood Park

Units occupied,	92
Vacant Units	8
Cash on hand at month end	\$ 155,315.47
Open Payables	\$ 2,872.78

Maintenance Reserve Balance	\$ 220,976.61
	192,643.36
Total Restricted Cash	\$ 484,212.85

Ms. Green explained that the increase in vacancies is due to the pipes bursting throughout both properties under the slab, and the necessity of maintaining vacant units for purposes of transferring tenants whose units have leak issues.

Executive Director's Report:

Ms. Green reported the following:

- The Back-to-School event was well attended, and the children had a blast. Pictures of the event will be placed on the table.
- Deputy Barkwell was the officer who lived in Orangewood, however as of 8/31/24, he vacated the unit. Deputy Adam Brady contacted us, and he will reside on property as of October 1, 2024.
- Sharon Lewis is the newest volunteer with AARP that works in the office assisting with copies, filing, etc.
- I have made several calls to Tallahassee regarding the Deputy Harrington & Monica Anderson (tenant) to ask about their application. I was told there is nothing done at this time, and they have no idea when the governor will make a decision about their application.

Other Business

The board again discussed the necessity of adding board members. Ms. Green stated that she has again contacted the Governor's Office to check on the status of the appointments of Officer Tommy Harrington and Monica Anderson, who applied for the tenant commissioner position. Ms. Green calls the Governors office regularly to check on the status of the applications for appointment.

Management discussed pending claims regarding shootings on the property, which are being handled via the insurance company.

Management discussed reaching out to County Commissioner Joe Flescher to have him contact the Governor's Office on behalf of IRCHA to get commissioners appointed the IRCHA board. Also, to discuss IRCHA obtaining funds from the county to assist with technical support and other uses.

Next Meeting

The next meeting will be scheduled for December 18, 2024, to include holiday luncheon.

Adjournment

Seeing that there was no other business, the meeting was adjourned at 2:21 P.M.



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ANNUAL MEETING MINUTES
IRCHA Annual Meeting / Staff Luncheon
December 18, 2024 @ 1:00 P.M
Mulligans Beach House, 1025 Beachland Blvd.
Vero Beach, Florida 32963

Commissioners

Johnny Thornton, Chair
Joseph Idlette, Vice Chair
Willie Richardson, Commissioner

Management Agent

Ramona Hyson, Nelson & Associates, Inc.
Gregory Hyson, Nelson & Associates, Inc
Cassandra Green, ED/ Property Manager

Others

Officer Tommy Harrington
Site Staff

Call to Order

Chair Willie Richardson, called the meeting of the Indian River County Housing Authority (IRCHA) Board of Commissioners to order at 1:21 p.m.

Invocation

Pastor Richardson led the meeting with a word of prayer.

Roll Call

All members were present.

Approval of Minutes

The minutes of September 25, 2024, were reviewed. Commissioner Idlette made a motion to approve the minutes. Commissioner Thornton seconded the motion, which passed unanimously.

Update USDA RD Grants / Loans Award

Mr. Hyson discussed USDA's award letters and Conditional Commitment (the "Award Commitment") for both properties as part of Rural Development's 2024 Farm Labor Housing Subsequent Loan and Grant NOSA applications submitted.

Mr. Hyson explained that the letters establish conditions under which USDA – Rural Development has approved the Section 514 Subsequent Loan and Section 516 Grant for rehab of both properties. The request for a subsequent Section 514 Loan has been approved at one percent (1%) note interest rate, and a repayment term of 33 years. The Section 516 Grant has also been approved. The amounts are as follows:

Orangewood Park

- Section 514 Subsequent Loan – \$2,730,210
- Section 516 Grant \$1,000,000
- Replacement Reserves \$150,000

Victory Park

- Section 514 Subsequent Loan – \$2,498,895
- Section 516 Grant \$1,500,000

Approval 504 Inspection / Report

Mr. Hyson provided proposals for Davon Atlantic Inc. to conduct the 504 Accessibility Inspection and report for each property. The total cost for each property is \$4,000. After discussion Commissioner Thornton made a motion to approve the proposal submitted by Davon Atlantic. Commissioner Idlette seconded the motion, which passed unanimously.

Financials

Ramona Hyson reviewed the 11/30/2024 financials for each property.

