

Speaker 1 ([00:00:00](#)):

<silence> All right. Can we go and get started? Uh, let's see. It's, uh, 1 48 today. September 29th. Okay. Roll. Uh, Jason Hughes, or actually call to order. Phone call. Um, Jason Hughes.

Speaker 2 ([00:00:18](#)):

He had to step out. He said he'll be back for the main for the board meeting.

Speaker 1 ([00:00:22](#)):

Okay. Josh Tatum here. Uh, commissioner Plummer? Here. Uh, commissioner Jones? Here. Commissioner <inaudible>. Here. Wonderful. So, board commissioner. So we have a forum. Start the meeting. Yes. Objection of guests and public comment. We have zero guests today, so we will move along here. Uh, is there a motion to, um, approve the review and approval agenda? Is there anything needs to be changed? Added Motion to approve. Motion to approve. Okay. Second. Motion by client. Second by Jones. All in favor? Aye. Aye. Alright. Now we will move on, uh, hand it over to Michelle for review of outstanding invoices. Uh, first and then we will go into the <inaudible> board after. That's

Speaker 3 ([00:01:25](#)):

Okay. Okay. I've distributed to you two packets, one of which is the, uh, invoices that we are reviewing. First is, uh, perplex \$35 standard website hosting monthly fee and posting of the agenda for the month \$35. Can

Speaker 4 ([00:01:44](#)):

We review these as we go on? Is it a, I'm assuming it's a typo that they completed provisioning of a new account for

Speaker 3 ([00:01:53](#)):

No, no, no. I'm sorry. Any, maybe. Are you, I think that's fine.

Speaker 4 ([00:01:58](#)):

Huh?

Speaker 3 ([00:01:58](#)):

Perplex? Is that Perplex?

Speaker 4 ([00:02:00](#)):

Perplex. Okay.

Speaker 1 ([00:02:01](#)):

What were we looking at?

Speaker 4 ([00:02:02](#)):

Well, it says they, there's just \$10 to complete provisioning for a new account for 21.

Speaker 3 ([00:02:08](#)):

You know what? I, deep

Speaker 4 ([00:02:09](#)):

South politics website,

Speaker 1 ([00:02:11](#)):

<laugh>

Speaker 3 ([00:02:13](#)):

That, right? Yeah.

Speaker 2 ([00:02:14](#)):

That's gotta be

Speaker 3 ([00:02:15](#)):

Wrong. Yeah, that is definitely an error. Um, I, I didn't notice that. I, I would assume that the \$10 was the posting of the agenda because that is what he charges us supposed the agenda. So I didn't read the, so we chalk

Speaker 4 ([00:02:27](#)):

That up to a typo.

Speaker 3 ([00:02:29](#)):

Yes, I, I can, I can say for sure, although

Speaker 2 ([00:02:31](#)):

He needs to send it to y'all, correct? It. Yeah.

Speaker 3 ([00:02:33](#)):

I'll, I'll ask him to resend it. And, and actually I'm thinking he probably posted more than one agenda for the month. 'cause it, it is \$10 per posting. So I'll just defer this payment. I don't think it will matter much if he gets \$35 and we'll get a, a corrected invoice and just present it X month. We'll just defer this complete

Speaker 1 ([00:02:54](#)):

Judge.

Speaker 3 ([00:02:55](#)):

Thank you for catching that. I'm sorry I didn't read that small detail there. <laugh>. All right. Um, next should be <inaudible>. Yeah. Who is, uh, doing the construction, uh, oversight for adv al total of 1250 \$1,250.

Speaker 1 ([00:03:13](#)):

If, if we may stop there as well, if that's okay. Um, just to make sure. At this 1250, does this get us to that 5,000?

Speaker 3 ([00:03:25](#)):

We are, we are over the

Speaker 2 ([00:03:26](#)):

5,000. Yeah, that was what he had left over, I think in excess from what I remember.

Speaker 3 ([00:03:30](#)):

Right. Yeah. So, so we were over the 5,000 with the last invoice. And this just takes it more, I don't know that I, I know that, uh, chairman Hughes, I believe said that he was going to raise it.

Speaker 2 ([00:03:44](#)):

There was a recommendation that's coming out of the executive committee to increase it. That has not gone to the board yet. That was today. But of course, legally, uh, since the person did do the work, even if you don't do that, you guys still owe someone for work that they've done.

Speaker 4 ([00:04:00](#)):

So do we have, um, any backup or are we just taking the word of the invoice for the hours that he's worked

Speaker 2 ([00:04:11](#)):

Taking over that? I don't know. What, what does he send as an invoice? I don't know. I've never seen it. This

Speaker 3 ([00:04:15](#)):

Is, this is all I'm getting. I don't know if there's any reports that he's providing to.

Speaker 2 ([00:04:21](#)):

He's coming back to the board meeting. He said when he left in the hallway, he said he was going to go and check on the property. Um, so I guess y'all can ask him that in the board meeting.

