

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

MINUTES OF THE REGULAR MEETING
September 17, 2026 | 1:00 P.M.

COMMISSIONERS PRESENT

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

LEGAL COUNSEL
Kaye Ann Baxter

MANAGEMENT / STAFF PRESENT
Ramona Hyson, Management Agent
Cassandra Green, Executive Director
Makita Lucas, Assistant Manager
Gregory Hyson, Management Agent

OTHERS PRESENT
Victoria Barker
Kate Regalbut
Shivanna McGriff -
Greg Campbell - Court Reporter
Larry Reisman - TC Palm
Jasmine Anderson- Tenant
JaShani Anderson - Tenant

CALL TO ORDER

Chair Willie Richardson called the regular meeting of the Indian River County Housing Authority (IRCHA) Board of Commissioners to order at 1:00 p.m.

INVOCATION

Rev. Willie Richardson led the meeting with an invocation.

PUBLIC COMMENT

Jasmine Anderson, Tenant
Ms. Anderson stated that she received a seven-day notice related to an incident and expressed concern that other residents had engaged in similar conduct without receiving the same action. She

also stated that she had previously been stabbed by another tenant during an altercation and believed that no action had been taken regarding that incident.

Ms. Anderson further alleged that Ms. Green had authorized maintenance staff to perform repairs in her unit because Ms. Green knew she was friends with another resident, Ebony Thomas.

Ms. Anderson expressed additional concerns regarding her interactions with Executive Director Cassandra Green and Management Agent Ramona Hyson. She stated that Ms. Green had been pleasant toward her when she initially moved into the property but that their interactions had changed over time.

Ms. Anderson also expressed dissatisfaction with her interactions with Ms. Hyson and stated that she had recorded a conversation for her own safety.

Ms. Hyson advised Ms. Anderson that she would follow up with her after the meeting regarding the concerns raised.

APPROVAL OF MINUTES - MAY 13, 2026

Motion by: Joe Idlette
Seconded by: Johnny Thornton
Vote/Disposition: **Motion passed unanimously**

APPROVAL OF MINUTES – AUGUST 3, 2026

Motion by: Johnny Thornton
Seconded by: Joe Idlette
Vote/Disposition: **Motion passed unanimously**

ACTION ITEM - AUDIT ENGAGEMENT LETTER, FISCAL YEAR ENDING SEPTEMBER 30, 2026

Ramona Hyson presented the audit engagement letter for the fiscal year ending September 30, 2026, prepared by Carter & Company, CPAs, LLC. The fees for the audit, tax returns and other services will be $13,250.

Motion by: Joe Idlette
Seconded by: Johnny Thornton
Vote/Disposition: **Motion passed unanimously**

INDIAN RIVER COUNTY FOLLOW-UP

Ramona Hyson provided follow up and copies of correspondence to IRC regarding the ongoing water line breaks and related infrastructure problems and the need for immediate funding including:

Letter dated March 10, 2026, to Cindy Emerson, Director Community services Department, IRC
Letter dated May 20, 2026, to John Titkanich, Jr., County Administrator, requesting a meeting.

Follow-up email to John Titkanich, Jr., County Administrator, IRC regarding meeting held June 9, 2026.
Ms. Hyson stated she has not received any feedback or follow up from the County.

USDA REHAB LOANS / GRANTS - STATUS UPDATE

Gregory Hyson, Management Agent, provided an update on the status of the USDA Rural Development (USDA RD) rehabilitation loans and grants for Victory Park and Orangewood Park Apartments. Mr. Hyson outlined the following steps in the rehabilitation process:

1. Preparation of Plans and Specifications: Cool and Cobb Engineering Company is currently preparing the plans and specifications for the proposed rehabilitation work.

2. Water Line Replacement: The rehabilitation will include replacing deteriorating water lines that have experienced repeated breaks and continue to cause significant maintenance concerns.

3. USDA RD Approval: USDA Rural Development must review and approve the proposed scope of work, plans, and specifications before the project can proceed.

4. Environmental Assessment: An environmental remediation assessment will be included as part of the rehabilitation planning process.

5. Construction Bidding: Bid packages will be prepared to solicit competitive bids from qualified construction contractors.

6. Contractor Approval: The selected construction contractor will be subject to USDA RD review and approval.

7. Budget Considerations: The final scope of rehabilitation work will need to be evaluated and adjusted as necessary to ensure that the project remains within the available funding and approved budget.

Mr. Hyson emphasized that the scope of work must be aligned with the available rehabilitation funding and that the project will proceed through the required USDA RD review and approval process.

MANAGEMENT REPORT

Ramona Hyson reviewed the monthly financial reports as of 8/31/ 2026.

Fire Unit – Ramona Hyson updated the board on the fire at 3958 Lincoln Drive on 7/29/2026 - Latoya Ross. Ms. Green stated that the report showed that the fire was caused by a pot left on the stove. The fire was reported to the insurance company to open a claim and assign an Adjuster . Ms. Green stated that the unit next to the fire unit incurred damage and that power was out on the entire row.

EXECUTIVE DIRECTOR'S REPORT

Ms. Green reported the following:

Back-to-School Bash

The Back-to-School Bash was a tremendous success, and we are happy to report that the children truly enjoyed the event. It was a wonderful opportunity to bring our families together and celebrate the start of a new school year.

We are especially thankful that Commissioner Idlette was able to attend and support our community.

We would also like to express our sincere appreciation to Christo's Landscape, Father & Son, The Roof Authority, and The Women Center for their generous financial donations and support.

Our children received backpacks and a full-course meal, making the event both enjoyable and beneficial for our families.

Thank you to everyone who helped make the Back-to-School Bash a great success!

Welcome to Victory Park

We are happy to announce that Detective Ryan Hartman of the Indian River County Sheriff's Office has expressed interest in becoming a resident of Victory Park. We are excited to welcome him to our community and look forward to having him as part of the Victory Park family.

We believe having law enforcement professionals as members of our community is a positive addition and another step toward promoting a safe, secure, and welcoming environment for all of our families.

NEXT MEETING

October 27, 2026

Regular Meeting adjourned at 1:50 p.m.

EXECUTIVE SESSION WITH LEGAL COUNSEL

The Board addressed the agenda item for an executive session with legal counsel.

The Board and Attorney discussed pending legal matters regarding ongoing litigation.

Persons attending the closed session:
Rev. Willie Richardson, Chair
Joseph Idlette, Vice Chair
Johnny Thornton, Commissioner,
Kaye Ann Baxter, Attorney

Cassandra Green, Executive Director

Attorney-Client Session: 1:50 - 2:18 p.m.

Respectfully submitted,

_____
Cassandra Green, Executive Director / Board Secretary

Approved by:

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Rev. Willie Richardson, Chair