Election of Officers – All current seats were vacated. Commissioner Thornton nominated Commissioner Richardson as Chair. It was seconded by Commissioner Idlette and carried. Commissioner Idlette volunteered to remain as Vice Chair. Both Commissioner Richardson and Thornton agreed. The Officers for the upcoming year are as follows:

Willie Richardson, Chair
Joe Idlette, Vice Chair
Johnny Thornton, Commissioner

In accordance with the statutes and bylaws the Executive Director (Cassandra Green) serves as Secretary and Treasurer

The board again discussed the necessity of adding board members. Ms. Green stated that Officer Tommy Harrington has placed an application for appointment through the Governors' office. And Monica Anderson has applied for the tenant commissioner position with the Governor's Office. Ms. Green calls the Governor's office regularly to check on the status of the applications for appointments.

Next Meeting

Ms. Green will work with the Board Chair to schedule the 2025 meetings.

Adjournment

Seeing that there was no other business, the meeting was adjourned with all enjoying the luncheon and camaraderie with staff.



**INDIAN RIVER COUNTY HOUSING AUTHORITY
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IRCHA Minutes
February 25, 2025 @ 1:00 PM

Commissioners

Willie Richardson, Chair
Joseph Idlette, Vice Chair
Johnny Thornton, Commissioner

Management Agent

Ramona Hyson, Nelson & Associates, Inc.
Cassandra Green, Executive Director
Greg Hyson, Nelson & Associates, Inc.

Others

Call to Order

Willie Richardson, Chair called the meeting of the Indian River County Housing Authority (IRCHA) Board of Commissioners to order at 1:13 p.m. All board members were present.

Public Comment:

None.

Invocation

Rev. Willie Richardson, Commissioner, led the meeting with a word of prayer.

Approval of Minutes 12/18/2024

Vice Chair Idlette made a motion to approve the minutes. Commissioner Thornton seconded the motion, which passed unanimously

Presentation of 9/30/2023 Draft Audit: Ramona Hyson reviewed the draft audit for 09/30/2024 submitted by Carter & Company, CPAs, LLC. Ms. Hyson informed the Board that the audit had a clean opinion and no findings. Commissioner Thornton made a motion to approve the draft audit. Vice Chair Idlette seconded the motion, which passed unanimously.

Claims - Ramona Hyson reviewed and advised the board of the status of the following claims that were reported to the insurance company:

Williams, Lauren - Open

Shelvick Henry v. IRCHA/ Nelson - Settled

Estate Of Kevin Dobson Jr. V. Victory, Nelson / IRCHA- Open

HB 837 Ramona Hyson discussed House Bill 837 which was passed into law on March 24, 2023, and is known as the Florida Tort Reform Act. The Bill impacts several areas of Tort liability as security cases have traditionally been very hard to defend. The new changes in the law benefit the owners of multi-family housing units in many ways, both in terms of preventing litigation and in making changes to the litigation process.

Ms. Hyson explained that the new legislation provides a presumption against liability as long as the Housing Authority (“HA”) meets certain conditions and has the paperwork in place to establish the same. In order to obtain the presumption against liability the following conditions must be met:

1. A security camera with retrievable footage at all points of entry and exit. You may have to change any relevant policies to make sure that footage is kept for a certain period of time.
2. A lighted parking lot, lighting in walkways, laundry rooms, common areas and porches.
3. A one-inch deadbolt on each unit door.
4. A locking device on each window, exterior sliding door and any other door not used for community purposes.
5. A peephole or door viewer on each dwelling unit door unless the door has a window or if there is a window next to the door.
6. By January 1, 2025, there must be a crime prevention through environmental design assessment that is no more than 3 years old completed for the property. Such assessment must be performed by a law enforcement agency or a Florida Crime Prevention Through Environmental Design Practitioner designated by the Florida Crime Prevention Training Institute of the Department of Legal Affairs.
7. By January 1, 2025, proper crime deterrence and safety training must be provided to current employees and any employee within 60 days after his or her hire date.

Ms. Hyson stated that Signal of Tampa has been contracted to conduct the CPTED Assessment.

Victory Park Apartments	\$3,925
Orangewood Park Apartments	\$3,925

The pricing includes:

- A comprehensive CPTED assessment
- A lighting assessment
- Free unlimited access to our online training for your site staff

- A comprehensive report with a detailed presentation
- Status of USDA NOSA Applications / Predevelopment Loan / Discussion / Architect Agreement-**
 Gregory Hyson explained that USDA has informally advised him to continue to move forward in the process of the NOSA Awards. As a result, HAC has agreed to provide development loans for each development in the amount of \$100,000 to pay for all necessary predevelopment expenses associated with the rehabilitation of both projects. After discussion, Vice Chair Idlette made a motion to approve the HAC predevelopment loans. Commissioner Thornton seconded the motion, which passed unanimously.