Speaker 1 ([00:04:30](#)):

Remember us getting one report at the very beginning, but that's the only like physical

Speaker 2 ([00:04:36](#)):

Document. Oh my god. I'm sorry. He just sent a text message that electricians are at the advan site right now doing prep work. They believe that they have the green lurk light to start work on Monday, but they don't.

Speaker 1 ([00:04:52](#)):

Okay. Oh, for this invoice. You know, I, I, I don't feel comfortable presenting this to the board probably until the resolution from the executive committee is put forward. 'cause this is, we probably can't pay this one

Speaker 3 ([00:05:10](#)):

Right now. Oh. Could it be approved? Uh, I'm just giving you an alternative. Could it be approved subject to the board's full approval?

Speaker 1 ([00:05:19](#)):

Yeah. Um,

Speaker 3 ([00:05:23](#)):

Yeah, just in, in looking at, uh, I wanted to just address Commissioner Han's, uh, uh, discussion point in this particular invoice does not actually indicate any reports. It's, it's, uh, emails, site visits, reviews. So I don't know that he would've had any deliverables for this one, but I think he would've had deliverables for some previous invoices that, um, your

Speaker 4 ([00:05:53](#)):

Point is only that, that we're not familiar with what he's doing on a day-to-day basis. Mm-Hmm. <affirmative>. And, and yet we're approving, um, line items Yeah. Based on site visits and, and emails and texts that none of us are, have seen or, or participated in. So, Mm-Hmm. <affirmative>, um, it makes it difficult for us to give a valid opinion. Mm-Hmm. <affirmative>, I can say 1,250 is reasonable for what the, apparently he's done, but I don't have a real

Speaker 2 ([00:06:25](#)):

Basis. That's fair. That's fair.

Speaker 5 ([00:06:27](#)):

I have a question. Um, these emails and texts and calls, whatever he's doing, is there somebody, is is Greg being given, you know, copies of emails and text messages or Jason?

Speaker 2 ([00:06:42](#)):

Um, I, I've seen, because sometimes I've been copied, so I've seen emails that have been gone, have gone to the chair. Um, but I, I, I, you know, I wouldn't know 'cause I'm not on day-to-day with his work.

Speaker 6 ([00:06:57](#)):

Okay.

Speaker 3 ([00:06:58](#)):

So chair your what you recommended that second? Um, I, I was, I'm not making a recommendation. I was just giving you an option if you wanted to approve it subject to the full board approval. And maybe part of that conversation would be to chair Hughes. You know, do you have these emails and, 'cause I think he may, I'm not sure, but I know he's,

Speaker 4 ([00:07:21](#)):

He vouchers for these line items and I'd say we're good to go. Mm-Hmm. <affirmative>.

Speaker 2 ([00:07:25](#)):

You guys can always ask that at the full board. Um, because I do know that he said he was coming back. 'cause when I was in the hallway closing up for the, uh, executive section, he said he was going to go check on the property and he actually is there. 'cause he's the one who just text me that Advanta was at the site working.

Speaker 6 ([00:07:41](#)):

Okay.

Speaker 3 ([00:07:43](#)):

So it would be, just to recap, it would be subject first to the \$5,000, uh, budget that was originally set being increased as the first matter and the second subject to the chair or the property chair confirming that they have received these emails, texts, et cetera, that are indicated. So it would be subject to those two as as an option. Yeah.

Speaker 6 ([00:08:16](#)):

Objections.

Speaker 4 ([00:08:24](#)):

Do we need to do that one separately or, or just part of the package? But that is,

Speaker 3 ([00:08:28](#)):

I have a question. I'm just so lost.

Speaker 2 ([00:08:30](#)):

You can just table it.

Speaker 3 ([00:08:33](#)):

Okay. Like, what is this, this the second page, 1730 to 2030. That's three options. Um, he's being paid to be at the,

([00:08:53](#)):

The property committee meeting. That's what that is. And then site visit too. Site visits four hours. No, no, no. Second one. The second one when he did the property meeting and then he went and did a YP talked talk. Yeah. Nine. I just wanna make sure I'm reading this right. So in the second set, 1400 to 1800, what is that? That's, that's the time. That's three days. That's the time. Okay. It's, so you did a site visit for electrical follow up board meeting, electrical code research for site marketing. That's four hours that he did that.

Speaker 2 ([00:09:41](#)):

I don't know that they can answer. I think y'all have to really ask him directly. 10

Speaker 3 ([00:09:45](#)):

O'clock, 12, 15 and one 40 Emails, texts and calls with Omar regarding temporary electrical at NRVP office. One hour. I mean, I was assuming that he was working with Jason and Maria to, on the advo issue in general. Well, it's all related to Advo. I don't think he's ever said Okay. Like now he going out there to the, to the site. Okay. Jason?

