



***“MOVING TO FPHASIF  
WAS A SEAMLESS  
TRANSITION...”***

***IT SAVED OUR AGENCY  
A TREMENDOUS AMOUNT  
OF MONEY!”***

*- Leticia Skipper, Collier County Housing Authority*

**[WWW.FPHASIF.COM](http://www.fphasif.com)**

**STOP BY OUR BOOTH  
AND ENTER OUR  
DRAWING TO WIN A  
\$100 GIFT BASKET**

The Florida Association of Housing and Redevelopment Officials

# 2010 Annual Convention & Trade Show Program



**FAHRO & HUD**

***Housing Florida  
Now More Than Ever***

**AUG. 10<sup>th</sup> - 13<sup>th</sup>**

**HILTON WALT DISNEY WORLD RESORT  
Orlando, Florida**



***Where You Will Find:***

- Networking
- Education
- Advocacy
- Trade Show

# Give your tenants lower power bills

with our low- and no-cost energy-saving  
multifamily improvement programs.

Learn how to save energy and money every month.  
It's easy. Just call **1.866.843.6546**.



**SAVE THE WATTS**  
.COM

Progress Energy

©2010 Progress Energy Florida, Inc. 10-0627 07/10



The non-profit association representing the officials providing affordable housing in Florida

August 11, 2010



Dear FAHRO Members and Friends,

Welcome to Orlando for the FAHRO 2010 Annual Convention and Trade Show! This year's convention, "FAHRO & HUD Housing Florida Now More Than Ever," promises to be another amazing event! I believe you will find it to be an exciting mix of seminars and events that are well worth the cost of registration and more.

All the training sessions were recommended by your colleagues to address the issues you need to know to be successful in the current housing environment. The training agenda has tracks dedicated to Commissioners, Housing Choice Vouchers, and Public Housing to ensure that the curriculum will meet the needs of everyone present. Be sure to visit the Exhibit Hall. It will be full of vendors, sponsors, members, and YOU!

As the president of FAHRO, I have promoted the theme, "Participation Pays." It is designed to encourage members to participate more actively in your association. Thanks to the hard work of volunteers and staff, as well as the commitment of dedicated members like you, we have seen increased attendance, input, and participation across the board.

We have stuck together through the good and bad times as a family. Now that you are here, it is time for us to celebrate our accomplishments and lay the foundation for future success. I am glad you are here. Enjoy, learn and have fun!

William Russell  
FAHRO President

risk-free savings



Reduced energy cost, improved financial accountability, new sources of capital, job creation, resident education, improved PHA scores, improved occupancy rates, modernizing housing units and securing federal grants – all outcomes of sustainability programs Honeywell has delivered to housing authorities across the country. Honeywell operates a dedicated Public Housing Authority business that focuses on the unique and challenging needs of this dynamic market. With laser-sharp attention to PHAs' strategic goals, Honeywell will design a process that makes the most of your time, resources and opportunities. We salute the Florida Association of Housing and Redevelopment Officials.

# Honeywell

To learn more about Honeywell Energy Savings Performance Contracting for Public Housing, call our dedicated Public Housing Authority Team at **904-238-2185**. © 2010 Honeywell International Inc.

## FAHRO BOARD OF DIRECTORS 2010 - 2013

### President

William Russell  
*Sarasota Housing Authority*

### President Elect

Vacant

### Immediate Past President

Gail Sansbury  
*Ft. Walton Beach Housing Authority*

### Vice President – Treasurer

Marcus Goodson  
*Ft. Myers Housing Authority*

### Vice President – Secretary

Pamela Brewster  
*DeFuniak Springs Housing Authority*

### Commissioner at Large

George Stakley  
*Crestview Housing Authority*

### Member at Large

Kevin Cregan  
*Broward County Housing Authority*

### Member at Large

Pete Gamble  
*Daytona Beach Housing Authority*

### Member at Large

Jerome Ryans  
*Tampa Housing Authority*

### Member at Large

Miguel del Campillo  
*Miami Beach Housing Authority*

### Member at Large

Catherine Reddick  
*Bartow Housing Authority*

### Member at Large

Laurel Robinson  
*West Palm Beach Housing Authority*

## FAHRO COMMITTEE CHAIRS 2010

### State Affairs

Marcus Goodson  
*Fort Myers Housing Authority*

### Technology Committee

Larry Shoeman  
*Avon Park Housing Authority*

### Education

Vacant

### Peer Assistance Network

Vacant

### Scholarship

Pam Davis  
*Deerfield Beach Housing Authority*

### Budget & Audit

Miguel del Campillo  
*Miami Beach Housing Authority*

### Site Selection

Bill Russell  
*Sarasota Housing Authority*

### Associate Member Advisory Council

Maria Burger  
*Housing Authority of the City of Stuart*

### Communications & Public Relations

Lisa Landers  
*Winter Haven Housing Authority*

### Federal Affairs

Pete Gamble  
*Daytona Beach Housing Authority*

# Do you Hesitate at Starting a New Project?

GreenPath has a solution. We can identify when and where energy is used and provide one-stop shopping on projects such as:

- Energy audits
- Weatherization of buildings
- Lighting retrofits
- HVAC upgrades
- Energy management systems
- Energy monitoring and Sub-metering

GreenPath will find the best and most cost-effective energy efficiency technologies with the greatest saving and fastest paybacks. We are expert energy resource managers.



3218 E. Colonial Dr., Suite G, Orlando, FL 32803

www.GreenPathEnergySolutions.com | Email: sgraham@greenpathes.com

Office: (407) 825-3532 | Direct: (321) 948-3623

## FAHRO COMMITTEE CHAIRS 2010 (cont...)

### Disaster Preparedness & Response

Beth Kincey  
Broward County Housing Authority

### Nominations

Gail Sansbury  
Ft. Walton Beach Housing Authority

### Bylaws

Rob Rogers  
Manatee County Housing Authority

### Small Agency

Pamela Brewster  
DeFuniak Springs Housing Authority

### Past President's Council

Gail Sansbury  
Ft. Walton Beach Housing Authority

### Strategic Planning & Management

Kevin Cregan  
Broward County Housing Authority

### Awards

Catherine Reddick, Bartow Housing Authority

## MISSION STATEMENT

FAHRO is committed to the professional development of the people who provide public and assisted housing in Florida by offering a network for increased communication and education. We will continue to support legislation for the improvement and development of affordable housing and economic opportunities.

## FAHRO PAST PRESIDENTS

1939 – 1941	Walter G. Ramsuer	1971 – 1972	Ralph Carey
1941 – 1942	George W. Johnson	1972 – 1973	Howard Harris
1942 – 1943	James T. Daniels	1973 – 1974	Joseph Kelley
1943 – 1944	James G. Bendingfield	1974 – 1975	Calvin P. Ogburn
1944 – 1945	Ray O. Edwards	1975 – 1976	John Van Ness
1945 – 1946	Wallace B. Kirke	1976 – 1977	Frank C. Chavers
1946 – 1947	Emil A. Nordstrom	1977 – 1978	Dean S. Robinson
1947 – 1948	Colin Murchison	1978 – 1979	Nan Gordon
1948 – 1949	George M. White	1979 – 1980	Ronald T. Rotella
1949 – 1950	Thomas A. Dyer	1980 – 1981	Jerry Lang
1950 – 1951	J. T. Knight	1981 – 1982	Melvin Adams
1951 – 1952	J. N. Miller	1982 – 1983	Paul Tanner
1952 – 1953	Paul A. Colton	1983 – 1984	Mike Rogers
1953 – 1954	C. W. Hickey	1984 – 1985	Mike Rogers
1954 – 1955	Thomas A. Dyer	1985 – 1986	Juanita Holloway
1955 – 1956	Earl J. Pound	1986 – 1987	Richard Bowers
1956 – 1957	Philip R. McGowin	1987 – 1988	Roger Braun
1957 – 1958	Gordon L. Bradley	1988 – 1989	Larry Shoeman
1958 – 1959	Gordon L. Bradley	1989 – 1990	Deborah Vincent
1959 – 1960	Gardmer E. Dickinson	1990 – 1991	Robert Rogers
1960 – 1961	Haley Sofge	1991 – 1992	Marilyn Phillips
1961 – 1962	S. E. Lorimier	1992 – 1993	Jean Kelly
1962 – 1963	James W. Van	1993 – 1994	Karen Godley
1963 – 1964	George W. Lubke	1994 – 1995	Audley Evans
1964 – 1965	George W. Lubke	1995 – 1996	Fred N. Thomas, Jr.
1965 – 1966	Martin Fine	1996 – 1997	Lynda Hinckley
1966 – 1967	Henry A. Simpson	1997 – 1998	Dorothy Sasser
1967 – 1968	Paul S. Buckman	1998 – 1999	Kathy Haynes
1968 – 1969	Gerald E. Metko	1999 – 2001	Sam Brunson
1969 – 1970	Norman V. Watson	2001 – 2003	Gail Monahan
1970 – 1970	E. Whitford "Bud" Ware	2003 – 2005	Richard Turner
1970 – 1971	Herbert Underwood	2005 – 2007	Jerome Ryans
		2007 – 2009	Gail Sansbury