Mr. Hyson stated that he is using Cool and Cobb Engineering on an hourly basis to prepare preliminary work / reports but will present the board with a formal proposal once the process moves forward.

Management Report:

Financials: Ms. Hyson gave the following financial reports as of 1/31/2025:

Victory Park

Units occupied,	83
Vacant Units	17
Cash on hand at month end	\$ 34,075.86
Open Payables	\$ 50,930.68
Maintenance Reserve Balance	\$ 32,916.81
Total Restricted Cash	\$ 112,971.62

Orangewood Park

Units occupied,	93
Vacant Units	7
Cash on hand at month end	\$ 153,466.39
Open Payables	\$ 27,298.98
Maintenance Reserve Balance	\$ 220,985.91
	167,444.99
Total Restricted Cash	\$ 589,450.20

Ms. Green explained that the increase in vacancies is due to the pipes bursting through both properties under the slab, and the necessity of maintaining vacant units for purposes of transferring tenants whose units have leak issues. Ms. Green was directed to use the plumber to fix the pipes as much as possible, especially at Orangewood where there is a healthy reserve balance.

Executive Director's Report: Ms. Green reported the following:

Since the last Board meeting, the following occurred

- Recently Victory Park has experienced several fights on the property. The fights involved a family that has been involved in all fights that occurred. The IRCISO did make several arrests and since, the individuals involved were served termination papers to vacate the property.
- We recently housed another Deputy to live in Orangewood after the departure of Deputy Barkwell. We now have Deputy Adam Brady who replaced the void. Deputy Brady moved in and has been very active in providing reports to the office of anything that occurs on property. Both Deputy Harrington and Brady work together to keep the office informed of any criminal activity that happens.
- Victory Park continues to receive calls regarding water leaks. We currently have 7 units that need to be re-piped. Maintenance is completed 1 of the 7 as of 2/21/25. It is a slow process, we at one time had 12 that had the slab leak, but we are working on them as soon as we can.

Other Business

Commissioner Thornton informed the board that due to the current administration's decision to suspend the USDA Scholarship program for historically black colleges and universities (HBCU's), he could not remain in good conscience on the board. Commissioner Thornton explained that he has recruited a young lady who attends his Alma Mater, South Carolina State University and receives the USDA scholarship. The thought of her not receiving her USDA scholarship was unconscionable.

Ms. Hyson informed Commissioner Thornton that USDA reinstated the HBCU scholarship. After confirming, Commissioner Thornton agreed to remain on the board.

Next Meeting

The next meeting will be scheduled and all advised.

Adjournment

Seeing that there was no other business, the meeting was adjourned at 2:20 P.M.



**INDIAN RIVER COUNTY HOUSING AUTHORITY
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IRCHA Minutes
April 22, 2025 @ 1:00 PM

Commissioners

Willie Richardson, Chair
Joseph Idlette, Vice Chair
Johnny Thornton, Commissioner

Management Agent

Ramona Hyson, Nelson & Associates, Inc.
Cassandra Green, Executive Director
Greg Hyson, Nelson & Associates, Inc.

Others

Call to Order

Willie Richardson, Chair called the meeting of the Indian River County Housing Authority (IRCHA) Board of Commissioners to order at 1:14 p.m. All board members were present.

Invocation

Rev. Willie Richardson, Commissioner, led the meeting with a word of prayer.

Public Comment:

Housing Advisor Ray Leitschuh, Indian River Habitat for Humanity and Monica Neach applicant attended the meeting and asked questions regarding the application process and future plans of the IRCHA.

Approval of Minutes 2/25/2025

Vice Chair Idlette made a motion to approve the minutes. Commissioner Thornton seconded the motion, which passed unanimously.

Approval Of Architect Agreement

Gregory Hyson presented the proposed AIA B-101 standard form of agreement between owner and architect, cool and cobb engineering company for the developmental design, plans and specifications

and construction supervision of the rehabilitation of Victory Park Apartments and Orangewood Park Apartments.

Commissioner Thornton made a motion to approve the execution of the agreement pending USDA RD approval. Vice Chair Idlette seconded the motion, which passed unanimously.

HB 837 / CPTED ASSESSMENTS

Ms. Hyson reviewed the CPTED assessments conducted by Signal of Tampa. She stated that a follow-up site lighting study will be conducted by GOECOFI. The studies will be used to work with FPL to enhance the lighting at both properties.