Speaker 2 ([00:10:22](#)):

No, that's, uh, Wesley just texted me, Wesley, that he was at the site. He wanted to check it before the board meeting. He said,

Speaker 3 ([00:10:32](#)):

Okay. Yeah, I think we just, we tabled this invoice because it, it definitely is subject to, um, what the board recommends increase if there is even an increase. Mm-Hmm. <affirmative> and, and also explanation, right? Mm-Hmm. <affirmative> voucher. Yeah. Not just to be going somewhere at, well,

Speaker 2 ([00:10:56](#)):

Just to read. I'm sorry, I have to dial the table. A conference call.

Speaker 3 ([00:11:00](#)):

That's okay. We need to see those reports that the next one is Entergy. It was, uh, \$4,100 38 cents. Um, my only comment here is that I can dial into a conference call. I apologize. Uh, this \$4,100 does continue the trend of having the elevated electric bills compared to before Advan O came in. So this will just add another probably \$2,500 or so to the tally of what Advan o will ultimately need to reimburse entity for its electrical usage. But I thought they hadn't been working for the last month. They had their air conditioner running 24 7 as we established. Um, we still have to pay this bill, um, in the, um, you know, dealing with Ed van or it's just an internal matter.

Speaker 1 ([00:11:58](#)):

And when you said, um, Michelle, they would reimburse us.

Speaker 3 ([00:12:03](#)):

I I'm not saying that that's an official conclusion, but I know that's definitely what, uh, the chair in the, in counsel, it's

Speaker 1 ([00:12:11](#)):

Been in the, um,

Speaker 3 ([00:12:12](#)):

Discussions. Discussions, right. That they would, uh, reimburse us, I believe starting in April is when they came in, it'll be about \$2,500 a month because that's when it, it went up. As a matter of fact, if you look,

Speaker 2 ([00:12:27](#)):

Um, is it only 25? I thought it was more than 25.

Speaker 3 ([00:12:31](#)):

Well, the bill before they came in was about 1500, 1600 a month. Okay. This was 4,100. Um, so somewhere in the 25, 20 \$700 range, we can look

Speaker 2 ([00:12:43](#)):

At each one. And this goes to what we discussed a little earlier when I tell you about Michelle's idea, which was really great and I discussed it with Mike already. Um, and just for Commissioner Elon's sake about that multiplier, that's what's making it so high because of that, that thing that we don't need, that Vanel wants.

Speaker 1 ([00:13:02](#)):

And it started, I think may kind of the

Speaker 3 ([00:13:05](#)):

Top. Yeah,

Speaker 1 ([00:13:08](#)):

April, may.

Speaker 3 ([00:13:11](#)):

But again, unless we have some objection with Entergy, this is a bill that we probably should approve. Agree.

([00:13:22](#)):

Didn't we just pay them? Well, you know, we'll have How much was that? We, we had, so we are in September now. So at the 2000, yeah. So last month the bill was 4,000, but the month before that was the 20 something thousand that we had to pay to catch up. So from this point forward, unless that Banno increases, which I think Council Zen says they may, it'll probably be about 4,000 a month. Alright, next page. Okay. That's our Council Zen. She presented two invoices for the month of August. Uh, she just separated one for the Advo Matters. And one, so the Advo matters came to 6729.75, which are the first two pages. And then the second invoice covers other matters. Just general representation for N-O-R-B-P, which totals 4,000 7 35 50. So those two combined are 11,000 4, 65, 25.

Speaker 2 ([00:14:33](#)):

And thank goodness Banno is really winding down now. So

Speaker 3 ([00:14:37](#)):

Are we gonna go back Ivano and facts that they paid?

Speaker 1 ([00:14:45](#)):

That's been some of these legal fees that's been in conversation. I, I feel that we should, but I don't know how that conversation has transpired. But I, I feel that there should be, I mean, if you think this is just my take is that the legal fees, the ROI for us, the legal fees has outweighed what we're gonna get in return for a lease for ao. And I, I, I do feel that it, it is in the interest of both us as a board and the interest even AO to be real with us to say we put a lot of investment of our time and resources into their

potential, um, discoveries that they are looking to expand. So to me, you know, to be real, we're investing and should be considered an investor in their product.

Speaker 2 ([00:15:48](#)):

I think that you, uh, let me just do, I think you lose nothing by asking. Um, and now we do have another attorney on who's the point person who's Mike Sherman. So I think that that would be a good idea to present that to him and maybe you'll get some movement. Um, we had another attorney from his office who would not have gone anywhere with, but I think with Mike, I think we should, you guys, you guys should broach the subject with him. Um, because I also feel terrible that my fees exceed what you are gonna get from them.

Speaker 1 ([00:16:29](#)):

Don't,

Speaker 2 ([00:16:29](#)):

Don't, yeah,

Speaker 1 ([00:16:33](#)):

Nothing. And now I'm that clear

Speaker 2 ([00:16:36](#)):

On the

Speaker 1 ([00:16:36](#)):

Record. That has nothing to do.

Speaker 2 ([00:16:38](#)):

Thank you. Thank

Speaker 1 ([00:16:39](#)):

You. I'm more fine.

Speaker 2 ([00:16:41](#)):

Yeah. Thank you.