## FAHRO LIFE MEMBERS

Melvin Adams	John Fredrick	Alice Oldham
Dick Bowers	Karen Godley	H. Vann Rhodes
R. G. Boyd	Nan Gordon	Dean Robinson
Rev. Carl Brinkley	Edward Johnson	Larry Shoeman
Ralph Carey	Jean Kelly	Fred Srozyk
Frank C. Chavers	Jerry Lang	Paul Tanner
Rev. Milton Curry	Ray McDaniel	Fred N. Thomas, Jr.
Audley Evans	Gerald Metko	Deborah Vincent
Martin Fine, Esq.	Calvin Ogburn	E. Whitford Ware





Appliances For Apartments  
**800-654-7721**

**Don't Get Buried in JUNK!**



**Paying you CA\$H for KLUNKERS**  
**Since 1978**

**Factory Authorized Distributor for:**



**GE Appliances**

**FRIGIDAIRE**



[www.ARDonline.com](http://www.ARDonline.com)

**2010 EXHIBITION AND TRADE SHOW**

Meet with the leaders in housing products and services. Ask the questions of the experts and learn how you can save and benefit from doing business with FAHRO's Associate Members and supporters.

**Exhibit Hall Hours**

The exhibit hall will be open throughout the convention until Thursday afternoon at 4:00 pm. We encourage you to visit our vendors during the seminar breaks. We have arranged to have Wednesday and Thursday's breakfast and breaks in the exhibit hall so take advantage of the opportunity to grab refreshment and see what resources are available to you.

Tuesday, August 10 <sup>th</sup>	5:30 pm – 7:30 pm
Wednesday, August 11 <sup>th</sup>	8:00 am – 7:30 pm
Thursday, August 12 <sup>th</sup>	8:00 am – 7:30 pm

**SPECIAL EVENTS DURING THE CONFERENCE**

Evening reception, drink tickets and banquet are included in you registration.

<b>Welcome Reception</b>	Tuesday, August 10 <sup>th</sup> 5:30 pm - 7:30 pm
--------------------------	---

<b>Legislative Appreciation Reception</b>	Wednesday, August 11 <sup>th</sup> 5:30 pm - 7:30 pm
---	---

<b>FAHRO Annual Celebration Cocktail Party &amp; Banquet</b>	Thursday, August 12 <sup>th</sup> 7:00 pm - 10:30 pm
--	---

<b>FAHRO Annual Charity Golf Tournament Falcon Fire Golf Club</b>	Friday, August 13 <sup>th</sup> 7:30 am - 11:30 am
---	---

**SPECIAL CONVENTION INFORMATION**

**Registration and Information**

The FAHRO registration and information desk is located right outside of the Hilton Walt Disney World Resort Palm Ballrooms and will be open at the following times:

Tuesday, August 10 <sup>th</sup>	4:00 pm – 7:30 pm
Wednesday, August 11 <sup>th</sup>	8:00 am – 4:00 pm
Thursday, August 12 <sup>th</sup>	8:00 am – 4:00 pm

**Name Badges and Tickets**

Name badges have been provided for all attendees and should be worn at all times.

## SPECIAL CONVENTION INFORMATION *(cont...)*

### Ticket Sales

Guests are welcome to join us during our evening receptions and Celebration Cocktail Party & Banquet. They will only need to purchase tickets for the Celebration Cocktail Party & Banquet on Thursday at 7:00 pm. The tickets will be \$66 each. This includes two drink tickets.

FAHRO Welcome Reception	Tuesday, August 10 <sup>th</sup>
FAHRO Legislative Appreciation Reception	Wednesday, August 11 <sup>th</sup>
FAHRO Cocktail Party & Banquet	Thursday, August 12 <sup>th</sup>

### FAHRO Sponsors

We love our sponsors. Please be sure to thank these generous companies for sponsoring our events and supporting our FAHRO Convention! If you get a chance, give their representatives a hug.

FAHRO Annual Celebration Cocktail Party & Banquet	<b>FPHASIF</b>
Annual FAHRO Charity Golf Tournament & Wednesday's Networking Lunch	<b>Progress Energy</b>
Wednesday's Networking Continental Breakfast	<b>Bath Fitter</b>
FAHRO Legislative Appreciation Reception	<b>Mutual of America</b>
FAHRO Welcome Reception	<b>Yardi</b>
Annual FAHRO Charity Golf Tournament	<b>Berman Hopkins Wright &amp; LaHam, CPA's &amp; Associates, LLP</b>

### Incentive Game

Every registrant receives 5 incentive tickets and a vendor passport at registration. A completed vendor passport is worth 25 additional tickets. Simply bring your completed passport to the registration desk to collect your additional tickets. Be sure to write your name on your ticket stubs and deposit them at the registration desk. The Incentive Ticket Drawings will be held at the banquet - and you must be present to win. There will be several prizes of varying amounts so there will be lots of opportunities to win.

### 50/50 Raffle (RED Tickets)

You may purchase RED Raffle Tickets to participate in the 50/50 Raffle. Proceeds go to the Deborah L. Vincent Scholarship Fund and for every ticket you purchase, you get a chance to win half of the money collected.

### Scholarship Ribbons

You make a \$5 dollar donation to the Deborah L. Vincent Scholarship and show your support for the Scholarship Program by wearing scholarship plumage.

### Golf Tournament

Its not too late to register for the FAHRO Charity Golf Tournament at Falcon Fire Golf Club. Registration forms and mulligans are available at the front desk.



## SILENT AUCTION & THE DEBORAH L. VINCENT SCHOLARSHIP FUND

Be sure to visit the silent auction located in the exhibit hall. It will close Thursday, August 12<sup>th</sup> at 2:45 pm. This is a fun event for all involved and contributions go to the Deborah L. Vincent Scholarship fund. The Deborah L. Vincent Scholarship gives college scholarships to deserving resident students. You don't need to be present to win, but....those who bring a donation for the silent auction will receive an ADDITIONAL FIVE MINUTES after the auction closing to make their final bids.

This year we have some really fantastic weekend stay overs that have already been donated (and remember: minimum bid prices are customarily marked below market values).

