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*Florida Association of Housing & Redevelopment Officials*

# 2013 ANNUAL CONVENTION & **TRADE SHOW**

*It Takes  
a Villa!*



*August 5-7, 2013*

Loews Portofino Bay Hotel  
Orlando, Florida

*Benefits of Attending*

- Networking
- Advocacy
- Education
- Trade Show



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

August 5, 2013



Dear FAHRO Members and Guests:

Allow me to be the first of many to welcome you to FAHRO's 2013 Annual Convention and Trade Show at the magnificent Loews Portofino Bay Hotel in Orlando, Florida. The theme for this year's convention is "It Takes A Villa" and it really does take so many people to make not only our agencies a success but also our association. Once again, the FAHRO staff, members and volunteers have scheduled a wonderful mix of seminars and presentations designed to educate and inform attendees. In addition to FAHRO members serving as both guest speakers and moderators, we have outside consultants that are experts in their field, along with HUD Officials that will both provide up-to-date information on the ever changing public housing industry.

Sessions this year will cover a variety of topic areas, to include: Roles of PHAs in Affordable Housing Development, PHA Budgeting, Smoke Free Housing, Commissioner Laws & Ethics, and Fraud Prevention just to name a few. Take advantage of the expertise in the room by attending as many sessions as you can. During the 2013 ED Forum, which was held in Miami Beach, we discussed the need for all agencies to be active in the association. It is not enough for some FAHRO members to be an active part; we should expect all FAHRO members to be as active as possible to ensure the continued success of FAHRO and our agencies. During these challenging times we need to lean on one another so that we all don't fall. This conference is the perfect place to offer such assistance when given the opportunity. I challenge each attendee to introduce themselves to someone they don't know, to be generous with your time and knowledge, and be willing to talk about your successes as well as your failures. There is much to gain from conversations about both. As my father is fond of saying, "show me a person that has never made a mistake, and I will show you a person that has never done anything."

This year we are fortunate enough to many vendors and associate members located in the Exhibit Hall that support FAHRO with our annual convention, and in other ways throughout the year. We certainly encourage you to spend as much time between sessions visiting and talking with vendors as you learn about the latest in technology and other areas that can assist your agency in becoming more efficient.

Needless to say, the Loews Portofino Bay Hotel is one of the premium resorts in Florida. Take advantage of the accommodations, the variety of food and entertainment options on the property and have fun with your families and friends. I look forward to speaking with each of you during the next few days as we spend time together learning from each other and enjoying each other's company.

Sincerely,

  
Marcus D. Goodson, *President*



# CITY OF ORLANDO

OFFICE OF  
BUDDY DYER  
MAYOR

## GREETINGS,

As Mayor of the City of Orlando, it is my pleasure to welcome you to the "City Beautiful" and to the Florida Association of Housing and Redevelopment Officials (FAHRO) Annual Convention and Trade Show.

Orlando is a City on the rise.

I encourage those of you visiting Orlando to experience all of the things that make Orlando one of the fastest growing, most business-friendly and quality of life-centered cities in our nation.

Underneath a skyline that has doubled in just the last five years, our dynamic, bustling Downtown is alive with fine dining, exciting night life, fabulous shopping, year-round outdoor activities, arts and culture, professional sports and abundant parks.

Our vibrant and diverse culture is evidenced by the many distinctive neighborhoods that dot our City. I invite you to walk our red brick, tree lined streets, visit our beautiful historic districts or our Downtown Arts District and take in Orlando's crown jewel, Lake Eola Park.

Again, welcome to Orlando! We are happy to have you here and hope you enjoy taking part in the wonderful experiences that can only be found here.

Best wishes for a productive conference and continued success. I hope you enjoy your time here and I hope you visit Orlando again soon.

Sincerely,

Buddy Dyer  
Mayor



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## FAHRO Board of Directors 2011 - 2013

### President

Marcus D. Goodson, *Executive Director*  
Housing Authority of the City of Fort Myers  
4224 Renaissance Preserve Way  
Fort Myers, FL 33916

Phone: 239.344.3220

Fax: 239.332.6695

e-mail: mgoodson@hacfm.org

### President Elect

Maria Burger, *Executive Director*  
Housing Authority of the City of Stuart  
611 Church St  
Stuart, FL 34994

Phone: 772.287.0496

Fax: 772.287.4084

e-mail: maria611sh@aol.com

### Immediate Past President

William Russell, *Executive Director*  
Sarasota Housing Authority  
40 S Pineapple Ave  
Sarasota, FL 34236

Phone: 941.361.6210 ext. 224

Fax: 941.366.3731

e-mail: wrussell@sarasotahousing.org

### Vice President/Treasurer

Pamela Brewster, *Executive Director*  
DeFuniak Springs Housing Authority  
120 Oerting Dr  
DeFuniak Springs, FL 32435

Phone: 850.892.2823

Fax: 850.892.2823

e-mail: director@dfsha.org



## FAHRO Board of Directors 2011 - 2013 (cont...)

### Vice President/Secretary

Catherine Reddick, *Executive Director*  
Bartow Housing Authority  
P.O. Box 1413  
Bartow, FL 33831  
Phone: 863.533.6311  
Fax: 863.533.0655  
e-mail: catherine.bha@verizon.net

### Member at Large

Esmeralda Serrata, *Executive Director*  
Collier County Housing Authority  
1800 Farm Worker Way  
Immokalee, FL 34142  
Phone: 239.657.3649  
Fax: 239.657.7232  
e-mail: eserrata@cchaffl.org

### Member at Large

Jerome Ryans, *Executive Director*  
Tampa Housing Authority  
1529 W Main St  
Tampa, FL 33607  
Phone: 813.253.0551 ext. 113  
Fax: 813.367.0778  
e-mail: irenew@thaffl.com

### Member at Large

John Nelson, *Executive Director*  
Palatka Housing Authority  
400 N 15 St  
Palatka, FL 32177  
Phone: 386.329.0132  
Fax: 386.329.3672  
e-mail: jnelson@palatkaha.org

