



# INDEPENDENCE HOUSING AUTHORITY

## SECRETARY'S REPORT

### BOARD MEETING

February 18, 2020

#### A. General Operations

1. All Fan Coil Heat/Air units were replaced in the basement hallway and 1<sup>st</sup> floor lobby by Lippert Mechanical.
2. Hocker Heights Laundry Room at the Community Bldg. had a Magnetic lock system installed on the door along with an ADA door opening system with key fob access like you have at both PH and SVM buildings. This gives additional access to the laundry facilities beyond just IHA Office Hours.
3. All hallway floors at Southview Manor have had carpet pulled up and replaced with carpet squares. The prior carpets were rolling and causing a trip hazard.
4. Hocker Heights cameras were replaced with a cloud-based system and the property manager, maintenance supervisor, Deputy Executive Director and Executive will have access on smart phones, computers and Ipads/tablets.
5. Hocker Heights had a Fire at 308 N. Leslie and the female tenant passed away due to complications from the Fire.
6. Un-Restricted Reserve and Balance Summary for FYE 3/31/2020
7. HCV Statistics (see enclosed)
8. LIPH Statistics (see enclosed)

## B. Capital Fund Program Update

1. IP Cloud-Based Cameras were installed at Hocker Heights and access is being given out to all necessary staff.
2. Southview Manor cameras are halfway completed on installation of new Cloud-Based cameras. We were adding additional patio cameras to the systems, which is creating a delay due to how they have to install the cameras.
3. Weber Carpet has replaced all hallway carpets with carpet squares. The prior carpet was a trip hazard due to rolling up.
4. Otis Elevators has officially dropped off equipment at the properties and has begun work on the elevators.
5. Fan coil units at Pleasant Heights basement (4 units) and the 1st floor (6 units) have been replaced by Lipper Mechanical.
6. Southview Manor pipe condensation project with the 10 units on the West side of the building has begun as well as re-insulating those lines after that project has been completed. This project has been completed.
7. Awaiting word from HUD on our Fire Unit at 308 N. Leslie on whether or not they will allow me to bypass the Procurement process due to the Emergency of the water in the unit and the holes in the roof due to the fire. Once I have the unit Mitigated, then we can begin the process of procuring a contractor to rebuild the unit.