### SCHEDULE AT A GLANCE

Tuesday, August 10<sup>th</sup>

4:00 pm		<p><b>Registration Desk Open</b> Palm Foyer 2</p> <p><b>FAHRO Welcome Reception</b> Palm Ballroom 1 &amp; 2</p>
4:30 pm		
5:00 pm		
5:30 pm		
6:00 pm		
6:30 pm		
7:00 pm		

### SCHEDULE OF EVENTS

Tuesday, August 10<sup>th</sup>

4:00 pm - 7:30 pm **Registration Desk Open**

5:30 pm - 7:30 pm **FAHRO Welcome Reception**

Sponsored by: YARDI

## Taking Public Housing to a Whole New Level....



## Michael Brady Inc.

Architecture - Engineering - Interiors

100 Colonial Center Pkwy, Ste 230, Lake Mary, FL 32746

Phone: (407) 585-0330 Email: MBIFLA@MBIarch.com

AA260000828 25914 IB260000665

**SCHEDULE AT A GLANCE**

Wednesday, August 11<sup>th</sup>

8:00 am	<b>Networking Continental Breakfast</b> Palm Ballroom 1 & 2	<b>Registration Desk Open</b> Palm Foyer 2
8:30 am		
9:00 am	<b>Opening General Session</b> Palm Ballroom 3 & 4	
9:30 am		
10:00 am		
10:30 am		
11:00 am	<b>Transforming Rental Assistance and the Future of Public Housing</b> Palm Ballroom 3 & 4	
11:30 am		
12:00 pm		
12:30 pm	<b>Networking Lunch</b> Palm Ballroom 1 & 2	
1:00 pm		
1:30 pm		
2:00 pm	<b>State &amp; Federal Affairs Update and Discussion</b> Palm Ballroom 3 & 4	
2:30 pm		
3:00 pm		
3:30 pm	<b>Networking Afternoon Break</b> Palm Ballroom 1 & 2	
4:00 pm	<b>Annual Business Meeting</b> Palm Ballroom 3 & 4	
4:30 pm		
5:00 pm		
5:30 pm	<b>FAHRO Legislative Appreciation Reception</b> Palm Ballroom 1 & 2	
6:00 pm		
6:30 pm		
7:00 pm		

**SCHEDULE OF EVENTS**

Wednesday, August 11<sup>th</sup>

8:00 am - 4:00 pm	<b>Registration Desk Open</b>
8:00 am - 7:30 pm	<b>Exhibits</b> (Palm Ballroom 1 & 2, open during meals & breaks)
8:00 pm - 9:00 pm	<b>Networking Continental Breakfast</b> Sponsored by: Bath Fitter
9:00 am - 10:00 am	<b>Opening General Session</b> Presiding: Bill Russell, <i>President, FAHRO (Sarasota Housing Authority)</i> Invocation: Reverend Rollie Murray, Jr., <i>President, Bethel Baptist Church</i> Keynote Speaker: Ed Jennings, <i>Director of Atlanta Regional Office of HUD</i>
11:00 am - 12:30 pm	<b>General Session - Transforming Rental Assistance and the Future of Public Housing</b> This session is dedicated to exploring the public housing conversion program currently being advanced as a key priority of the Secretary from his chief architect of the program, Greg Byrne. Moderator: Bill Russell, <i>President, FAHRO (Sarasota Housing Authority)</i> Speaker: Greg Byrne, <i>Director of Implementation for TRA</i>
12:30 pm - 1:30 pm	<b>Networking Lunch</b> Sponsored by: Progress Energy
1:45 pm - 3:00 pm	<b>General Session - State &amp; Federal Affairs Update and Discussion</b> Join us as we discuss the achievements of our state and federal affairs programs, and plan the goals and objectives for the year to come. Speakers: Richard Pinsky, <i>State Affairs Consultant</i> Pete Gamble, <i>Federal Affairs Chairman</i> Marcus Goodson, <i>FAHRO State Affairs Consultant</i> Scott Keller, <i>FAHRO Federal Affairs Consultant</i>
3:15 pm - 3:45 pm	<b>Networking Afternoon Break</b>
4:00 pm - 5:30 pm	<b>Annual Business Meeting</b> (Palm Ballroom 3 & 4) This meeting is where the rubber hits the road. Get involved with the decision making that will lead us to where we want to go.
5:30 pm - 7:30 pm	<b>FAHRO Legislative Appreciation Reception</b> We will be inviting supporters and the decision makers of affordable housing. Come network and show your appreciation for those who went the distance with us. Sponsored by: Mutual of America



**SCHEDULE AT A GLANCE**

Thursday, August 12<sup>th</sup>

8:00 am	<b>Networking Continental Breakfast</b>		
8:30 am	Palm Ballroom 1 & 2		
9:00 am	<b>Commissioner Track Successful Commissioner Orientation</b> Palm Ballroom 3	<b>HCV Track The Funding Process: What Are the Trends &amp; Where Are We Headed?</b> Palm Ballroom 4	<b>PHA Track REAC Scoring, Appeals, and the Future</b> Palm Ballroom 5
9:30 am			
10:00 am			
10:30 am	<b>Commissioner Track Roles, Responsibilities &amp; Duties</b> Palm Ballroom 3	<b>HCV Track Detecting &amp; Monitoring Fraud</b> Palm Ballroom 4	<b>PHA Track Financing Opportunities for Public Housing</b> Palm Ballroom 5
11:00 am			
11:30 am			
12:00 pm	<b>Networking Lunch</b>		
12:30 pm	Palm Ballroom 1 & 2		
1:00 pm	<b>Commissioner Track Financial and Audit Oversight</b> Palm Ballroom 3	<b>HCV Track Strategies for Maximizing Utilization in the Land of OZ</b> Palm Ballroom 4	<b>PHA Track The Choice Neighborhood Initiative</b> Palm Ballroom 5
1:30 pm			
2:00 pm			
2:30 pm	<b>Networking Afternoon Break</b>		
	Palm Ballroom 1 & 2		
3:00 pm	<b>Commissioner Track Ethics and Sunshine Laws for PHA Commissioners</b> Palm Ballroom 3	<b>HCV Track Profiles in Development: Key Leaders &amp; Success Stories</b> Palm Ballroom 4	<b>PHA Track Small Agency Roundtable: Sharing Strategies &amp; Challenges</b> Palm Ballroom 5
3:30 pm			
4:00 pm			
7:00 pm - 10:30 pm	<b>FAHRO Annual Celebration Cocktail Party &amp; Banquet</b> Palm Ballroom 1 & 2		

**SCHEDULE OF EVENTS**

Thursday, August 12<sup>th</sup>

- 8:00 am - 4:00 pm **Registration Desk Open**
- 8:00 am - 7:30 pm **Exhibits** (Palm Ballroom 1 & 2, open during meals & breaks)
- 8:00 am - 9:00 am **Networking Continental Breakfast**
- 9:00 am - 10:15 am **Successful Commissioner Orientation**  
Learn tried-and-true processes for successfully orienting a new commissioner from the experts.  
Moderator: Kevin Cregan, *Broward County Housing Authority*  
Speakers: Pam Brewster, *DeFuniak Springs Housing Authority*  
Vivian Bryant, Esq., *Orlando Housing Authority*  
Kathy Dunn, *Niceville Housing Authority*
- 9:00 am - 10:15 am **The Funding Process: What Are the Trends & Where Are We Headed?**  
Discover the current status of HCV funding, what the future has in store, and what your agency can do to prepare and manage what lies ahead.  
Moderator: Andrew Libby, *CFO, Tampa Housing Authority*  
Speakers: Carissa Riddle, *Director, HUD Financial Management Center*  
Margaret Jones, *Director of Assisted Housing*  
Carmen Nieves, *Asst. Director of Assisted Housing*  
Ron Steele, *Sr. Accountant for Voucher Financial Management*
- ▲ 9:00 am - 10:15 am **REAC Scoring, Appeals, and the Future**  
David Vargas, Director of REAC, explains the REAC scoring and appeals process as well as his plans for reforming the program.  
Moderator: David Nisivoccia, *Ft. Pierce Housing Authority*  
Speakers: David Vargas, *Director of REAC*
- 10:30 am - 12:00 pm **Roles, Responsibilities & Duties**  
The roles and responsibilities of a commissioner are varied and complex. This session will provide guideposts to commissioners on what they should and should not be doing in their oversight role of the authority.  
Moderator: Kathy Dunn, *Niceville Housing Authority*  
Speaker: Stan Quy, *Douglas County Housing Authority, Nebraska*
- 10:30 am - 12:00 pm **Detecting and Monitoring Fraud**  
We have all been frustrated by fraud and lamented the loss of valuable resources that could be assisting deserving families on our waiting lists. This session is designed to provide unique insight into initiatives that have been very successful in stopping fraud.  
Speakers: Pete Gamble, *Daytona Beach Housing Authority*  
Melinda Perry, *St. Petersburg Housing Authority*

## SCHEDULE OF EVENTS

Thursday, August 12<sup>th</sup> (cont...)