### Commissioner at Large

Vacant

### Member at Large

Pete Gamble, *CEO/President*  
Daytona Beach Housing Development Corp.  
211 N Ridgewood Ave  
Daytona Beach, FL 32114  
Phone: 386.253.5653  
Fax: 386.255.2136  
e-mail: gamblep@dbhafl.org

### Member at Large

Laurel Robinson, *Executive Director*  
West Palm Beach Housing Authority  
1715 Division Ave  
West Palm Beach, FL 33407  
Phone: 561.655.8530  
Fax: 561.832.8962  
e-mail: lrobinson@wpbha.org

### Member at Large

Debra Johnson, *Executive Director*  
Pinellas County Housing Authority  
11479 Ulmerton Rd  
Largo, FL 33778  
Phone: 727.443.7684  
Fax: 727.443.7684  
e-mail: djohnson@pin-cha.org

### Member at Large

Dorothy Ellington, *Executive Director*  
Delray Beach Housing Authority  
701 SE 6 Ave, Ste. 201  
Delray Beach, FL 33483  
Phone: 561.272.6766 ext. 13  
Fax: 561.278.4937  
e-mail: dellington@dbha.org

### Executive Director (Non-Voting Member)

Corey Mathews, CAE, *Executive Director*  
Florida Association of Housing  
& Redevelopment Officials  
P.O. Box 14629  
Tallahassee, FL 32317  
Phone: 850.222.6000  
Fax: 850.222.6002  
e-mail: corey@fahro.org

## FAHRO Committee Chairs 2011 - 2013

**State Affairs** – Pete Gamble *Chair, Daytona Beach Housing Authority*

**Federal Affairs** – Bill Russell *Chair, Sarasota Housing Authority*

**Education** – Jayne Hoover *Chair, Jacksonville Housing Authority*

**Disaster Preparedness & Response** – Beth Kincey *Chair, Broward County H.A.*

**Scholarship** – Ben Stevens *Chair, Haines City Housing Authority*

**Bylaws** – Vivian Bryant *Chair, Orlando Housing Authority*

**Site Selection** – Marcus Goodson *Chair, Ft. Myers Housing Authority*

**Awards** – Catherine Reddick *Chair, Bartow Housing Authority*

**Communications & Public Relations** – Lisa Landers *Chair, Winter Haven H.A.*

**Nominations** – Bill Russell *Chair, Sarasota Housing Authority*

**Technology Committee** – Larry Shoeman *Chair, Avon Park Housing Authority*

**Small Agency** – Shannon Young *Chair, Seminole County Housing Authority*

**Audit Committee** – Debbie Martin *Chair, Pinellas County Housing Authority*

**Strategic Planning & Management** – John Nelson *Chair, Palatka Housing Authority*

**Peer Assistance Network** – Craig Clay *Chair, Miami-Dade Public Housing Agency*

**Associate Member Advisory Council** – Marie Burger *Chair, Stuart H.A.*

**Fraud Abatement** – Tom Baker *Chair, Walton County Housing Authority*

**Dues & Budget Committee** – Pam Brewster *Chair, DeFuniak Springs 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	1972 – 1973	Howard Harris
1941 – 1942	George W. Johnson	1973 – 1974	Joseph Kelley
1942 – 1943	James T. Daniels	1974 – 1975	Calvin P. Ogburn
1943 – 1944	James G. Bendingfield	1975 – 1976	John Van Ness
1944 – 1945	Ray O. Edwards	1976 – 1977	Frank C. Chavers
1945 – 1946	Wallace B. Kirke	1977 – 1978	Dean S. Robinson
1946 – 1947	Emil A. Nordstrom	1978 – 1979	Nan Gordon
1947 – 1948	Colin Murchison	1979 – 1980	Ronald T. Rotella
1948 – 1949	George M. White	1980 – 1981	Jerry Lang
1949 – 1950	Thomas A. Dyer	1981 – 1982	Melvin Adams
1950 – 1951	J. T. Knight	1982 – 1983	Paul Tanner
1951 – 1952	J. N. Miller	1983 – 1984	Mike Rogers
1952 – 1953	Paul A. Colton	1984 – 1985	Mike Rogers
1953 – 1954	C. W. Hickey	1985 – 1986	Juanita Holloway
1954 – 1955	Thomas A. Dyer	1986 – 1987	Richard Bowers
1955 – 1956	Earl J. Pound	1987 – 1988	Roger Braun
1956 – 1957	Philip R. McGowin	1988 – 1989	Larry Shoeman
1957 – 1958	Gordon L. Bradley	1989 – 1990	Deborah Vincent
1958 – 1959	Gordon L. Bradley	1990 – 1991	Robert Rogers
1959 – 1960	Gardmer E. Dickinson	1991 – 1992	Marilyn Phillips
1960 – 1961	Haley Sofge	1992 – 1993	Jean Kelly
1961 – 1962	S. E. Lorimier	1993 – 1994	Karen Godley
1962 – 1963	James W. Van	1994 – 1995	Audley Evans
1963 – 1964	George W. Lubke	1995 – 1996	Fred N. Thomas, Jr.
1964 – 1965	George W. Lubke	1996 – 1997	Lynda Hinckley
1965 – 1966	Martin Fine	1997 – 1998	Dorothy Sasser
1966 – 1967	Henry A. Simpson	1998 – 1999	Kathy Haynes
1967 – 1968	Paul S. Buckman	1999 – 2001	Sam Brunson
1968 – 1969	Gerald E. Metko	2001 – 2003	Gail Monahan
1969 – 1970	Norman V. Watson	2003 – 2005	Richard Turner
1970 – 1970	E. Whitford “Bud” Ware	2005 – 2007	Jerome Ryans
1970 – 1971	Herbert Underwood	2007 – 2009	Gail Sansbury
1971 – 1972	Ralph Carey	2009 – 2011	William Russell
		2011 – 2013	Marcus D. Goodson

## FAHRO Life Members

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

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## Special Events During the Conference

### Welcome Reception

Monday, August 5<sup>th</sup> 5:30 - 7:30 pm

### Member Appreciation Reception

Tuesday, August 6<sup>th</sup> 5:30 - 7:30 pm

### FAHRO Annual Celebration Cocktail Party & Banquet

Wednesday, August 7<sup>th</sup> 7:00 pm - 10:30 pm

### Exhibit Hall Hours *(open only during breaks and functions)*

Monday, August 5<sup>th</sup> 5:30 pm - 7:30 pm

Tuesday, August 6<sup>th</sup> 8:00 am - 7:30 pm

Wednesday, August 7<sup>th</sup> 8:00 am - 3:00 pm

Receptions & Banquet are included in your registration; however, you must present your ticket that you receive when you enter the reception or banquet room. Additional tickets may also be purchased at any time at the registration desk.