Speaker 3 ([00:16:50](#)):

And then the final invoice is to Michelle D-S-C-P-A, the monthly fee of seven 50 for the month of August. And that's, that's the final invoice. Um, no, no, I know. I was just about to say that's the final invoice that, uh, I was ready to present for approval. The last one is the very last page, which will probably be much more of a robust discussion, I'm sure.

Speaker 1 ([00:17:17](#)):

Well, I think we, we didn't cover yours and



Speaker 3 ([00:17:20](#)):

I think we're, I'm okay with

Speaker 1 ([00:17:21](#)):

Yours. <laugh>. I just had a question on the, on the behind this, that traveling

Speaker 3 ([00:17:27](#)):

Expense? Yeah, no, no. So I know that was an agenda item. Um, so I had, uh, that's number seven or that's what I interpreted to be number seven. And after that, I had already assembled these. After that I, uh, the sewage and water board came up. So I edited as the last sheet. Okay. So we can go to the last sheet now. Okay. Just skip that, uh, manual page for the moment. Um, so sewage and water board, where do we begin? Um, as I've communicated in an email, um, yes, this is about four years of no payments. I have, um, you know, with this board and even the years before, I was told not to pay it, um, by chair <inaudible> and whomever may have been the chair before that. Because the issue was always that we were getting estimated bills. There were never you for the last four, four and a half years, never an actual bill, an actual reading.

([00:18:32](#)):

It would always say, um, you know, that it was an estimate. And, um, part of the problem with that is this water bill, we actually do have a reimbursement, uh, covenant with Meyers. But when I had presented the invoice, this is again four years ago, a few times they objected to paying it because it was an estimated bill. They said they only wanted to pay their percentage because it was a, you know, roughly 53% of our bill per the lease, we are able to, uh, charge to them. So Anja Meyers responded that they would not pay on an estimated bill. They wanted an actual reading. So, and that's fair. I don't, because of all of those dynamics. I don't wanna read up.

Speaker 4 ([00:19:23](#)):

Well, you see in the usage graph, Mm-Hmm. <affirmative>, there's a negative 900 in April of last year or this year. Um, I mean, I don't have a copy of that bill, but that was likely the actual reading and, and they discovered how far ahead they were. But it's not correcting for years of, of backlog of being ahead built ahead because of the estimated readings.

Speaker 3 ([00:19:52](#)):

That's a that's a great observation.

Speaker 4 ([00:19:54](#)):

<crosstalk>, after a while,

Speaker 3 ([00:19:56](#)):

That's a great observation. But even in April, would they have been able to do a reading given that the meter is underwater?

Speaker 4 ([00:20:03](#)):

No, I don't know where the meter is. Have we found it?

Speaker 3 ([00:20:05](#)):

It's it's, it's, it's up front.

Speaker 4 ([00:20:07](#)):

Yeah. And it's

Speaker 3 ([00:20:08](#)):

Underwater.

Speaker 4 ([00:20:09](#)):

Do we know where the leak is? So it must be on our side.

Speaker 3 ([00:20:12](#)):

It's up front underwater. I asked the the plumber to come out and tell us what it is that Yeah, he saw as you all saw the, you saw the video, huh? Yes. Mm-Hmm. <affirmative>. And, uh, so the, the urgency they went got, I'm sorry, Michelle. No, I'm, they went and got the measurements from where the meter is supposed to be. Mm-Hmm. <affirmative>. And it's underwater. And it can't, it can't tell where it's the, the urgency at the moment is that, um, I did receive a call from Surgeon Water Board saying that they're gonna, they

Speaker 4 ([00:20:51](#)):

Can't cut us off if they can't get to the media.

Speaker 3 ([00:20:54](#)):

So

Speaker 4 ([00:20:55](#)):

<laugh>

Speaker 5 ([00:20:56](#)):

That's good point. They cannot find, they can't get to the media either. So tell 'em, come on. So maybe they'll find the meal and, and be able to see what it is. They'd

Speaker 4 ([00:21:06](#)):

Have to go fix the problem

Speaker 5 ([00:21:07](#)):

First. That water, all that leak, is that on our side or city side?

Speaker 3 ([00:21:13](#)):

It appears to be our side.

Speaker 1 ([00:21:15](#)):

Oh wow.

Speaker 4 ([00:21:17](#)):

Hard to tell, but yeah. What do you say Based on \$1,500 a month?

Speaker 1 ([00:21:22](#)):

When you say our side, do you mean like the, our piping or their piping?

Speaker 3 ([00:21:27](#)):

I'm gonna go based on servitude.

Speaker 1 ([00:21:30](#)):

Okay. You know how

Speaker 3 ([00:21:30](#)):

This serv I got you. And whatever happens on our part of the servitude you're responsible for. Absolutely. And I think that, that it's on our part of the servitude,

Speaker 4 ([00:21:41](#)):

If it's coming out on our side of the meter and the meter is, is recording all the water that comes out of the leak.

Speaker 1 ([00:21:51](#)):

But all

Speaker 3 ([00:21:52](#)):

Gushing, did you see?