▲ 10:30 am - 12:00 pm **Financing Opportunities for Public Housing**  
Housing authorities are increasingly being given the opportunity to leverage their assets in furtherance of their mission. This session will be provided by HUD staff to alert PHAs to and answer questions about the Capital Fund Financing Program, the Public Housing Mortgage Program and the Operating Fund Financing Program.

Moderator: **Marcus Goodson**, Ft. Myers Housing Authority  
Speakers: **Nicole Puri**, Office of Capital Improvements, HUD  
**Mary Paumen**, Sr. Program Director, Local Initiatives Support Corp.

12:00 pm - 1:00 pm **Networking Lunch**

■ 1:00 pm - 2:30 pm **Financial and Audit Oversight**  
Part of being an outstanding commissioner is providing financial and audit oversight, discover how to fulfill these functions in this session.

Moderator: **Maria Burger**, Housing Authority of the City of Stuart  
Speakers: **Brian Gilmore**, Miami HUD  
**Brian Nemeroff**, Berman Hopkins Wright & LaHam

● 1:00 pm - 2:30 pm **Strategies for Maximizing Utilization in the Land of OZ**  
Utilization, eligibility, and waiting list management can be a very tricky balance within your "Operating Zone" (OZ). This session will focus on techniques and tools to make this process easier.

Moderator: **Pete Gamble**, Daytona Beach Housing Authority  
Speakers: **Victoria Main**, Jacksonville HUD  
**Mike Carney**, Miami HUD

▲ 1:00 pm - 2:30 pm **The Choice Neighborhood Initiative**  
The Choice Neighborhood Initiative is the anticipated next evolution to the Hope VI program. What will it ultimately look like, how will it work, and when can it be expected will all be discussed.

Moderator: **Bill Russell**, Sarasota Housing Authority  
Speaker: **Bill Grindl**, TAG Associates

2:30 pm - 3:00 pm **Networking Afternoon Break**

## TEAR OUT AND BURY ALL THAT OLD CONSTRUCTION MATERIAL? THAT'S SO 20TH CENTURY!

Isn't it time you joined the hundreds of other PHAs who have chosen BATH FITTER to renovate their bathrooms?



The BATH FITTER process means durable acrylic right over existing fixtures, that reduces landfill deposits and renovation costs. How GREEN is that? BATH FITTER can save us from putting over 14 million pounds of construction debris in landfills every year!

- Surprisingly affordable custom-molded, high-gloss, non-porous acrylic
- One-piece, custom-made seamless wall – no vertical seams, no leaks
- 35-year life expectancy
- Durable, easy-to-clean solution that won't add debris to landfills
- One-day remodeling means tenants experience minimal intrusion
- Hundreds of thousands of installations nationwide
- In business for over 25 years



Call now to find out more about how BATH FITTER can help you renovate without renovating!

**BATH  
FITTER®**

[www.bathfitter.com](http://www.bathfitter.com)

## TALK TO THE PROFESSIONALS YOU CAN TRUST



# An Energy & Water Conservation Program Should Save More Than Just Kilowatts and Gallons.



## It Should Provide Your Agency With Some Real Economic Benefits.

There is much more to energy conservation than squiggly light bulbs and high-tech toilets. From financing programs that use energy savings to pay for capital improvements to government incentive programs that help reduce overall expenses, Pepco Energy Services can show you the best ways to optimize your agency's budget.

Stop by our booth for more information and to schedule a no-cost, no-obligation preliminary energy assessment for your agency. If you can't wait to get started, contact: Wilt Lee, Business Development Manager at 803-368-8090, at 803-201-4299 or on-line at [wlee@pepcoenergy.com](mailto:wlee@pepcoenergy.com).

1-800-ENERGY-9



[www.pepcoenergy.com](http://www.pepcoenergy.com)

## SCHEDULE OF EVENTS

Thursday, August 12<sup>th</sup> (cont...)

- 3:00 pm - 4:30 pm **Ethics & Sunshine Laws for PHA Commissioners**  
The penalties for breaches of Sunshine Laws and ethical standards can be severe. The best way to avoid finding out in detail about those penalties is to avoid the gray areas and ensure that you have analyzed possible threats before they occur. Legal Eagle Ric Gilmore will walk you through what you need to do to keep you and your agency out of hot water.  
Moderator: Maria Burger, *Stuart Housing Authority*  
Speaker: Ric Gilmore, *Saxon, Gilmore, Carraway & Gibbons, P.A.*
  
- 3:00 pm - 4:30 pm **Profiles in Development: Key Leaders & Success Stories**  
Learn from the best in the industry in this informative session. Discuss what strategies led to their successes and how you can achieve that success too - regardless of your size or experience.  
Moderator: Miguel del Campillo, *Miami Beach Housing Authority*  
Speakers: Milton Pratt, *Michaels Development*  
Jeff Kiss, *Kiss & Company*  
Michael Syme, *Cohen & Grigsby, P.C.*
  
- ▲ 3:00 pm - 4:30 pm **Small Agency Roundtable: Sharing Strategies and Challenges**  
This session is always a favorite and back by popular demand. Learn tips and what works from your peers as we gather to discuss strategies and challenges facing our agencies.  
Facilitator: Pam Brewster, *DeFuniak Springs Housing Authority*
  
- 7:00 pm - 10:30 pm **FAHRO Annual Celebration Cocktail Party & Banquet \***  
Sponsored by: FPHASIF  
Presiding: Bill Russell, *President, FAHRO (Sarasota Housing Authority)*  
  
Deborah L. Vincent/FAHRO  
**Education Scholarship Award Presentations**  
Presented by: Pam Davis, *Scholarship Chair, FAHRO (Deerfield Beach Housing Authority)*

\* Banquet tickets required. Cash bar is available.

## MEET THE SPEAKERS

### **Gregory A. Byrne**

*U.S. Department of Housing & Urban Development, Washington*

Coordinates the implementation of HUD's Transforming Rental Assistance Initiative (TRA). Previously was responsible for the administration of the Operating Fund Program and public housing's conversion to asset management. Prior to joining HUD in 2005, Mr. Byrne was the Project Director of the Public Housing Operating Cost Study and was also the Executive Director of the Dade County Department of Housing and Urban Development.



### **Richard Pinsky**

*Florida Association of Housing  
& Redevelopment Officials*

Richard Pinsky is the President and founder of Pinsky Consulting Group. In the almost 25 years since its inception in 1983, Pinsky Consulting Group has provided the finest professional consulting expertise to dozens of corporations and local governments, covering a wide array of issues. Particular areas of strength where the firm has been sought after include: Transportation; Telecommunications; Insurance; Information Technology; Trade and Economic Development; Health Care; Financing; and Affordable Housing. Mr. Pinsky is also one of Florida's premier political talents, recognized nationally for his successes in Fortune magazine as one of the premier "grass-tops" lobbyists, he is frequently quoted in the print media for his analysis. His extensive background in Association Management and experience as Executive Director for several statewide organizations, couples with his honed instincts and reputation for integrity to establish him as one of Florida's best strategic talents.

### **Melvin Philpot**

*Progress Energy & Sanford Housing Authority*

Melvin Philpot is a Program Development Coordinator for Progress Energy in Lake Mary Florida. He joined Progress Energy in May of 1982. Since then he has held various positions, including Customer Service Representative, Energy Services Representative, Account Specialist and Program Manager. Melvin is currently the Program Manager for Progress Energy's "Neighborhood Energy Saver Program." Melvin is also very active with many organizations in the State of Florida and Central Florida community where he serves on the following committees including: American Association of Blacks In Energy, Florida Chapter, as the Area Coordinator, African Americans In Progress, as the Community Outreach Coordinator.