# Who Will Be Crowned The Kings of the Court?

**FAHRO**  
INVITATIONAL STATEWIDE  
BASKETBALL TOURNAMENT

AUG 2-4, 2013 Orlando Sports Center  
Orlando, Florida



*"The game of basketball has been everything to me. My place of refuge, place I've always gone where I needed comfort and peace. It's been the site of intense pain and the most intense feelings of joy and satisfaction. It's a relationship that has evolved over time, given me the greatest respect and love for the game."*

- Michael Jordan

As the unparalleled Michael Jordan points out, basketball is so much more than just a game. It represents the opportunity for men and women to come together and improve themselves physically, mentally, and emotionally through teaching valuable skills and lessons. While very few will go on to play at the professional, or even collegiate level, everyone who plays on a basketball team retains benefits that can last a lifetime.

The physical benefits of aerobic exercise for cardiovascular health, hand-eye coordination, and strength training are obvious. However, the mental and emotional advantages that come from studying the game, learning plays, being part of a team that has both strengths and weaknesses, sportsmanship, and the achievement that is found both in victory, as well as defeat, can be definitive in making a difference in someone's future.

Through our membership, the Florida Association of Housing and Redevelopment Officials does so much more than merely providing shelter to those who couldn't do so on their own. We seek to assist in obtaining self-sufficiency, not only for the current household, but for their future generations. It is in this spirit, as well as the leadership of Jerome Ryans and Kevin Knox of the Tampa Housing Authority, that we are proud to announce the 1<sup>st</sup> Annual FAHRO Invitational Statewide Basketball Tournament.



# UNCF / Deborah L. Vincent Charity Breakfast Bingo

Breakfast BINGO returns again this year so join us Wednesday morning as we get the day started by raising money for our scholarship fund. BINGO cards will be sold Wednesday morning for \$5 each and the winners of the rounds will receive 50% of the collected money with the remaining 50% going to our scholarship fund.

## Silent Auction

Be sure to visit our silent auction booth to bid on our variety of items. Contributions go to the Deborah L. Vincent Scholarship Fund. The scholarship fund gives assistance to deserving resident students.

## FAHRO Sponsors





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**Schedule at a Glance**

**Monday, August 5<sup>th</sup>**

4:00 pm		<b>Ricevimento di Benvenuto</b> Tuscan Ballroom I, II, & III Sponsored by: The Michaels Organization	<b>Registration Desk Open</b> Asbury Registration Desk/Rotunda
5:30 pm			
7:30 pm			
8:00 pm		<b>Hospitality Suite</b> Room #2326	
12:00 am			

**Schedule of Events**

**Monday, August 5<sup>th</sup>**

- 4:00 pm - 7:30 pm **Registration Desk Open**  
Location: Tuscan Ballroom Foyer
- 5:30 pm - 7:30 pm **Ricevimento di Benvenuto** *(Welcome Reception in the Exhibit Hall)*  
Location: Tuscan Ballroom I, II, & III  
Sponsored by: The Michaels Organization
- 8:00 pm - 12:00 am **Suite di Ospitalità** *(Hospitality Suite)*  
Location: Room #2326  
Sponsored by: Michael Brady, Inc. & Sentry Protection Technology

**Schedule of Events**

**Tuesday, August 6<sup>th</sup>**

- 8:00 am - 4:00 pm **Registration Desk Open**  
Location: Tuscan Ballroom Foyer
- 8:00 am - 7:30 pm **Exhibits** *(open during meals and breaks)*
- 8:00 am - 9:00 am **Prima Colazione** *(Networking Continental Breakfast in the Exhibit Hall)*  
Location: Tuscan Ballroom I, II, & III  
Sponsored by: HAI Group
- 9:00 am - 11:00 am **Apertura Della Sessione Generale** *(Opening General Session)*  
Location: Ligurian I, II, & III  
Speakers: Marcus D. Goodson, *FAHRO President*  
HUD Update: Victoria Main, Jacksonville HUD  
Invocation: Pastor Vernon McQueen
- 11:00 am - 11:30 am **Pausa** *(Networking Coffee Break in the Exhibit Hall)*  
Location: Tuscan Ballroom I, II, & III





# Schedule at a Glance

Tuesday, August 6<sup>th</sup>

8:00 am	<b>Networking Continental Breakfast</b> Tuscan Ballroom I, II, & III Sponsored by: HAI Group	<b>Registration Desk Open</b> Tuscan Ballroom Foyer
9:00 am	<b>Opening General Session</b> Ligurian I, II, & III	
11:00 am	<b>Networking Coffee Break</b> Tuscan Ballroom I, II, & III	
11:30 am	<b>Annual Business Meeting</b> Ligurian I, II, & III	
12:30 pm	<b>Networking Lunch</b> Tuscan Ballroom I, II, & III Sponsored by: Duke Energy	
1:30 pm	<b>Sessione Generale – The Role of PHAs in Affordable Housing Development</b> Ligurian I, II, & III	
2:30 pm		
2:45 pm	<b>Sessione Generale – Surviving Not Only This Year, But Next Year As Well: A PHA Budget Roundtable Discussion</b> Ligurian I, II, & III	
3:45 pm	<b>Networking Afternoon Break</b> Tuscan Ballroom I, II, & III • Sponsored by: Community Housing Partners, Inc.	
4:15 pm	<b>State &amp; Federal Affairs Update &amp; Discussion</b> Ligurian I, II, & I	
5:00 pm		
5:30 pm	<b>Member Appreciation Reception</b> Tuscan Ballroom I, II, & III	
7:30 pm		
8:00 pm	<b>Hospitality Suite</b> Room #2326 Sponsored by: Michael Brady, Inc. & Sentry Protection Technology	
12:00 am		