Status of USDA NOSA Applications / Predevelopment Loan / Discussion / Architect Agreement-

Gregory Hyson provided copies of the HAC development loan commitment sheets, HAC Promissory Notes and other related documents included in the board packets for each development in the amount of \$100,000 to pay for all necessary predevelopment expenses associated with the rehabilitation of both projects.

Mr. Hyson discussed the Comprehensive Needs Assessment and 504 Transition Plan.

Management Report:

Ramona Hyson reviewed the **monthly financial reports as of March 31, 2025.**

Executive Director's Report: Ms. Green reported the following:

Since the last Board meeting, the following occurred.

- The summer food program will begin, June 4 – July 31, 2025. It was requested by the program that we provide a cover for families at Orangewood. We will purchase a tent to put up for the children.
- We did our first community cook out for the families at victory and Orangewood families on 4/17/25. We received many items from the food truck, so we used the food to feed the community. We had seventy-five families that participated. We plan to have a quarterly gathering for the families.

- The Sheriff's department have continued to collaborate with us and have been hands on with the families. The removal of a few problem families gives more peace to the families.

Other Business

Next Meeting

The next meeting will be scheduled and all advised.

Adjournment

Seeing that there was no other business, the meeting was adjourned at 2:42 P.M.



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IRCHA Minutes
September 23, 2025 @ 1:00 PM

Commissioners	Management Agent	Others
Willie Richardson, Chair Joseph Idlette, Vice Chair Johnny Thornton, Commissioner	Ramona Hyson, Nelson & Associates, Inc. Cassandra Green, Executive Director Greg Hyson, Nelson & Associates, Inc.	

Call to Order

Willie Richardson, Chair called the meeting of the Indian River County Housing Authority (IRCHA) Board of Commissioners to order at 1:02 p.m. All board members were present; Johnny Thornton attended virtually due to health reasons.

Invocation

Rev. Willie Richardson, Commissioner, led the meeting with a word of prayer.

Public Comment:

None

Approval of Minutes 4/23/2025

Vice Chair Idlette made a motion to approve the minutes. Commissioner Thornton seconded the motion, which passed unanimously.

Status of USDA NOSA Applications / Predevelopment Loan /Discussion

Gregory Hyson advised that management and legal counsel are finalizing the HAC predevelopment loan documents for execution. He elaborated that the predevelopment loan in the amount of \$100,000

will be used to pay for all necessary upfront predevelopment expenses associated with the rehabilitation of both projects. He stated that both loans will be paid off at closing and have been approved by USDA RD.

In light of questions and concerns from board members it was decided to schedule a virtual meeting with Attorney Tracy L. Woodard, from Saxon Gilmore & Carraway, P.A., for Wednesday, October 22nd at 1:00 PM EST to discuss the HAC Predevelopment Loan. Also, for Attorney Woodard to ensure clarity and assurance that neither the Chairperson (as Signatory) nor any Board member will incur personal liability or financial obligation in connection with the HAC Loan, as well as any subsequent loans or grants, in their capacity as Board members.

Management Report:

Ramona Hyson reviewed the **monthly financial reports as of August 30, 2025.**

Ms. Hyson reviewed the pending claims and/or incidents that are being managed via the insurance company:

Jalisa Brown - Eviction

Sylphida Ovil – Slip and fall

Estate of Kevin Dobson – Shooting in 2021- Still being investigated

Ms. Hyson informed the board that USDA RD approved the proposed rent increase effective 10/1/2025

Executive Director's Report: Ms. Green reported the following:

Since the last Board meeting, the following occurred.

- Back to School was another successful event. The kids enjoyed the face painting, waterslides, bounce houses and of course the food. This year we partnered with iThink, and they came out with school uniforms and backpacks for the kids. (Pictures attached)
- Jenkins Tree Trimming is on property and cutting back the trees for the properties. They are still doing the tree trimming and expect to complete the task before the middle of next month.
- We continue to deal with water leaks and now we are seeing more roof leaks. We continue to have major issues on property.

- 4. Treasure Coast Food Bank will provide food boxes to all senior citizens who have signed up. The boxes are delivered to their apartments

Other Business

Next Meeting

A special meeting will be scheduled for October 22nd at 1:00 PM.

Adjournment

Seeing that there was no other business, the meeting was adjourned at 1:55 P.M.