### **William F. Grindl**

*TAG Associates*

William F. Grindl has twenty plus years of experience in facilities and real estate management. He has worked with numerous property types including, commercial real estate, condominiums, mixed income, and public housing. His particular areas of expertise are asset management, housing management, maintenance operations, the mixed finance/HOPE VI program, long-term capital planning, and strategic portfolio analysis and planning. Mr. Grindl has worked with and provided training to numerous large PHAs, including Baltimore, Washington, Pittsburgh, Cambridge, Kansas City, New Haven, Detroit, Philadelphia, among several others, in the area of asset management. Mr. Grindl is also very experienced in the area of procurement and provides on-going technical assistance to a number of large PHAs for making process improvements in the area of procurement of services and goods.



**David Vargas**

*U.S. Department of Housing & Urban Development, Washington*

Mr. David Vargas is a career Senior Executive with HUD and has been the Director, Office of Housing Voucher Programs since September 16, 2004 where he is responsible for all activities for the Housing Choice Voucher program including financial management, funding, operations, and quality assurance. He also has direct responsibility for HUD's disaster response (KDHP, DVP and the new DHAP program). Prior to working with the Section 8 program, he was Senior Advisor to the Assistant Secretary for Public and Indian Housing. In this capacity, he was responsible for all activities related to Rental Housing Integrity Improvement Program (RHIPs) for which he received the prestigious Presidential Rank award in 2006. He has been with the Department for over 16 years, including 3 years as Finance Director with the Real Estate Assessment Center, 5 years as the Assistant Comptroller for PIH and one year as the Administrative Receiver for the HOPE VI program in Puerto Rico. He has had the opportunity to work on-site at several troubled PHAs nationwide and is very familiar with the challenges of turning around troubled performers. Prior to HUD, Mr. Vargas worked for one of the "Big Eight" accounting firms. Mr. Vargas is a licensed Certified Public Accountant and holds both a Bachelors and Masters in Accounting.

**Melinda Perry**

*St. Petersburg Housing Authority*

Graduated from the University of Florida with a degree in Telecommunication, and then received her Real Estate License and worked in Real Estate. She then transitioned to working at St. Petersburg Housing Authority in the Section 8 department. She worked her way up to become the Training, Analysis, and Compliance Officer, focusing on Fraud Recovery and is now the Chief of Programs and oversee all aspects of the housing programs, including the Compliance Department.



**Low Cost Solutions for...**

**Evaluation**

- Energy Audits
- Physical/Capital Needs Assessment
- Blower Door Testing
- Thermography

**UPCS**

- Conducting Annual Inspections
- Conducting Pre-REAC Inspections
- 2-Day & 1-Day Training Courses
- Field & Pocket Guides
- Assessing REAC Advisory Scores

**HQS**

- Conducting Annual Inspections
- HQS Program Management
- Inspection Software
- Inspection Field Guide & Training Coming Soon



**Enthusiasm, Integrity, Performance**

Contact us today:

Toll free: 1-800-272-7134  
 Fax: (410) 586-1234  
 E-Mail: [apc@chesapeake.net](mailto:apc@chesapeake.net)  
 Web: [www.hudpass.com](http://www.hudpass.com)



Physical Inspector's Field Guide of Deficiency Definitions includes 144 pages of UPCS definitions with colored pictures, values of severity, criticality levels, and nominal weights. Only \$49.95. This field guide is included free with UPCS training which is conducted in-house.

Portable Pocket Guide uses a color coding system for quick reference in the field. Only \$7.95

Call today to order your copy.  
**Quantity discounts are available.**



Process all your HQS inspections using our easy-to-use inspection software. Customer support and licensing available.

**HIM INSPECTION SOFTWARE**



**Ricardo L. Gilmore, Esq.**

*Saxon, Gilmore, Carraway & Gibbons, P.A.*

Mr. Gilmore has practiced law for more than twenty-five years and specializes in the areas of business and corporate law, real estate, public finance, and commercial litigation. He serves as special counsel to housing authorities in Florida and other states relative to affordable housing development matters, which involve a multiplicity of legal issues unique to housing authorities as well as applicable to governmental agencies and/or corporate entities. Mr. Gilmore is particularly proud of serving as legal counsel to a housing authority in Georgia that achieved complete autonomy from the U.S. Department of Housing and Urban Development, while retaining its status as a public housing authority. Mr. Gilmore received his B.A. degree from the University of Georgia in 1975 and his J.D. degree from the University of Florida College of Law in 1978.

# COMMUNITY

Proud to partner with  
Florida housing authorities  
to build communities  
through affordable housing

**cohen&grigsby**® | *a culture of performance*

*Strategic legal and business counsel  
to make the most of your opportunities*

**www.cohenlaw.com**



**Pamela Brewster**  
*DeFuniak Springs Housing Authority*

Began working with the Housing Authority in Pontotoc, MS in 1984. She worked as the assistant to the Director for 12 years before becoming the Executive Director in 1996. She then worked as the Executive Director for three years and then moved to take the position of Executive Director of the DeFuniak Springs Housing Authority in DeFuniak Springs, FL where she continues to work to the present. The Housing Authority of the City of Pontotoc and the Housing Authority of the City of DeFuniak Springs have maintained high performer status every year. Pamela has been appointed to serve on committees for NAHRO and for SERC for the past 11 years. She has have served on many FAHRO committees and has been elected as member-at-large, and now as Secretary for the FAHRO Board. The DeFuniak Springs is a 50 unit complex of Public Housing units.

**Jeffrey L. Kiss**  
*Kiss & Company*

Kiss & Company, Inc. specializes in assisting clients in all areas of affordable housing with emphasis on financial advisory and investment management services with program experience in Mortgage Revenue Bonds, SAIL, SHIP, PLP, Housing Credits and other federal housing programs such as HOME and HOPE VI. Clients include public housing authorities, local and state housing finance agencies as well as not-for-profit and for-profit developers of multifamily properties. Prior to the establishment of the firm in 1992, Mr. Kiss has worked as a public finance investment banker and was the Deputy Director for the Florida Housing Finance Agency. Mr. Kiss has received an M.B.A. from Florida State University, an M.P.A. from Florida Atlantic University and a B.A. in Political Science/History form Allegheny College.



**Stan Quay**

*Principal, The Organizational Leadership Edge*

Stan Quay completed a 35-year career with the U.S. Department of HUD, having served most recently as the Acting Regional Director in the Kansas City Regional Office and State Director for the Nebraska HUD Office. Since retiring 3 years ago, Stan has formed The Organizational Leadership Edge consulting firm which focuses on executive development and leadership excellence services for housing au-

thorities and nonprofits. He is also on the faculty of the University of Nebraska at Omaha, teaching Masters' level courses in public policy, strategic planning, human resources management. His university work also includes being a consultant contributor to the UNO Center for Organizational Research and Evaluation. Stan is on the Professional Development faculty of NAHRO, where he is designing and teaching three courses in marketing, customer responsiveness, and strategic planning. He is a member of the NAHRO National Committee on Professional Development and the NAHRO North Central Region Executive Board. Stan is currently completing his dissertation for a Ph.D. in Business with a specialization in nonprofit organization and management. Earlier Masters degrees were completed in Leadership and Community Planning.

**Brian Gilmore**

*HUD Miami Office of Public Housing*

Brian is a graduate of Bryant College in Smithfield, RI with a B.S. degree in Business Administration and earned an M.A. in Public Administration and Third World Development from Northeastern University in Boston. Brian has been with HUD for 21 years. He started as a Financial Analyst in the Boston HUD office and since 2000, as a Public Housing Specialist in Miami. In 2004, he was promoted to Division Director. He is the President of his condominium association and enjoys traveling throughout the world.