Speaker 5 ([00:21:54](#)):

Yeah, I just want, I just want switch waterboard to come out there and get it. I wanna see how they gonna cut it off because they, but

Speaker 4 ([00:22:00](#)):

If it's there right, then they'd have to get to

Speaker 1 ([00:22:02](#)):

The meter.

Speaker 5 ([00:22:02](#)):

They gotta get to the meter to cut it off. Right.

Speaker 1 ([00:22:05](#)):

<laugh>. So for us to kind of remedy this 81,000, we definitely do not need the order to be turned off.

Speaker 3 ([00:22:13](#)):

I think that's gonna have to be a situation of maybe

Speaker 1 ([00:22:19](#)):

The counsel,

Speaker 3 ([00:22:21](#)):

The attorney, and maybe even Jason as a state representative. Right. Putting that hat on along with being a chair to talk to the president of <inaudible>, other

Speaker 4 ([00:22:36](#)):

Mayor. 'cause it's a public, we're a public entity. They're a public entity Mayor. Maybe there's some wheeling and dealing that can happen. I don't, I don't think we should just cough up 81,000. Right.

Speaker 1 ([00:22:47](#)):

I think what you can do, if I remember correctly, 'cause I got a \$10,000 deal in the past and I also had a, the pipe, if you declare that you are have a potential issue with the piping and you showed evidence there, there's a leak and that's something maybe we send to them. They will put you in what they call a review process and they will not shut your order off. If you are in that review investigation

Speaker 4 ([00:23:18](#)):

That'll

Speaker 3 ([00:23:18](#)):

Last a few months. I've actually been in investigation for years. So, and I don't know if I put that in the email. So when I first started getting these estimated bills, I called Surge waterboard, you know, the bills are very high, they're not reasonable, uh, set up here. So they, they put me on the books, you know, to for this. Yes, for this math. This is four years. So they put me on the books to have a hearing, but every time I would call, when is the hearing, what's the date? Oh, it's on hold because they have to go out and get a reading first. They, that's part of the hearing probably

Speaker 1 ([00:23:58](#)):

Why they can't

Speaker 3 ([00:23:59](#)):

Get, yeah. So it just kept being deferred, deferred, deferred, deferred. Because that's part of the hearing is that they actually send someone out to assess. And so it just, every time they would go out, now it's, it was, there's water. I mean, it, it was just, and I didn't know really that the meter was in that water until a few months ago.

Speaker 4 ([00:24:21](#)):

I think can, uh, can, can I ask this? Can we go back and look what the bills were monthly before four years ago?

Speaker 3 ([00:24:29](#)):

Absolutely.

Speaker 4 ([00:24:30](#)):

Yeah, I can pull those records. So what we, because I think the rates have probably changed a little bit, but, um, but if we go back and look at that and then what I'm all, what they, what they told me at one point was if you just start making payments, regardless of what your bill says, you know, pay what you think it should be, and then they'll think you're making a good faith effort and they're not gonna cut your water off. Um, but then that gives us time to deal with this really \$82,000 bill.

Speaker 3 ([00:25:02](#)):

The only urgency is that it, that's, that's I agree wholeheartedly. Um, the disconnect is Monday, October 2nd. They called, when I sent that email out, they said October. Well,

Speaker 4 ([00:25:14](#)):

They sent you a letter for October 2nd.

Speaker 3 ([00:25:17](#)):

No, they called me.

Speaker 4 ([00:25:18](#)):

Oh, okay. Oh, when they call you, that's bad.

Speaker 3 ([00:25:20](#)):

Exactly. They actually called and said, we're calling to let you know that the water is going to be disconnected October 2nd. So,

Speaker 4 ([00:25:28](#)):

Um, so we have to send them some money. And the question is there, they would normally want 25% or something like that to set up a payment plan. Mm-Hmm. <affirmative>. Um, I don't think in this case, I think that the next question needs to be asked how much, what I'll, how much money will it take? Yes. To avoid shutting us off.

Speaker 3 ([00:25:50](#)):

Yes. So what I'll do is in between these meetings before they close since Monday is October 2nd, I will call them and ask them what's the minimum payment to do a payment plan just to see if they give me a figure and maybe we can get approval to just at least pay that. And at least we know whatever that number is, if it's \$10,000, it will go to towards the ultimate resolution of this account. It won't be money lost.

Speaker 1 ([00:26:17](#)):

In addition, I think to your point, commissioner Plummer, that we can get, send this to Kassan for Chairman Hughes and let them all get on an email saying this is an emergency, this is what, how much we're willing one to pay. But also we have to, this is a bigger issue that we have to remedy with

Speaker 4 ([00:26:39](#)):

This and a line behind,

Speaker 3 ([00:26:41](#)):

I'll make that call this afternoon and, um,

Speaker 2 ([00:26:45](#)):

Make certain that, make certain that you also get your city council person involved. I don't know how involved, um, Oliver gets, but I do know for example, that, um, that Joe jso gets heavily involved. His office actually sends people over there. I

Speaker 1 ([00:27:00](#)):

Think the council sitting on, on, on the board now at, um, <inaudible>. Thank you Jean. I think, I think don't hold to that call Hena, jp. Um,

Speaker 3 ([00:27:20](#)):

So I'll call again just to see if we can get that stop measure in. But if, if that's not, uh, a successful call, then uh, we are gonna need the chair to really pick up the phone and call surgeon water board president we've ever, if by Monday or our, you know, risk having the water cut off, which I, the chair has told me he does not want to happen because we have tenants. Right. We don't want it to happen. Right. So we, we, we do need to get something done by Monday.