**INDIAN RIVER COUNTY HOUSING AUTHORITY
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IRCHA Minutes
October 22, 2025 @ 1:00 PM
Virtual Meeting

Commissioners

Willie Richardson, Chair
Joseph Idlette, Vice Chair
Johnny Thornton, Commissioner

Management Agent

Ramona Hyson, Nelson & Associates, Inc.
Cassandra Green, Executive Director
Greg Hyson, Nelson & Associates, Inc.

Others

**Saxon Gilmore &
Carraway, P.A**
Tracy L. Woodard,

Call to Order

Willie Richardson, Chair called the special meeting of the Indian River County Housing Authority (IRCHA) Board of Commissioners to order at 1:00 p.m. All board members were present.

Invocation

Rev. Willie Richardson, Commissioner, led the meeting with a word of prayer.

Public Comment:

None

Approval of Minutes 9/23/2025

Vice Chair Idlette made a motion to approve the minutes. Commissioner Thornton seconded the motion, which passed unanimously.

Discussion with Attorney Tracy L. Woodard

In light of questions and concerns from board members regarding personal liability when signing loan documents, Attorney Tracy L. Woodard, from Saxon Gilmore & Carraway, P.A.,

assured the board that neither the Chairperson (as Signatory) nor any Board member will incur personal liability or financial obligation in connection with the HAC Loan, as well as any subsequent loans or grants, in their capacity as Board members.

Audit Engagement Letter FYE 9/30/2025:

Ramona Hyson presented the audit engagement letter submitted by Carter & Company, CPAs, LLC to audit the financial statements of Indian River County Housing Authority, which comprise the statement(s) of financial position as of September 30, 2025. The fees for the audit, tax returns and other services will be \$13,000.

Commissioner Thornton made a motion to approve Carter & Company, CPAs, LLC to complete the audit as of September 30, 2025. Vice Chair Idlette seconded the motion, which passed unanimously.

Other Business

Ms. Green advised that the policer officer at Victory Park will be moving. She will look for a replacement.

Ms. Hyson advised that legal ad presented an Offer to settle the Brown vs. IRCHA and Nelson And Associates, Case number: 312025CA000525AXXXVB in the amount \$50,000. Both the Board and Nelson declined the offer.

Ms. Hyson advised that the Estate of Kevin Dobson Jr. filed a voluntary dismissal without prejudice.

Next Meeting

Ms. Green advised that she will schedule the holiday luncheon with the board and management.

Adjournment

Seeing that there was no other business, the meeting was adjourned at 1:17 P.M.



**INDIAN RIVER COUNTY HOUSING AUTHORITY
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IRCHA Minutes
January 23, 2026 @ 1:00 PM

Commissioners

Willie Richardson, Chair
Joseph Idlette, Vice Chair
Johnny Thornton, Commissioner

Management Agent

Ramona Hyson, Nelson & Associates, Inc.
Cassandra Green, Executive Director
Greg Hyson, Nelson & Associates, Inc.

Call to Order

Willie Richardson, Chair called the meeting of the Indian River County Housing Authority (IRCHA) Board of Commissioners to order at 1:16 p.m. All board members were present.

Invocation

Rev. Willie Richardson, Commissioner, led the meeting with a word of prayer.

Public Comment:

None

Approval of Minutes 10/22/2025

Vice Chair Idlette made a motion to approve the minutes. Commissioner Thornton seconded the motion, which passed unanimously.

Review / Approval 9/30/2025 Draft Audit: Ramona Hyson reviewed the draft audit for 09/30/2025 submitted by Carter & Company, CPAs, LLC. Ms. Hyson highlighted the Summary of Audit Findings as follows:

SUMMARY OF AUDIT RESULTS

1. The auditor's report expresses an unmodified opinion on the financial statements of Indian River County Housing Authority.
2. No material weaknesses were identified during the audit of the financial statements.
3. No instances of noncompliance material to the financial statements of Indian River County Housing Authority were disclosed during the audit.
4. No material weaknesses were identified during the audit of the major federal award programs.
5. The auditor's report on compliance for the major federal award programs for Indian River County Housing Authority expresses an unmodified opinion.
6. Audit findings that are required to be reported in accordance with 2 CFR section 200.515(d) are reported in this Schedule.
7. The programs tested as major programs include:

<u>Federal Assistance Listing Number(s)</u>	<u>Name of Federal Program or Cluster</u>
10.405	Farm Labor Housing Bonds and Grants
10.427	Rural Rental Assistance Payments

8. The threshold for distinguishing Types A and B programs was: \$ 1,000,000
9. The Indian River County Housing Authority did qualify as a low-risk auditee.