**Specializing in Housing Authorities**

- ◆ Auditing and Consulting
- ◆ Governmental Accounting and Auditing
- ◆ OMB A-133 Single Audit and Compliance Auditing
- ◆ Component Units, Non-profits and Affordable Housing
- ◆ Tax Credits and Mixed Financing
- ◆ Forensic, Fraud and Internal Control Testing
- ◆ SEMAP, MASS and FASS
- ◆ REAC On-Line Submissions
- ◆ Agreed-Upon Procedures Associated with Fraud, Year-End Closings, and HUD Performance Indicators
- ◆ Project-Based Asset Management

*Offices in Melbourne and Orlando*

WWW.BERMANHOPKINS.COM

321-757-2020

*Est. 1958*

**Brian L. Nemeroff, CPA, Partner**

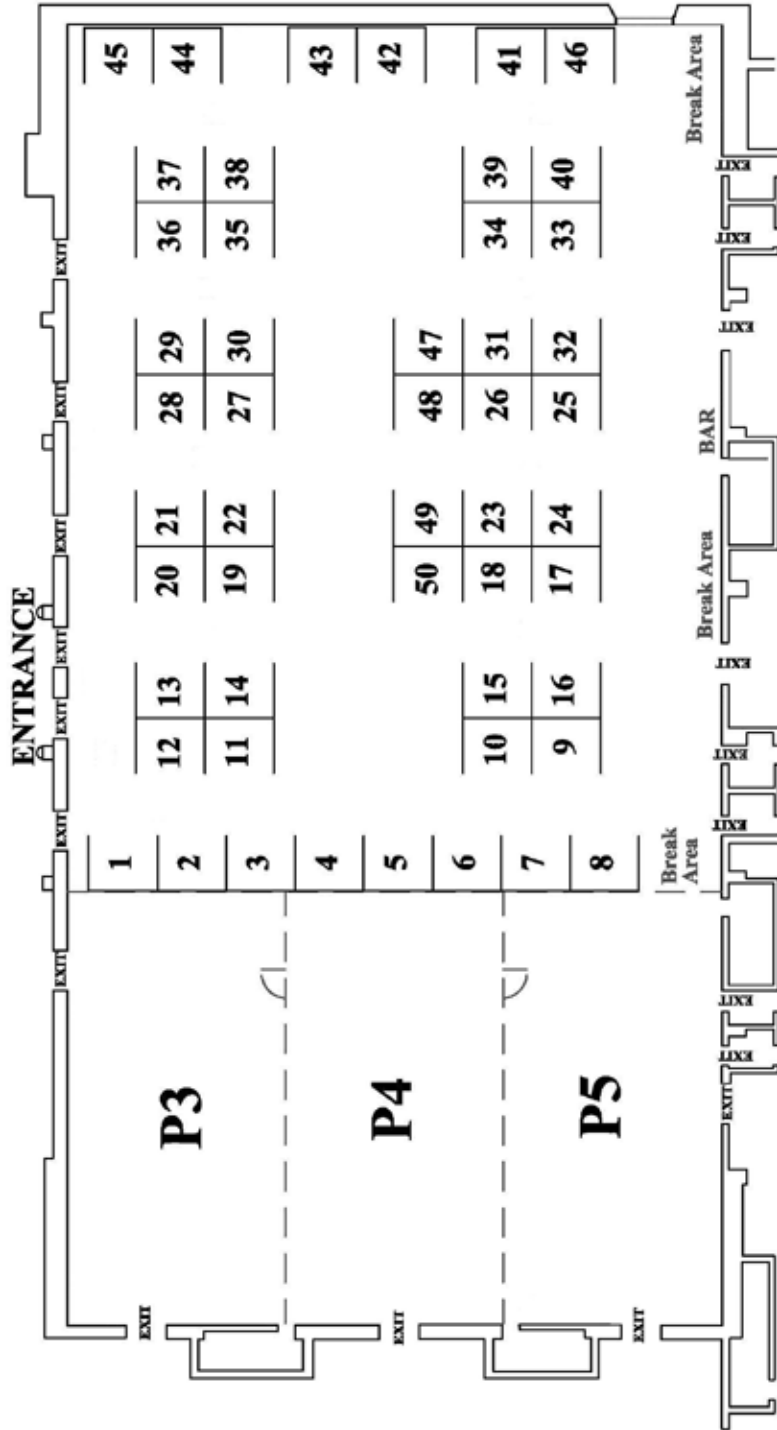
[Nemeroff@bermanhopkins.com](mailto:Nemeroff@bermanhopkins.com)

**Carissa Riddle**

*U.S. Department of Housing and Urban Development*

Carissa Riddle has been the Director of the Financial Management Center (FMC) for the Housing Choice Voucher Program since December of 2009. In this capacity, she has introduced changes to the Voucher Management System, engaged in budget formulation and execution, and overseen the FMC's initiative to reconcile Net Restricted Asset (NRA) balances of PHAs nationwide which will be used to establish an accurate base for determining funds and optimizing program utilization. Prior to her role with the FMC, she served as the Program Center Coordinator for the Office of Public Housing in the HUD Hartford Field Office since 2006. Additionally, before joining HUD, Ms. Riddle served in various capacities with housing authorities in Wisconsin and Connecticut, including as a director for Section 8 and Family Self-Sufficiency programs, as well as deputy and executive director. Ms. Riddle has over 18 years of experience in state and federal housing programs and management. She holds a Bachelor of Science degree in Psychology and Sociology from the University of Wisconsin-Superior.

**HILTON WALT DISNEY WORLD RESORT - PALM BALLROOMS**



**EXHIBITORS**

- 1 Progress Energy
- 2 Scott Accounting & Computer Service
- 3 Michael Brady, Inc.
- 4 Nan McKay & Associates
- 5 Norstar Primerica Multifamily Development Group
- 6 Happy Software
- 7 GLE Associates, Inc.
- 8 Florida Public Housing Authority Self Insurance Fund (FPHASIF)
- 9 Lowe's Companies, Inc.
- 10 Pepco Energy Services
- 11 The Pest Control Authority
- 12 Tenant PI, LLC
- 13 Florida Housing Authorities Risk Management Insureds (FHARMI)
- 14 Berman Hopkins Wright & LaHam, CPA's & Associates, LLP
- 15 ARD Distributors, Inc.
- 16 Socialserve.com
- 17 Vacant Property Security, Inc
- 18 The Home Depot
- 19 Constellation Energy Projects & Services Group
- 20 Precision Sidewalk Safety
- 21 Honeywell International
- 22 Color Wheel Paint
- 23 Bath Fitter
- 24 Bath Fitter
- 25 HD Supply Facilities Maintenance
- 26 The NCT Group, CPA's, LLP.
- 27 Alterna Corporation
- 28 Security Works, LLC d/b/a HRST
- 29 Maintenance USA
- 30 Tenmast Software
- 31 Marvin Windows/ Window Classics
- 32 General Electric Company Appliances
- 33 Best Bath Systems
- 34 Wind Water and Energy Conservation
- 35 InstaKey System
- 36 Synergon Solutions/Stancil Solutions
- 37 Total Maintenance Solutions South, Inc.
- 38 Johnson Controls
- 39 Bessolo Design Group
- 40 Lindsey Software Systems
- 41 BYO Playground
- 42 Mutual of America
- 43 Barbara Clark & Co.
- 44 The Michaels Development Company
- 45 Yardi Systems, Inc.
- 46 AVIN Technologies, LLC
- 47 FAHRO Award Committee Submissions
- 48 Ameresco
- 49 Sentry Protection Technology
- 50 Deborah L. Vincent Scholarship Fund & Silent Auction



## EXHIBITORS

**Alterna Corporation** Booth 27  
8065 NW 68<sup>th</sup> St.  
Miami, FL 33166

*Phone:* 305.406.6773  
*Fax:* 305.639.1972  
*e-mail:* ngunia@alternacorp.com  
*Contact:* Nick Gunia  
*Service:* Green Building Products

**AVIN Technologies, LLC** Booth 46  
1773 Pinewood Rd.  
Melbourne, FL 32934

*Phone:* 321.951.7525  
*Fax:*  
*e-mail:* prosbury@avintechnologies.com  
*Contact:* Paul Rosbury  
*Service:* Video Surveillance,  
Access Control System

**Berman Hopkins Wright & LaHam, CPA's & Associates, LLP** Booth 14  
8035 Spyglass Hill Rd.  
Melbourne, FL 32940

*Phone:* 321.757.2020  
*Fax:* 321.242.4844  
*e-mail:* nemeroff@bermanhopkins.com  
*Contact:* Brian Nemeroff  
*Service:* Professional Auditing;  
Financial; Compliance Services