Speaker 1 ([00:27:53](#)):

So for the board, when we go to announce this and have this discussion that we just, our discussion today and recommendation was that you will be calling correctly.

Speaker 3 ([00:28:05](#)):

Yeah. By then I'll have an answer. And have an

Speaker 1 ([00:28:07](#)):

Answer.

Speaker 3 ([00:28:08](#)):

Yeah. I'll have an answer by that by that meeting. As soon as we're done here, I'll step out and Yeah, soon as we're done with this meeting, I'll step out and call. Okay. Before they, you know, well, before they close. Perfect. Awesome. And then, uh, so I'll be able to let you know what they say.

Speaker 1 ([00:28:21](#)):

Thank you.

Speaker 3 ([00:28:25](#)):

Okay. So that's it for invoices

Speaker 1 ([00:28:29](#)):

1000.

Speaker 3 ([00:28:30](#)):

Yeah. But the, the 81,000 is about, you know, 4 48 months times 1500, 1800 a month. And that's, that's where it is.

Speaker 1 ([00:28:42](#)):

Alright. Okay.

Speaker 3 ([00:28:44](#)):

Um,

Speaker 1 ([00:28:45](#)):

But it was somewhat less than that

Speaker 3 ([00:28:47](#)):

Before. Oh, absolutely. Before it was 500 a month. Okay. You know, 600 definitely not this. And there some, some, there were some months when the bill came, when it was 6,000 a month. You know, I'm not saying that happened every month, but I do know some months this is estimated again, I, I don't know what they were using as the basis for an

Speaker 2 ([00:29:11](#)):

Estimate. Nobody knows that.

Speaker 3 ([00:29:12](#)):

Even the estimates varied.

Speaker 1 ([00:29:14](#)):

Definitely a mystery.

Speaker 3 ([00:29:16](#)):

Yeah.

Speaker 1 ([00:29:17](#)):

Everything was so to work, what is a mystery. Alright, any other discussion on invoices? No. Okay. Onto the next, uh, few 2023 budget, year to date. Um, and the last piece here, discuss if adjustments are necessary to the budget. Um, I need an example salary for board employee. And just to kind of give preference to that last piece. If y'all remember at the last, um, board meeting, um, commissioner Tucker, a lot of the questions were coming up about, you know, last year's expenses that we were trying to account for. Meaning the Entergy bill and, you know, now the sewage and water bill that, you know, just a year. And that's only the preface of why if we need to make adjustments. And Commissioner Tucker asked if we would in finance committee discuss what this looks like because the budget is kind of tight.

Speaker 3 ([00:30:15](#)):

Um, well, I'll start with the budget, but I would still like to also review the, the monthly financial statements. Um, so we, we can start with the budget. That's the last sheet in, in the other packet.

Speaker 1 ([00:30:29](#)):

You, you can get the front board. Just wanted to get preference. Okay.

Speaker 2 ([00:30:33](#)):

Oh, and you guys, I see Mr. Pfeiffer's here if y'all wanted to go to any questions for him. I just noticed he came back.

Speaker 3 ([00:30:41](#)):

So, um, statement of financial position for the month of, uh, at August 31st, the only change, the only direct change was to cash. So cash went down, um, by 34,000 4 72. Um, as we'll see on the next page, the expenditures exceeded revenue by that amount. All of the other numbers are just carryovers, um, except for the total fund balance necessarily changes because the cash changed. So the total fund balance went down to 3 million 6 45 88. So that's essentially you BP's equity, the extent to which the assets exceeds the liabilities. Next page shows the revenue and expenses for the month. As I just said, the expenses exceeded the revenues. By 34,004 70, we had revenue of 25,425, which was the rent and the, uh, payment from Summas exactly the same as, uh, we receive every month. The expenses were comprised of landscaping to garden doctors for 34,395. So it was more ground keeping or ground cleaning, uh, you know, trimming the trees and all that.