# Schedule of Events (cont...)

Tuesday, August 6<sup>th</sup>

11:30 am - 12:30 pm	<b>Abbuale Incontro D’Affari</b> ( <i>Annual Business Meeting</i> ) Location: Ligurian I, II, & III
12:30 pm - 1:30 pm	<b>Pranzo</b> ( <i>Networking Lunch in the Exhibit Hall</i> ) Location: Tuscan Ballroom I, II, & III Sponsored by: Duke Energy
1:30 pm - 2:30 pm	<b>Sessione Generale – The Role of PHAs in Affordable Housing Development</b> With traditional revenue streams drying up, it is more important now than ever that housing agencies diversify their portfolio and explore ways to accomplish their mission through the broader sphere of affordable housing development. While some agencies have become regular players in this arena, many others have yet to engage. In this session, we will review what the role of PHAs are according to the President of the Florida Housing Coalition and de facto leader of the Sadowski Coalition. Location: Ligurian I, II, & III Moderator: Marcus D. Goodson, <i>FAHRO President</i> Speakers: Jaimie Ross, <i>Florida Housing Coalition</i>
2:45 pm - 3:45 pm	<b>Sessione Generale – Surviving Not Only This Year, But Next Year As Well: A PHA Budget Roundtable Discussion</b> Everyone who is still walking has come up with some way to survive sequestration, but with a tough budget outlook and little hope for improvement, what will you do to survive next year? Many agencies have already taken extraordinary measures and depleted their remaining reserves. Join your colleagues in a critical discussion on how we survive not only this year, but next. Location: Ligurian I, II, & III Moderator: Marcus D. Goodson, <i>FAHRO President</i>
3:45 pm - 4:15 pm	<b>Pausa</b> ( <i>Networking Afternoon Break in the Exhibit Hall</i> ) Location: Tuscan Ballroom I, II, & III Sponsor: Community Housing Partners, Inc.
4:15 pm - 5:00 pm	<b>Aggiornamento Legislativo</b> ( <i>State &amp; Federal Affairs Update &amp; Discussion</i> ) Location: Ligurian I, II, & I Speakers: Pete Gamble, <i>FAHRO State Affairs Chair</i> Ric Gilmore, <i>Saxon, Gilmore, Carraway &amp; Gibbons, P.A.</i> Bill Russell, <i>FAHRO Federal Affairs Chair</i> Scott Keller, <i>FAHRO Federal Affairs Consultant</i>
5:30 pm - 7:30 pm	<b>Ricezione di Membri</b> ( <i>Member Appreciation Reception in the Exhibit Hall</i> ) Location: Tuscan Ballroom I, II, & III
8:00 pm - 12:00 am	<b>Suite di Ospitalità</b> ( <i>Hospitality Suite</i> ) Location: Room #2326 Sponsor: Michael Brady, Inc. & Sentry Protection Technology



# Schedule at a Glance

Wednesday, August 7<sup>th</sup>

8:00 am	<b>Bingo Fund-raiser &amp; Continental Breakfast</b> Tuscan Ballroom I, II, & III Sponsored by: Duke Energy			
9:00 am	<b>“Ask HUD” Salon</b> Vicenza	<b>FL Public Housing Law – Chapter 421</b> Ligurian III	<b>Proven Strategies for Stopping Fraud</b> Ligurian II	<b>Reducing &amp; Recovering Costs Through Energy Efficiency</b> Ligurian I
10:15 am				
10:30 am	<b>Florida Public Records, FOIA &amp; Sunshine Laws</b> Ligurian III	<b>Hot Topics in Fair Housing</b> Ligurian II	<b>PHA Development Roundtable: Solutions, Not Stories</b> Ligurian I	
12:00 pm	<b>Networking Lunch</b> Tuscan Ballroom I, II, & III Sponsored by: Beneficial Communities			
1:00 pm	<b>Ethics Do’s and Don’ts &amp; Conflicts of Interest</b> Ligurian III	<b>Managing Cash Flow for Your HCV Program</b> Ligurian II	<b>Kicking Smoking’s Butt: Going Smoke-Free</b> Ligurian I	
2:30 pm	<b>Networking Afternoon Break</b> Ligurian I, II, & III • Sponsored by: TAG Associates, Inc.			
3:00 pm	<b>What If? PHA Legal Q&amp;A</b> Ligurian III	<b>Instrumentalities: New Interest from HUD/Inspector General</b> Ligurian II	<b>Putting Section 3 to Work: A Perspective from Resident-Owned Businesses</b> Ligurian I	
4:30 pm				
7:00 pm	<b>It Takes A Villa Celebration Banquet</b> Tuscan Ballroom IV Entertainment: Samuel Bullock & Company Sponsored by: Florida Public Housing Authority Self-Insurance Fund			
10:30 pm	<b>Hospitality Suite</b> Room #2326 Sponsored by: Michael Brady, Inc. & Sentry Protection Technology			
12:00 am				