**BYO Playground** Booth 41  
101 E Town Place #650  
St. Augustine, FL 32092

*Phone:* 813.503.0357  
*Fax:* 904.808.8529  
*e-mail:* lauren@byoplayground.com  
*Contact:* Lauren Pellegrino  
*Service:* Nat'l commercial playground  
equipment supplier for parks,  
schools, churches, and daycares

**Ameresco** Booth 48  
111 Speen St., Ste. 410  
Framingham, MA 01701

*Phone:* 866.263.7726  
*Fax:* 508.661.2201  
*e-mail:* info@ameresco.com  
*Contact:* Tracey Gallentine  
*Service:* Performance-Based  
Utility Service Contracts

**Barbara Clark & Co.** Booth 43  
PO Box 13723  
St. Petersburg, FL 33733

*Phone:* 727.898.3320  
*Fax:* 727.898.3510  
*e-mail:* arbara@barbaraclarkcompany.com  
*Contact:* Barbara Clark  
*Service:* Accounting; Auditing;  
Management Consulting;  
REAC Submissions; Budgets;  
Subsidy Calculations

**Bessolo Design Group** Booth 39  
556 Central Ave.  
St. Petersburg, FL 33701

*Phone:* 727.894.4453  
*Fax:* 727.896.8662  
*e-mail:* kbessolo@bessolo.com  
*Contact:* Kevin Bessolo  
*Service:* Architectural; Engineering

**Color Wheel Paint** Booth 22  
1070 Reed Canal Rd.  
Daytona Beach, FL 32119

*Phone:* 904.759.8565  
*Fax:* 386.756.7082  
*e-mail:* cmcduffie@colorwheel.com  
*Contact:* Craig McDuffie  
*Service:* Leading paint manufacturer  
dedicated to delivering products  
formulated to meet the climatic  
conditions of the Southeastern U.S.

**ARD Distributors, Inc.** Booth 15  
1600 NW 159<sup>th</sup> St.  
Miami, FL 33169

*Phone:* 800.654.7721  
*Fax:* 305.621.2901  
*e-mail:* ron@ardonline.com  
*Contact:* Aquiles Ruiz  
*Service:* All major brands of appliances  
and air conditioners

**Bath Fitter** Booth 23  
454105 Saint Augustine Rd.  
Jacksonville, FL 32207

*Phone:* 904.399.3339  
*Fax:* 904.328.3800  
*e-mail:* toconner@bathfitternj.net  
*Contact:* Todd Ratty  
*Service:* Acrylic bathtub, shower enclosure,  
and tub-to-shower conversion company.  
Bathtub refinishing products are custom  
molded to fit over existing fixtures for quick  
and clean bathroom renovations.

**Best Bath Systems** Booth 33  
4545 Enterprise  
Boise, ID 83705

*Phone:* 208.955.7360  
*Fax:* 866.333.8657  
*e-mail:* tammyh@best-bath.com  
*Contact:* Casey Conover  
*Service:* Safe Bathing Units

**Constellation Energy Projects & Services Group** Booth 19  
Boot Mills S, 100 Foot of John St.  
Lowell, MA 01852

*Phone:* 727.322.4141  
*Fax:* 727.322.4199  
*e-mail:* therese.sroka@constellation.com  
*Contact:* Terra Sroka  
*Service:* Electric Company  
Community Outreach

## EXHIBITORS (cont...)

**Deborah L. Vincent** Booth  
**Foundation Scholarship Fund** 50  
& Silent Auction

**FAHRO Awards** Booth  
**Committee Submissions** 47

PO Box 14629  
Tallahassee, FL 32317  
850.222.6000

**General Electric** Booth  
**Company Appliances** 32  
PO Box 2223  
Decatur, AL 35609

*Phone:* 256.552.1146  
*Fax:* 256.552.1167  
*e-mail:* billy.towe@ge.com  
*Contact:* Billy Towe  
*Service:* Appliances

**HD Supply** Booth  
**Facilities Maintenance** 25  
4620 Saddle Gate Lane  
Acworth, GA 30101

*Phone:* 404.735.5981  
*Fax:* 858.831.2964  
*e-mail:* dan.morgan@hdsupply.com  
*Contact:* Dan Morgan  
*Service:* Wholesale distribution company providing a BRD; range of products and services to professional customers in the Repair & Improvement & Specialty Construction Markets

**InstaKey System** Booth  
1498 S Lipan St. 35  
Denver, CO 80223

*Phone:* 800.316.5397  
*Fax:* 303.761.6359  
*e-mail:* service@instakey.com  
*Contact:* Scott Serani  
*Service:* A powerful program to reduce costs, increase security, and save your organization time

**FL Housing Authorities Risk** Booth  
**Mgmt Insureds (FHARM)** 13  
PO Box 540307  
Merritt Island, FL 32954

*Phone:* 321.453.9669  
*Fax:* 321.453.6372  
*e-mail:* frankchavers@bellsouth.net  
*Contact:* Frank Chavers  
*Service:* Risk Pool; General Liability; Property; Auto & Directors/Officers Liability Insurance; DHUD Approved; Fully Reinsured Program

**GLE Associates, Inc.** Booth  
4300 W Cypress St., Ste. 400 7  
Tampa, FL 33607

*Phone:* 813.241.8350  
*Fax:* 813.241.8737  
*e-mail:* bjryan@gleassociates.com  
*Contact:* BJ Ryan  
*Service:* Architects; Engineers; Environmental Consultants; Construction Managers

**The Home Depot** Booth  
5481 W Waters Ave. 18  
Tampa, FL 33634

*Phone:* 813.806.3170  
*Fax:* 888.806.0119  
*e-mail:* lynaivarado1@msn.com  
*Contact:* Carey McWilliams  
*Service:* Supplier of Building Supplies

**Johnson Controls** Booth  
3802 Sugar Palm Dr. 38  
Tampa, Florida 33619

*Phone:* 727.242.0774  
*Fax:* 763.322.8790  
*e-mail:* iris.parrish@jci.com  
*Contact:* Iris Parrish  
*Service:* Building Efficiency; Power Solutions

**FL Public Housing Authority** Booth  
**Self Insurance Fund (FPHASIF)** 8  
PO Box 12909  
Tallahassee, FL 32317

*Phone:* 850.385.3636  
*Fax:* 850.385.2124  
*e-mail:* brooke.butler@willis.com  
*Contact:* Brooke Butler  
*Service:* Self-Insurance Fund for All of Florida's Housing Authorities Needs

**Happy Software** Booth  
11 Federal St. 6  
Sarasota Springs, NY 12866

*Phone:* 518.584.4668  
*Fax:* 518.584.5388  
*e-mail:* jp@happysoftware.com  
*Contact:* Kristen Sibila  
*Service:* Provider of Windows-based software solutions for the U.S. housing market

**Honeywell International** Booth  
950 Keynote Cir. 21  
Brooklin Heights, OH 44131

*Phone:* 216.459.6105  
*Fax:* 408.904.6509  
*e-mail:* jamie.lee@honeywell.com  
*Contact:* Julie Weiss  
*Service:* Energy Performance Contracting

**Lindsey Software Systems** Booth  
1 Riverfront Place, Ste. 700 40  
North Little Rock, AR 72114

*Phone:* 501.268.5324  
*Fax:* 501.268.1198  
*e-mail:* sales@lindseysoftware.com  
*Contact:* Lisa Landes  
*Service:* Housing Management Software; Fee Accounting Services

## EXHIBITORS (cont...)

**Lowe's Companies, Inc.** Booth 9  
1000 Lowe's Blvd.,  
Mail Code A3ECS  
Mooresville, NC 28117

*Phone:* 704.758.2627  
*Fax:* 704.757.0631  
*e-mail:* tom.l.morrow@lowes.com  
*Contact:* Stephanie Russell  
*Service:* Supplier of Building Supplies

**Michael Brady, Inc.** Booth 3  
100 Colonial Center Pkwy.,  
Ste. 230  
Lake Mary, FL 32746

*Phone:* 407.585.0330  
*Fax:* 407.585.0336  
*e-mail:* carlt@mbiarch.com  
*Contact:* Jim Carten  
*Service:* Architectural, Engineering