([00:31:56](#)):

That was approved last month. That was a onetime amount, right? Yes. That, that was a onetime amount. But I know that there is some discussion about engaging them for continuing, uh, ongoing work. But that was a onetime, uh, agreement. The entity GBO last month was 4,000 1 92, Michelle Ds CPA 7 55 Con 1300. And again, that 1300 did also exceed the 5,000. Um, but it, it was approved. And, um, \$7,500 to h and h Roofing. That was the emergency roof repair that was, uh, uh, needed to resolve, uh, leaks that Myers Warehouse brought up to our attention. \$65 for Perplex Technology council. Zen's legal for July was 11,004 60. Again, you know, great majority of that 'cause of that Van O. And then 2 35 to her for copies reimbursement, total expenses were 59,897. The next page just, uh, is that bird eye view of the entire year. So that last column of August is just, uh, exactly what I just reviewed. Again, it just shows you, allows you to compare month to month, uh, what the rep expenses are. Then the last page is actual versus budget as of August 31st. The first column represents the total year to date actual revenue and expenses. So at August 31st, our expenses exceeded the revenue by 4,553.

([00:34:02](#)):

The middle column represents the annual budget, so that those are the numbers that were, uh, approved by this board for the entire year. The third column is the difference between those two. So it represents what is over or under for each line item.

([00:34:25](#)):

The two largest, um, expenses that have gone over budget are contracted services. And that's because, uh, those were not budgeted at all. That's everything from the appraisal, the, uh, the construction management measurements, the CMA report. All of those items that we've paid for this year, uh, were not budgeted. And then the other amount that we've now gone significantly over is the landscaping. We



had budgeted 10,000 for the year and as we just, uh, uh, just saw, uh, the garden dock was 34,395. So that, that one item alone took us over budget for that line item. And, uh, just to go, uh, to revenue, um, I, I want to highlight that our revenue numbers are actually tracking lower than we had budgeted because the Meyers and, and councils in, please correct me if I'm wrong, but the, the Myers and Advo we had, uh, budgeted for those increased rents to start I believe in June or July when we get the budget.

(00:35:40):

But now we're, you know, into August and at <inaudible> has not been finalized. So we don't have that revenue. And the Myers increase has not actually materialized. They're still paying 5,000 2 75. So, I mean, those are facts. So, um, you know, we are, we are not, um, tracking the revenue that we had anticipated when we formulated this budget at the end of the month. So hopefully, you know, these last few months we'll start collecting from Advo and the increase from my years and we'll be able to pick up some of this, you know, slack on the revenue. But that's where we are.

Speaker 4 (00:36:20):

Do we know when we're gonna start seeing rent from Ivano

Speaker 3 (00:36:23):

Council? Is it, when are we gonna start seeing rent from Ivano?

Speaker 2 (00:36:28):

Um, I would hope it would be by October 5th. That would be the date. Because under the statute it has to have been advertised, um, for 14 days prior to the lease. Beginning 14 days from the beginning of our advertise. 'cause we had to re advertise it 'cause we changed the date. Today is the day we're having public comment. We're open for public comment. So that would make the 14 days, I calculated October 5th. So that would be the date that I would expect the leases to begin. They can start working and they can, and they should start paying.

Speaker 3 (00:37:05):

But everything up until October, there's no back grant

Speaker 2 (00:37:08):

Or no. Okay.

Speaker 3 (00:37:10):

Mm-Hmm. Okay. Alright. So, so we, we will be under, we know that for, for the year because we won't have recouped those months that we lost. And then with Myers, what

Speaker 4 (00:37:21):

Is their rate? 'cause I don't think we need that. When we did the

Speaker 2 (00:37:24):

Budget, you mean the rent that they're gonna be paying? Hold on one second. I just pulled it up because we just increased the outdoor rent a little bit. Um, so let me just tell you, advo, we did the

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Speaker 3 ([00:37:35](#)):

Budget. I don't, I can't remember exactly, but I know when we did the budget Yeah,

Speaker 4 ([00:37:39](#)):

We, but it was a preliminary. Yeah, I think I,

Speaker 2 ([00:37:41](#)):

I know it's changed. So, well, first you have what Myers is gonna pay, right? Myers is gonna be paying \$30,954 and 17 cents.

Speaker 3 ([00:37:52](#)):

And when does that new rate start?

Speaker 2 ([00:37:54](#)):

That starts October 5th. Okay.

Speaker 3 ([00:37:57](#)):

Myers.

Speaker 2 ([00:37:57](#)):

Okay. Yeah. And then they're, they're, they terminate in, I think in, in, in, in, uh, April of 2025. Okay. Okay. And I think it's April and then Advo will be paying, um, it's not much, but hold on, I'm getting to you.

Speaker 3 ([00:38:17](#)):

So that's an additional 5,000 per month that we will be collecting from Miles because they're now paying 25,002

Speaker 2 ([00:38:25](#)):

Five. Yeah. And let me, uh, let me just hold on. I just gotta get to it one second. I apologize. I have it in a different document. Just gimme one second. I have it, it's in the ad that I put, so let me just pick up the ad. Sorry y'all,

Speaker 3 ([00:38:45](#)):

Three months

Speaker 4 ([00:38:45](#)):

Of, of rent from, from Myers at the new rate and we'll get Yeah. Three months of advance over

Speaker 3 ([00:38:52](#)):

Rent, right? Mm-Hmm. <affirmative>. But whatever that comes to, I know we'll still be short from what we originally projected because we, we had projected those, uh, that additional rent starting in like

June. So we have about, you know, three months that we didn't collect it, that it was definitely in the budget. I, I, I know that. And then also just while she's pulling that up, the utilities reimbursement.