Findings-Financial Statements Audit

None

Findings And Questioned Costs-Major Federal Award Programs Audit

None

Commissioner Thornton made a motion to approve the draft audit. Vice Chair Idlette seconded the motion, which passed unanimously.

Status of USDA NOSA Applications / Predevelopment Loan /Discussion

Gregory Hyson advised that the HAC predevelopment loans have been approved. He elaborated that the predevelopment loan in the amount of \$100,000 will be used to pay for all necessary upfront predevelopment expenses associated with the rehabilitation of both projects i.e., Architectural fees etc. He stated that both loans will be paid off at closing and have been approved by USDA RD.

Legal Team

Mr. Hyson also advised the board that Effective January 26, 2026, the attorneys and support staff of Saxon | Gilmore are joining DarrowEverett LLP, a full-service law firm with offices in Miami and Boca Raton, Florida, and four other states. Mr. Hyson stated that the Board's legal team work continues from the office in Tampa.

Management Report:

Ramona Hyson reviewed the **monthly financial reports as of November 25, 2025.**

Ms. Hyson reviewed the pending claims and/or incidents that are being managed via the insurance company:

Jalisa Brown – Eviction – Settled

Sylphida Ovil – Slip and fall - Being investigated

Estate of Kevin Dobson – Shooting in 2021- Dropped

Executive Director's Report: Ms. Green reported the following:

- The properties recently went through an inspection with a private group (Tribal 1), on behalf of USDA. The inspector lasted 2 days and a total of 34 units were inspected between the properties. We are continuing to rectify the findings, which included: missing smoke detectors, exterior tripping issues, GFI's, etc. We are close to closing all findings.
- We continue to deal with water leaks and now we are seeing more roof leaks. The residents' water bills are substantially higher. The following agencies are assisting with the payment of water bills:

Indian River County Human Services
Salvation Army
St. Vincent DePaul
St Helens Catholic

The water company credited some bills depending on the overage and the balance is paid from operations.

- For the month of February, we are planning to have a Black History Drawing Contest with children ages 6-12. The children will receive gift cards for 1st and 2nd place. The children drawings will be placed through our Teams for managers to judge. We hope to encourage our children will participate. Once a winner is selected, we would like to have the children take pictures with our commissioners, if available.

- Since Deputy Harrington no longer residing on the property, we were able to replace him with Deputy Omari Green. Deputy Green moved in January 16, 2026, at Victory Park.

Other Business

Commissioner Idlette expressed concern that the Governors office has not appointed additional board members, in spite of several applications, including Officer Harrington. Ms. Green will again reach out to the Governor's Office regarding the status of applications.

Next Meeting

Meeting will be scheduled for the following dated and special meetings as deemed necessary:

March 18th

May 20th

October 14

Adjournment

Seeing that there was no other business, the meeting was adjourned at 2:18 P.M.



**INDIAN RIVER COUNTY HOUSING AUTHORITY
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IRCHA Minutes
March 18, 2026 @ 1:00 PM

Commissioners

Willie Richardson, Chair
Joseph Idlette, Vice Chair
Johnny Thornton, Commissioner

Management Agent

Ramona Hyson, Nelson & Associates, Inc.
Cassandra Green, Executive Director
Greg Hyson, Nelson & Associates, Inc.

Call to Order

Willie Richardson, Chair called the meeting of the Indian River County Housing Authority (IRCHA) Board of Commissioners to order at 1:00 p.m. All board members were present.

Invocation

Rev. Willie Richardson, Commissioner, led the meeting with a word of prayer.

Public Comment:

None

Approval of Minutes 1/23/2026

Vice Chair Idlette made a motion to approve the minutes. Commissioner Thornton seconded the motion, which passed unanimously.

Discussion IRC Section 8 Meeting /Follow up Commissioner Flescher/ Request for a meeting

Ramona Hyson discussed the virtual meeting held on February 27th with Gil Plourde and Stacey Bush of the Indian River County Housing Services Division, Joe Idlette, IRCHA Vice Chair, Greg Hyson, and Cassandra Green. The purpose of the meeting was to have an open discussion regarding the

concerns encountered when conducting Section 8 Voucher Holder inspections. Mr. Plourde and Ms. Bush also expressed concern regarding the water line breaks and excessive water bills.