**Nan McKay & Associates** Booth 4  
1855 Gillespie Way  
El Cajon, CA 92020

*Phone:* 800.783.3100  
*Fax:* 619.258.5791  
*e-mail:* ganderson@nanmckay.com  
*Contact:* Louis Fehrensen  
*Service:* Online and Classroom Training Seminars regarding Publications, Assisted Housing, Consulting Services, and On-Site Training Programs for Agencies and Associations

**Pepco Energy Services** Booth 10  
1300 N 17<sup>th</sup> St., Ste. 1600  
Arlington, VA 22209

*Phone:* 703.253.1715  
*Fax:* 703.253.1698  
*e-mail:* sbrown@pepcoenergy.com  
*Contact:* Wilt Lee  
*Service:* Energy Efficiency Services, Performance Contracts

**Maintenance USA** Booth 29  
801 W Bay St.  
Jacksonville, FL 32204

*Phone:* 800.288.2828  
*Fax:* 800.288.2828  
*e-mail:*  
*Contact:* Susan Wright  
*Service:* Business-to-business marketers and distributors of over 15,000 plumbing, HVAC, electrical and hardware products

**The Michaels Development Company** Booth 44  
3 E Stow Rd.  
Marlton, NJ 08053

*Phone:* 856.988.5983  
*Fax:* 856.797.8956  
*e-mail:* lzaner@irmmgmt.com  
*Contact:* Milton Pratt  
*Service:* Affordable Housing Developer and Property Managers

**The NCT Group, CPA's, LLP.** Booth 26  
811 E Main St.  
Lakeland, FL 33801

*Phone:* 863.683.6783  
*Fax:* 863.687.2220  
*e-mail:* kkenny@nctgroup.com  
*Contact:* Kevin Kenny  
*Service:* Auditing; Accounting; Management Advisory; Tax Services

**The Pest Control Authority** Booth 11  
11173 Grandview Manor  
Wellington, FL 33414

*Phone:* 561.373.1345  
*Fax:* 561.795.3793  
*e-mail:* ssiegfried@fds.com  
*Contact:* Scott Siegfried  
*Service:* Pest Control Services for Public Housing and Section 8 Properties

**Marvin Windows/ Window Classics** Booth 31  
2401 SW 32 Ave.  
Pembroke Park, FL 33023

*Phone:* 954.966.1148  
*Fax:* 954.983.7724  
*e-mail:* joegarcia@windowclassics.com  
*Contact:* David Morris  
*Service:* Manufacturer of made-to-order wood and clad wood windows and doors

**Mutual of America** Booth 42  
320 Park Ave.  
New York, NY 10022

*Phone:* 212.224.1152  
*Fax:* 212.224.2527  
*e-mail:* gordon.gaspard@mutualofamerica.com  
*Contact:* Gordon Gaspard  
*Service:* Specializing in Retirement Plans; 457 Savings Plans; Group and Individual Insurance for Housing Authorities

**Norstar Primerica Multifamily Development Group** Booth 5  
3629 Madaca Lane  
Tampa, FL 33618

*Phone:* 813.933.0629  
*Fax:* 813.935.3420  
*e-mail:* prhodes@primericagroupone.com  
*Contact:* Rick Cavalieri  
*Service:* Affordable Workforce Housing Developer

**Precision Sidewalk Safety** Booth 20  
303 SE 17<sup>th</sup> St. #309-122  
Ocala, FL 34471

*Phone:* 877.799.6783  
*Fax:* 866.669.1175  
*e-mail:* wendy@precisionsidewalksafety.com  
*Contact:* Wendy MacMurray  
*Service:* Sidewalk Trip Hazard Removal Services

**Progress Energy** Booth 1  
3300 Exchange Place (NP2A)  
Lake Mary, FL 32746

*Phone:* 407.942.9332  
*Fax:* 407.942.9353  
*e-mail:* melvin.philpot@pgnmail.com  
*Contact:* Melvin Philpot  
*Service:* Progress Energy includes two major utilities that serve more than 3.1 million customers in the Carolinas and Florida

**Sentry Protection Technology** Booth 49  
1300 Hardin Ave.  
Sarasota, FL 34243

*Phone:* 877.705.2384  
*Fax:* 941.351.2559  
*e-mail:* cfowler@utrastainless.com  
*Contact:* Mike Chichelli  
*Service:* Primesave TM; Windows; Storm Shutter Screens; Security Screens; Doors; Patio Protection

**Tenant PI, LLC** Booth 12  
1 Riverfront Place, Ste. 700  
North Little Rock, AR 72114

*Phone:* 501.374.0036  
*Fax:* 501.374.2727  
*e-mail:* megan@tenantpi.com  
*Contact:* TBA  
*Service:* Tenant Credit Reports; Background Checks; Landlord Histories

**Vacant Property Security, Inc.** Booth 17  
329 W 18<sup>th</sup> St.  
Chicago, IL 60616

*Phone:* 312.243.0374  
*Fax:* 312.243.0871  
*e-mail:* walt.temshiv@vpsecurity.com  
*Contact:* Walt Temshiv  
*Service:* Steel screens; doors; alarms; securing a wide range of projects throughout Florida and the United States

**Scott Accounting & Computer Service** Booth 2  
PO Box 190  
Alexander City, AL 35011

*Phone:* 256.329.1205  
*Fax:* 256.329.0952  
*e-mail:* bscott@sacsinc.com  
*Contact:* Keith Scott  
*Service:* Public Housing Software; Fee Accounting

**Socialserve.com** Booth 16  
PO Box 35305  
Charlotte, NC 28235

*Phone:* 704.334.8722  
*Fax:* 704.334.0779  
*e-mail:* vg@socialserver.com  
*Contact:* Crystal Kirby  
*Service:* Easy-to-use Web applications that give agencies, municipalities and the general public access to tools and information that make it easier to find affordable housing

**Tenmast Software** Booth 30  
132 Venture Ct., Ste. 1  
Lexington, KY 40511

*Phone:* 877.836.6278  
*Fax:* 859.367.7480  
*e-mail:* ablock@tenmast.com  
*Contact:* James Mauch  
*Service:* Expert Systems Software; Training & Support; Hardware

**Wind Water and Energy Conservation** Booth 34  
100 Corey Ave.  
St. Pete Beach, FL 33706

*Phone:* 727.498.2950  
*Fax:* 727.498.2951  
*e-mail:* karen@windwaterenergy.com  
*Contact:* John "Gene" Overmyer  
*Service:* Energy and water conservation including solar and wind for small PHA's

**Security Works, LLC d/b/a HRST** Booth 28  
6901 Okeechobee Blvd., Ste. J4  
West Palm Beach, FL 33411

*Phone:* 561.222.9841  
*Fax:* 561.828.4687  
*e-mail:* leelipsick@securityworkslc.com  
*Contact:* Leon Lipsick  
*Service:* Computer Software; Hardware; Accounting Solutions for Public Housing Agencies

**Synergon Solutions/ Stancil Solutions** Booth 36  
1335 Gateway Dr. #2008  
West Melbourne, FL 32901

*Phone:* 321.309.2740  
*Fax:* 321.309.2756  
*e-mail:* bgillis@stancil.net  
*Contact:* Mike Collins  
*Service:* IT Outsourcing; Help Desk Support

**Total Maintenance Solutions South, Inc.** Booth 37  
PO Box 149126  
Orlando, FL 32814

*Phone:* 407.273.1650  
*Fax:* 800.327.5689  
*e-mail:* tmssouth@tms4parts.com  
*Contact:* Dwight Albin  
*Service:* Plumbing Specialty; Repair Parts

**Yardi Systems, Inc.** Booth 45  
430 S Fairview Ave.  
Goleta, CA 93117

*Phone:* 800.866.1124  
*Fax:* 805.699.2043  
*e-mail:* harvey.dickerson@yardi.com  
*Contact:* Harvey Dickerson  
*Service:* State of the art Property & Asset Management Software