# Schedule of Events

Wednesday, August 7<sup>th</sup>

8:00 am - 4:00 pm	<b>Registration Desk Open</b> Location: Tuscan Ballroom Foyer
8:00 am - 7:30 pm	<b>Exhibits</b> <i>(open during breaks and functions)</i>
8:00 am - 9:00 am	<b>Bingo Prima Colazione</b> <i>(Bingo Fund-Raiser &amp; Continental Breakfast)</i> Location: Tuscan Ballroom I, II, & III Sponsor: Duke Energy
9:00 am - 10:15 am	<b>“Ask HUD” Salon</b> Location: Vicenza Attendees: Victoria Main, <i>Jacksonville HUD</i> Victor Rocher, <i>Miami HUD</i>
9:00 am - 10:15 am	<b>Commissario Certificazione: Florida Public Housing Law – Chapter 421</b> Public housing agencies only exist in Florida because of their creation and authorization under Chapter 421 of Florida Statutes. Contained in this law are the basic principles creating a housing agency, establishing its powers, how its governance is structured, and many other key factors of which all commissioners need to be familiar. Location: Ligurian III Speaker: Ric Gilmore, <i>Saxon, Gilmore, Carraway &amp; Gibbons, P.A.</i>
9:00 am - 10:15 am	<b>Pista di Voucher (HCV) – Proven Strategies for Stopping Fraud</b> With our budgets in such dire straights, it is more important than ever that we receive the money we are due. Despite our best efforts, we know that fraud still remains. Not only are these bad actors stealing from the agency and taxpayers, but most importantly, they are depriving deserving families from access to resources they so desperately need. In this session, we will discuss the latest strategies and techniques for detecting and stopping fraud, as well as how to collect on what is owed. Location: Ligurian II Moderator: Sherri Campanale, <i>HACFM</i> Speakers: Fernando Ramos, <i>HUD OIG Tampa</i> Aisha Crawford, <i>Jacksonville HUD</i>
9:00 am - 10:15 am	<b>Pista di Edilizia Residenziale Pubblica (PH) – Reducing &amp; Recovering Costs Through Energy Efficiency</b> Some of you might be amazed at just how much your energy utility will do to REDUCE your energy consumption, at NO COST TO YOU AND YOUR RESIDENTS! The experts at Duke Energy (formerly Progress Energy) will share sure fire ways to reduce your energy spending and put that money back into your agency. Location: Ligurian I Speaker: Melvin Philpot, <i>Duke Energy</i>

10:30 am - 12:00 pm

### Commissario Certificazione: Florida Public Records, FOIA & Sunshine Laws

Florida has very broad public records and open meetings laws to ensure that citizens have unrestricted access to their government, and these are in addition to federal laws governing the Freedom of Information Act (FOIA). Finding yourself on the wrong side of these laws, even unintentionally, can be costly and embarrassing to both you and your agency. This session will cover the fundamentals of what you need to do to remain in compliance.

Location: Ligurian III

Speaker: Ric Gilmore, *Saxon, Gilmore, Carraway & Gibbons, P.A.*

10:30 am - 12:00 pm

### Pista di Voucher (HCV) – Hot Topics in Fair Housing

Fair Housing issues, though always important, have been a particular focus as of late. More importantly, there is more to Fair Housing compliance than just ensuring that your senior staff is aware, it's everyone's job! All agency staff, most especially those who come into direct contact with tenants need to know what the do's and don'ts are... before it's too late!

Location: Ligurian II

Speaker: Charles, *President, HUD*

10:30 am - 12:00 pm

### Pista di Edilizia Residenziale Pubblica (PH) – PHA Development Roundtable: Solutions, Not Stories

Looking to get involved in development? Perhaps you have some experience and want to expand your knowledge. Join us as we answer any questions you may have about the future of public housing development.

Location: Ligurian I

Moderator: Jane Dixon, *Tallahassee Housing Authority*

Contributors: Juan Miranda, *Miami HUD*

Matt Lord, *Miami HUD*

12:00 pm - 1:00 pm

### Pausa *(Networking Lunch in the Exhibit Hall)*

Location: Tuscan Ballroom I, II, & III

Sponsored by: Beneficial Communities

1:00 pm - 2:30 pm

### Commissario Certificazione: Ethics Do's and Don'ts & Conflicts of Interest

With great power comes great responsibility. This is particularly true when it comes to housing authority commissioners as custodians of public funds and the public trust. Ethics seems like it should be pretty easy and obvious. While that is true for many situations, the ones to watch out for are the ones you never even considered. The same goes for conflicts of interest. During this session, we will explore common pitfalls and discuss ways to make sure that you are on solid ethical footing, long before you approach a situation so you don't ever have to look back and wonder if you went too far.

Location: Ligurian III

Speaker: Ric Gilmore, *Saxon, Gilmore, Carraway & Gibbons, P.A.*

1:00 pm - 2:30 pm

### Pista di Voucher (HCV) – Managing Cash Flow for Your HCV Program

Recent HCV changes, including the introduction of the so-called "Cash Management" requirements, have made it more difficult to target spending. Topics include the latest on: determination of funding, status of NRA reclamation, tracking program reserve, targeting your spending and ongoing financial monitoring, the latest on Admin funding and UNA as well as VMS and FDS reporting updates.

Location: Ligurian II

Speaker: Brian Alten, *BDO PHA Finance*

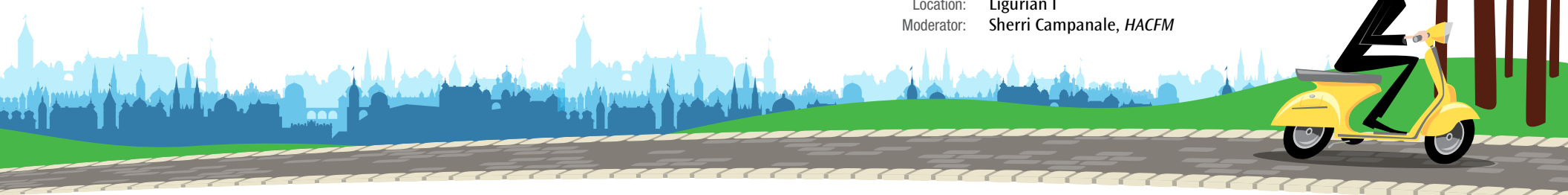
1:00 pm - 2:30 pm

### Pista di Edilizia Residenziale Pubblica (PH) – Kicking Smoking's Butt: Going Smoke-Free

Going smoke-free is a growing trend in public housing. Most everyone wants to do it, but is unsure of the implications or if there are any consequences for getting it wrong. Learn how your agency can successfully implement a smoke-free program and prepare for any hiccups you might encounter along the way.