Ms. Hyson informed Mr. Plourde and Ms. Bush that Board and its management agent, Nelson & Associates, Inc., are fully aware of the conditions at Victory Park Apartments and Orangewood Park Apartments and have been actively working to address the long-term needs of these communities. To that end, on behalf of IRCHA, Nelson & Associates, Inc. successfully submitted applications to USDA Rural Development under the Section 514 Off-Farm Labor Housing loan program and the Section 516 grant program to rehabilitate both properties. And these efforts resulted in a combined \$7.7 million award in federal loans and grants, which will significantly improve and preserve these important affordable housing communities. In the interim, increasing waterline failures are creating operational challenges that IRCHA wants to discuss further with the County and Commissioner Flescher as IRCHA works toward closing on the federal funding.

Mr. Plourde and Ms. Bush requested, copies of IRCHA Board minutes (December 2024–January 2026) and the preliminary project descriptions and Sources and Uses for both developments.

Ms. Hyson informed the board that the requested information was sent to Cindy Emerson Indian River County, Community Services Department Director along with a letter with a copy to Commissioner Joseph E. Flescher requesting to meet with the Commissioner and other County representatives to discuss potential County resources or emergency assistance that could help stabilize the properties and protect residents during this interim period.

Cassandra Green informed the Board that she has made several attempts to speak to Commissioner Flescher but to no avail. Ms. Hyson informed the Board that news article indicates that Commissioner Flescher will not seek reelection to a fifth term. Vice Chair, Idlette, encouraged management to reach out to the County to request a meeting to discuss County assistance to alleviate the immediate problem for residents.

Commissioner Thornton stressed the need for a plan to get in front of the problems.

Status of USDA NOSA Loan /Discussion

Gregory Hyson advised that USDA approved Cool & Cobb Engineering as the architect, and that they would begin preparing plans and specifications. He elaborated that the predevelopment loan in the amount of \$100,000 will be used to pay for all necessary upfront predevelopment expenses associated with the rehabilitation of both projects i.e., Architectural fees etc.

Management Report:

Ramona Hyson reviewed the **monthly financial reports as of February 2026.**

Executive Director's Report: Ms. Green reported the following:

- The property continues to experience ongoing challenges with water leaks, resulting in significant costs that impact the property and our residents. We remain focused on

working closely with families and partner agencies to help address the high financial burden these issues create. However, due to recent funding cutbacks among many of these agencies, less financial assistance is available to support our families.

- In some cases, water bills have exceeded \$3,000, which creates expenses that are difficult to anticipate or include in the property's budget. Despite these challenges, we continue to do our best to assist affected families. The water company may provide a credit based on the number of gallons used, but while helpful, these credits often do not fully offset the cost of the bill.
- We are currently short-staffed in our maintenance department due to the loss of staff from death and illness. While we are actively working to fill these vacancies, we are experiencing difficulty finding qualified and experienced maintenance personnel.
- We are pleased to announce that four of our children participated in the Black History Drawing Contest. Their artwork will be displayed at the meeting; however, the children will not be able to attend since they will be in school at that time.
- Although the contest recognizes 1st through 3rd place, we plan to celebrate all of the children as winners. We will schedule a separate time to take pictures with them and congratulate them for their participation. Each child will receive a gift certificate in recognition of their efforts.

Other Business

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Next Meeting

May 13th

Adjournment

Seeing that there was no other business, the meeting was adjourned at 2:15 P.M.



**INDIAN RIVER COUNTY HOUSING AUTHORITY
C/O Victory Park Apartments
3980 King Place
Vero Beach, Florida 32967
Office (772) 567-6182 Fax (772) 567-6129**

IRCHA Minutes
May 13, 2026 @ 1:00 PM

Commissioners

Willie Richardson, Chair
Joseph Idlette, Vice Chair
Johnny Thornton, Commissioner

Management Agent

Ramona Hyson, Nelson & Associates, Inc. (Virtual)
Cassandra Green, Executive Director
Greg Hyson, Nelson & Associates, Inc. (Virtual)

Call to Order

Willie Richardson, Chair called the meeting of the Indian River County Housing Authority (IRCHA) Board of Commissioners to order at 1:13 p.m. All board members were present.

Invocation

Rev. Willie Richardson, Commissioner, led the meeting with a word of prayer.

Public Comment:

None

Approval of Minutes 3/18/2026

Vice Chair Idlette made a motion to approve the minutes. Commissioner Thornton seconded the motion, which passed unanimously.