Location: Ligurian I

Moderator: Sherri Campanale, *HACFM*





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## Schedule of Events *(cont...)*

Wednesday, August 7<sup>th</sup>

- 2:30 pm - 3:00 pm **Pausa** *(Networking Afternoon Break in the Exhibit Hall)*  
Location: Tuscan Ballroom I, II, & III  
Sponsored by: TAG Associates, Inc.
- 3:00 pm - 4:30 pm **Commissario Certificazione: What If? PHA Legal Q&A**  
All day, you've got to listen to us "lay down the law" for you, so to speak. It's common to want to explore individual and hypothetical situation to learn, "what if?" To ensure that we get all of our information across to you and still provide you ample time to explore your individual questions and scenarios, we have set aside an entire session to explore them.  
Location: Ligurian III  
Speaker: Ric Gilmore, *Saxon, Gilmore, Carraway & Gibbons, P.A.*
- 3:00 pm - 4:30 pm **Pista di Voucher (HCV) – Instrumentalities: New Interest from HUD/Inspector General**  
The HUD OIG has alleged potential violations of the ACC in how PHAs create and use instrumentalities and is planning an active review of their use. This newfound interest could have potentially huge implications for agencies who have embraced their use at HUD's encouragement. Learn what the OIG is looking for and what your agency can do stay in compliance.  
Location: Ligurian III  
Speaker: Michael Syme, *Cohen & Grisby*
- 3:00 pm - 4:30 pm **Pista di Edilizia Residenziale Pubblica (PH) – Putting Section 3 to Work: A Perspective from Resident-Owned Businesses**  
Several agencies have successful resident owned businesses developed under the Section 3 program. This session will explore those success stories and what your agency can do to incubate and foster the success of these opportunities to make our tenants self-sufficient.  
Location: Ligurian I  
Moderator: Larry Shoeman, *Avon Park Housing Authority*  
Speakers: Glenda Flores-Davis, *"Positively Cleaning Services"*  
Tim Tyrrell, *Sarasota Housing Authority*  
Tangela Davis, *"Finishing Touches"*  
Pam Davis, *Gainesville Housing Authority*  
Sheila Shine, *"Sheila Shin"*  
Tracy Carroll, *"Ms. Scrubbing Bubbles"*
- 7:00 pm - 10:30 pm **Ci Vuole Una Villa Banchetto** *(It Takes A Villa Celebration Banquet)*  
Location: Tuscan Ballroom IV  
Entertainment: Samuel Bullock & Company  
Sponsored by: Florida Public Housing Authority Self-Insurance Fund
- 10:30 pm - 12:00 am **Suite di Ospitalità** *(Hospitality Suite)*  
Location: Room #2326  
Sponsored by: Michael Brady, Inc. & Sentry Protection Technology



## Meet The Speakers

### Vernon McQueen

*DSM Specialist, Duke Energy*

Vernon McQueen joined Progress Energy now Duke Energy in 2005 as a DSM Specialist. He is currently the Program manager for the Low-Income Weatherization Assistance Program. Prior to joining Progress Energy (Duke Energy) Vernon worked as a Public School Teacher in New York City, an Addiction Counselor in Seminole County Florida and as Coordinator for the City of Sanford Weatherization/LIHEAP programs. He is very active with several community organizations including but not limited to, Agriculture Labor Program, Inc., Homes N Partnership, Goldsboro Front Porch Council, American Association of Blacks in Energy, and the Department of Economic Opportunity. He is married to Gail F. McQueen and the proud father of two children with two grand children.



### Melvin Philpot

*Sr. Program Manager, Duke Energy*

Melvin Philpot is a Sr. Program Manager for Duke Energy in Lake Mary Florida. He joined Duke Energy in May of 1982. He is currently the Program Manager for "Neighborhood Energy Saver Program." Melvin is also very active with many organizations in Florida where he serves on the following boards/committees:



- Area Coordinator, American Association of Blacks In Energy, FL Chapter
- Advocates for African Americans, Community Outreach Coordinator
- Florida Housing Coalition
- Rescue Outreach Mission
- City of Sanford Martin Luther King Jr. Steering Committee
- City of Sanford Front Porch project
- Sanford Housing Authority
- Tampa Bay Community Development Corporation

### Matthew Competiello

*Program Manager, American Lung Association*

As the program manager for the American Lung Association (ALA) of the Southeast, Matthew Competiello is the leading representative on the issue of secondhand smoke exposure in multi-unit housing for South Florida. The ALA Fort Lauderdale office further serves the region on a number of lung health issues and offers programs to promote and foster education, awareness, advocacy, and support to those affected by pulmonary diseases. In his role as program manager, Matthew is responsible for a number of tobacco-free living initiatives funded by the Transforming Our Community's Health (TOUCH), a 5 year Centers for Disease Control and Prevention "Community Transformation Grant." Matthew has worked in the housing industry for 1 ½ years and over that span has assisted 15 properties belonging to Catholic Housing Management in adopting a smoke-free policy. In addition to his work with multifamily housing providers, Matthew also works on educating the public and elected officials on the need for smoke-free parks and beaches, and with colleges on smoke-free campuses.

Matthew has a bachelor's degree in political science from Elizabeth City State University and graduated as a Ronald E. McNair Scholar. Matthew currently serves as chair of the Broward County Tobacco-Free Partnership's Secondhand Smoke Subcommittee and is also a member of the South East Florida Apartment Association's (SEFAA) Membership Committee. He joined the ALA in 2012 after completing a six-month internship.



### Ricardo L. Gilmore, Esq.

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

Ricardo Gilmore, senior partner and co-founder of Saxon, Gilmore, Carraway, Gibbons, Lash & Wilcox, P.A., has practiced law for twenty four years. He specializes in the areas of business, corporate law, public finance, and commercial litigation. Mr. Gilmore has developed extensive expertise in the representation of public housing authorities, and not-for-profit corporations in their relationships with those authorities, as well as expertise in US Housing and Urban Development related issues. Mr. Gilmore received his B.A. degree from the University of Georgia and his J.D. degree from the University of Florida College of Law.



## Meet The Speakers *(cont...)*

### **Michael H. Syme** *Cohen & Grigsby*

For almost 20 years, Michael has been representing housing authorities, municipal government entities and developers in the financing, development and revitalization of low-income communities. He is the Head of Cohen & Grigsby's Affordable Housing Group, as well as the firm's Vice President of Finance and Treasurer. Michael's practice focuses on affordable housing, commercial real estate, corporate transactions and commercial finance. He has negotiated and closed numerous mixed-financing developments (including HopeVI), and regularly counsels housing authorities in the creation of affiliated entities and instrumentalities.

In addition, Michael has negotiated a Moving-to-Work Demonstration Program with the U.S. Department of Housing and Urban Development. He has represented HUD in the Capital Fund Fiduciary Program.

Michael also has extensive experience in representing housing authorities when they are audited by HUD's Office of Inspector General. Preparing for and defending such audits, Michael assists housing authorities in protecting their assets and reputations. Michael previously served as General Counsel for the City of Pittsburgh Housing Authority.

Michael is the co-chair for the American Bar Association's Pennsylvania Forum on Affordable Housing, as well as a member of the Allegheny County Bar Association and the Pennsylvania Bar Association. His involvement with professional organizations has included serving as a member of the ABA's Business, Banking and Corporate Sections.

He is a member of the National Organization of Housing & Redevelopment and the Florida Association of Housing and Redevelopment Organization. His community activities have included serving as president of Family Services of Western Pennsylvania. Michael is currently a member of the Corporate Circles Board of the Pittsburgh Cultural Trust.



### **Jaimie A. Ross** *Board President, Florida Housing Coalition*

Jaimie A. Ross is the Affordable Housing Director at 1000 Friends of Florida, a statewide nonprofit growth management organization. Prior to joining 1000 Friends of Florida in 1991, Ross was a land use and real property lawyer representing for profit and nonprofit developers and financial institutions.

During her tenure at 1000 Friends, Ross initiated the broad-based coalition that successfully advocated the passage of the William E. Sadowski Affordable Housing Act, providing a dedicated revenue source for affordable housing in Florida. She continues to facilitate the Sadowski Act Coalition to ensure funding for Florida's state and local housing programs. Her work includes all forms of legislative and administrative advocacy and education related to the planning and financing of affordable housing. She authored "Creating Inclusive Communities in Florida: a Guidebook for Local Elected Officials and Staff on Avoiding and Overcoming the NIMBY Syndrome", originally published in 2004, updated and republished in 2006. With funding from the Rockefeller Foundation, Ross produced "Creating Inclusive Communities," a flash presentation on best practices for inclusionary housing programs.

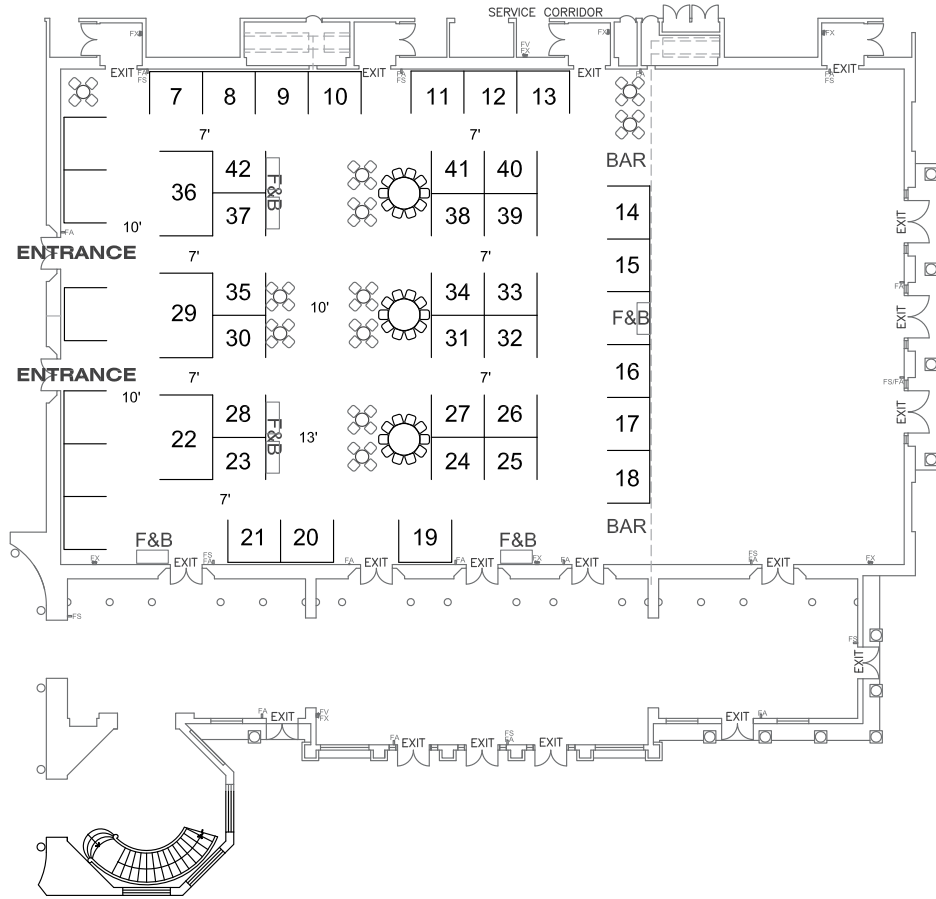
Nationally, she serves on the Board of the Innovative Housing Institute. Ross is the President of the Florida Housing Coalition, founder of the Florida Community Land Trust Institute, past Chair of the Affordable Housing Committee of the Real Property Probate & Trust Law Section of the Florida Bar, and a former Fannie Mae Foundation James A. Johnson Community Fellow.