Discussion Follow up Commissioner Flescher/ IRC/ Request for a meeting

The Board discussed the many attempts to seek County assistance in addressing the concerns at Victory Park Apartments and Orangewood Park Apartments. Ms. Cassandra Green informed the Board that she had made several attempts to speak with Commissioner Joseph E. Flescher; however,

those efforts were unsuccessful. Ms. Ramona Hyson further advised the Board that recent news articles indicated that Commissioner Flescher will not seek reelection to a fifth term.

Vice Chair Idlette encouraged management to continue outreach efforts to Indian River County and formally request a meeting to discuss potential County assistance to help alleviate the immediate concerns affecting residents at both communities.

Ms. Hyson reported that Nelson & Associates, Inc. previously worked collaboratively with Palm Beach County when the Belle Glade Housing Authority was awarded approximately \$10,680,000 in USDA Rural Development loans and grants for the rehabilitation of affordable housing communities. As a result of the federal award, Palm Beach County provided an additional \$2,500,000 funding commitment to support the overall redevelopment efforts.

Ms. Hyson further stated that it is common for counties to partner financially with housing authorities and affordable housing developments when substantial federal funding has been secured, particularly when the improvements directly benefit local residents and preserve affordable housing opportunities within the community.

Ms. Green advised the Board that contact was made with the County Administrator's Office, which referred her to the Office of Management & Budget to speak with Kristin Daniels, Director of the Office of Management & Budget for Indian River County. Ms. Green reminded the Board that she had previously met with the County Administrator for the Indian River County Board of County Commissioners, John Titkanich, during the latter part of 2024 to seek assistance and support.

Ms. Green also referred to an email from Ms. Daniels stating, "No new Agency requests for funding will be approved in FY 2017/18 or thereafter." Furthermore, the period for Agency funding applications closed on May 1, 2026.

It was the consensus of the Board that management should continue outreach efforts and keep the Board informed of any updates regarding potential County participation or assistance. The Board further expressed its belief that the County has an obligation to assist the approximately 200 families residing at Victory Park Apartments and Orangewood Park Apartments.

Status of USDA NOSA Loan /Discussion

Mr. Gregory Hyson advised the Board that he recently met onsite with the design and architectural firm, Cool & Cobb Engineering Company, to review the design and development documents for the proposed rehabilitation project.

Mr. Hyson stated that it is management's goal to submit all required documents to USDA Rural Development by September 30, 2026, with the objective of achieving a financial closing by December 31, 2026, and commencing construction during the first quarter of 2027.

Mr. Hyson further explained the bond validation process to the Board and noted that certain background information and documentation related to previous bond issuances are currently unavailable or missing, which may require additional research and coordination as part of the development process.

Management Report:

Ramona Hyson reviewed the **monthly financial reports as of 3/31/ 2026.**

USDA Physical Inspection Reports

Ms. Hyson reviewed the inspection reports recently received from the inspections conducted in January by Tribal One. Both reports showed overall declining conditions which will be addressed with the rehab. Ms. Green was instructed to implement a routine pest control program.

Executive Director's Report:

Ms. Green reported the following:

The Mobile Food Program that delivers summer meals will no longer be available to our community. Children will now have to go to the schools to pick up lunches or go to a designated area for the lunches.

The Sheriff's Office have installed a device that will alert them of the exact area of any gunshots. This will help them be able to determine locations and person involved in any shooting faster.

Since the inspection that was done on the property in January, all work needed has been completed and we have become more aggressive in getting tenants to make staff aware of issues they may have at their units. We have tried to get all families to use the vents in their units to avoid the moisture build up from the heat and cold, which does cause mildew to develop.

We have several families that we have filed evictions for non-payment of rent and when the eviction is filed, they are seeking Legal Aid to avoid the eviction. We are working with the attorney, but it is frustrating when tenants use minor maintenance as their excuse for not paying their rent. We will not know what is going on in every unit unless the families contact staff and many fail to reach out. We inspect our units every year, but in between we do expect our tenants to let us know. Many of the maintenance issues were never recorded and most of them are minor.

We have had to pay for several Mold inspections to verify that Mold is not in the units. We know we have a water leak issue, but many of our families do not use their exhaust fans properly. We have sent notices to our families asking them to use the exhaust fan to cut down on the mildew buildup.

Other Business

Next Meeting

August 13th

Adjournment

Seeing that there was no other business, the meeting was adjourned at 2:37 P.M.