### **Charles President** *Equal Opportunity Specialist, U.S. Department of Housing & Urban Development*

Charles President belongs to a select group of HUD employees who came to the Department with the distinction of being a public servant in State and Local Government, as well as the Non-Profit arena. Prior to joining HUD, Mr. President served as a Human Services Planner with the City of Jacksonville, Housing and Neighborhoods Department; as a Fair Housing Specialist with the Big Bend Fair Housing Center, Tallahassee, FL; and as a Budget Analyst with the State of Florida, Justice Administrative Commission. Mr. President holds a Bachelor of Science in Political Science and a Master of Public Administration from Florida A & M University.





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*e-mail:* tgallentine@ameresco.com  
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*Services:* Energy efficiency services and solutions self-funded through guaranteed energy savings

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*Phone:* 800.272.7134  
*e-mail:* apc@chesapeake.net  
*Contact:* Dennis DiBello  
*Services:* UPCS/HQS Inspections and Training; PNA; EA; GPNA; RAD Service

**Berman Hopkins Wright & LaHam, CPA's & Associates** Booth 28  
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*Phone:* 321.757.2020  
*e-mail:* raine@bermanhopkins.com  
*Contact:* Brian Nemeroff  
*Services:* Full service Public Accounting since 1958, specializing in housing authorities

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*Phone:* 727.894.4453  
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*Contact:* Debi Curry  
*Services:* Full service A/E firm specializing in senior living and multi-family housing

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*Phone:* 407.323.1333  
*e-mail:* invoice@amachuca.com  
*Contact:* Samuel Rosario  
*Services:* Assists PHAs with subsidized housing by providing innovative housing solutions

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*Contact:* Ken Ragan  
*Services:*

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*Phone:* 215.564.1900  
*e-mail:* balten@bdo.com  
*Contact:* Brian Alten  
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*Contact:* Ken Brown Jr.  
*Services:*

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*Phone:* 813.223.3100  
*e-mail:* fradique@cvrassociates.com  
*Contact:* Fradique Rocha  
*Services:* GSA-certified, full service management consulting firm specializing in management solutions for affordable housing programs

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Lake Mary, FL 32773

*Phone:* 407.942.9332  
*e-mail:* melvin.philpot@pgnmail.com  
*Contact:* Melvin Philpot  
*Services:* Utility Company

**EMG** Booth 13  
222 Schilling Circle, Ste. 275  
Hunt Valley, MD 21031

*Phone:* 800.733.0660  
*e-mail:* dweitzel@emgcorp.com  
*Contact:* Drew Weitzel  
*Services:* National architecture and engineering consulting firm specializing in Physical Needs Assessments, Energy Audits, Accessibility and Capital Planning Studies

**FL Housing Authority Risk Mgmt Insureds (FHARMI)** Booth 8  
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Melbourne, FL 32940

*Phone:* 321.255.1010  
*e-mail:* jenniferluckern@bellsouth.net  
*Contact:* Jennifer Luckern  
*Services:* Florida Public Housing Authorities Member Owned Government Insurance Risk Pool

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189 Commerce Court  
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*Phone:* 800.872.0242 ext. 287  
*e-mail:* cruiz@housingcenter.com  
*Contact:* Caroline Ruiz  
*Services:*

**HD Supply Facilities Maintenance** Booth 30  
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*Phone:* 858.831.2127  
*e-mail:* patrice.pagano@hdsupply.com  
*Contact:* Patrice Pagano  
*Services:* Facilities Maintenance

**FL Public Housing Authority Self Insurance Fund (FPHASIF)** Booth 22  
3606 Maclay Blvd S, Ste. 204  
Tallahassee, FL 32312

*Phone:* 800.763.4868 ext. 7038  
*e-mail:* brooke.butler@willis.com  
*Contact:* Brooke Butler  
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*e-mail:* kerri@leadingedgeonline.com  
*Contact:* Kerri Sisson  
*Services:* Employee Benefits; Human Resource Services

**Lindsey Software Systems** Booth 16  
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*Phone:* 501.268.5324  
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*Contact:* April Davis  
*Services:* Public Housing Management Software

**Gilson Software Solutions, LLC** Booth 40  
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*Phone:* 954.759.4550  
*e-mail:* valeria@gilsonsoftware.com  
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*e-mail:* jimc@mbiarch.com  
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*Phone:* 856.988.5983  
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*Services:*

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*Phone:* 202.513.6510  
*e-mail:* tgimbel@quadel.com  
*Contact:* Allan Hardy  
*Services:* Outsourced Management;  
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*Phone:* 256.329.1205  
*e-mail:* sherri@sacssoftware.com  
*Contact:* Sherri Blasingame  
*Services:* Software Solutions;  
Fee Accounting

**Norstar Primerica Multifamily Development Group** Booth 11  
3629 Madaca Lane  
Tampa, FL 33618

*Phone:* 813.933.0629 ext. 212  
*e-mail:* rec@primericagroupone.com  
*Contact:* Rick Cavaliere  
*Services:* Development partner to PHAS

**Perez, APC** Booth 21  
317 Burgundy St, Ste. 11  
New Orleans, LA 70112

*Phone:* 504.584.5138  
*e-mail:* malexander@e-perez.com  
*Contact:* Mary Alexander  
*Services:* Architecture; Landscape  
Architecture; Interior Design;  
Real Estate Development

**Sentry Protection Technology** Booth 39  
2160 Whitfield Ave  
Sarasota, FL 34243

*Phone:* 877.705.2384  
*e-mail:* cf@sentryprotectiontechnology.com  
*Contact:* Chuck Fowler  
*Services:* Security Screens;  
Hurricane Screens;  
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**Specialized Plumbing Technologies** Booth 19  
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*Phone:* 800.849.4610  
*e-mail:* joshua@sleuthpt.com  
*Contact:* Nick Timpone  
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*Phone:* 561.373.1345  
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Phone: 954.966.1148  
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Contact: Ralph de Leon  
Services: Windows

**Yardi Systems, Inc.**  
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Booth  
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Phone: 678.994.0841  
e-mail: [amy.harrington@yardi.com](mailto:amy.harrington@yardi.com)  
Contact: Amy Harrington  
Services: Property & Asset  
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**Yeager & Boyd**  
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