Speaker 2 ([00:39:18](#)):

Okay, I'm sorry. Here you go. Yeah. Uh, for the first 24 months, so for two years, 24 months, they're gonna be paying \$3,135 and 14 cents plus the three 50. I didn't include that in there. Plus they're gonna have three 50. That's the cam charge. That's gonna be the cam charge. And that's, that's what adv Vana will be paying. Yeah. And uh, let me say something. Hold on. How do we

Speaker 4 ([00:39:46](#)):

Get the utility reimbursement?

Speaker 2 ([00:39:49](#)):

Well, we've been talking about that and um, and actually Michelle had a great idea. Hold on, let me just tell you. So it's, yeah, you've got the, I just wanted to make sure. And it is 3,904 \$54 and 17 cents plus \$300 for the cam charge for Myers

Speaker 3 ([00:40:08](#)):

30,050

Speaker 2 ([00:40:09](#)):

17 plus 300 plus 300. Alright, Michelle. 'cause I have to give her credit. It was a fabulous idea. I think I didn't see it because I couldn't see the forest for the trees. Um, but, and I get tongue tied when I try to talk about this equipment that they have some kind of a transformer and Mr. Pfeiffer can explain it with much more intelligence. Um, there's this equipment that's really expensive that is on our building that is causing our electric bill to be really high because Entergy is multiplying our bill by 600 every time it comes in. So whatever your bill is, instead of it was \$1, you're paying \$600. And when I explained to Intergy a long time ago when I called a few months ago and I called them what we had going on, the lady said, yeah, your bill should only be about maybe a couple hundred bucks max a month.

([00:41:05](#)):

And I said, well it's been like 1500 or, and she goes, wow, it shouldn't be anywhere near that. And then she looked at it, she said, oh, you have this heavy duty machine that basically allows you to draw like a huge amount of electricity and that we automatically charge 600 times whatever it draws. So that's why your bill's so high. And I said, well, we don't want that thing. We don't need it. And so we wrote, I was going to suggest that we figure out some kind of way to rewire without it. But then when I spoke to Mike Sherman, he said, oh, Maria, he said, the whole reason why we selected your building was because we were given a tour of your building in December and we were told that we could access that equipment. And that is, they said when he said, when we were looking in met in Harahan, they told us we could not have that equipment there. And that's the real reason we didn't go to Harahan and that's why we came to you all because we need that equipment. We, we absolutely need it 'cause we need that much electricity. And he says, and it's a very expensive piece of equipment. And so, um, one of the things Michelle did shortened this story said, well then why don't we, since we're not even using the electricity over there, instead of doing the submeter, but they're using

Speaker 3 ([00:42:18](#)):

The electricity. No, we are

Speaker 2 ([00:42:20](#)):

Not. We are not. I said, we are not even using the electricity. Why don't we, instead of going straight to the Submeter route, why don't we just turn the account over to Advo and they can pay it the whole account and until such time as we get back in and then we can go the submeter route if we want to when we get back in the building. And I said, I think that's a great idea. So I called Mike Schirmer or he called me this morning to check in with me and I mentioned to him really quickly 'cause I was busy. And he said, yeah, he says we need to get this deal done. He said, I think we can do that. So I think that would be excellent. And then they pay for it all. Go ahead. And

Speaker 3 ([00:43:00](#)):

Just really important to know, the reason I even had proposed that was because she was saying that the sub-metering process or equipment was cost prohibitive. It was

Speaker 2 ([00:43:12](#)):

Gonna take me the separate meeting. They told me that in order for them to separately meter, that it would cost them a lot of money to get some kind of other equipment in. And that there was also a back order on the equipment for about one year. And that it, even if there wasn't a back order, that it was too expensive for them to do.

Speaker 3 ([00:43:29](#)):

And so we get

Speaker 4 ([00:43:30](#)):

Them to take that account. But it does include, um, site lighting, shared

Speaker 2 ([00:43:35](#)):

Services. Yeah, well it yeah. Site lighting. But you know what my position is on that power off of the main service. Yeah. My position is on that we we're not using any po any lights for the building. And my position on that is the, the, the, the <laugh>, the parking lot lights. I've said that before. I wouldn't pay \$1,500 a month for parking lot lights for building where turn 'em off. I would turn 'em off. But, but personally, because you know why? Because everything that we

Speaker 4 ([00:44:02](#)):

Safety thing in New Orleans East,

Speaker 2 ([00:44:04](#)):

Nobody wants to work in New Orleans East in the dark. No, no, no. My point was if it were, lemme just finish please. Can I just finish? Absolutely. If it were just, my point was if it were just us, everything we've ever had of value is already stolen from the building, why are we paying for it? However, for advo it is something. So it really, those parking lot lights are for their advantage. Therefore they shouldn't have a problem paying for the parking lot lights. That was my point.

Speaker 3 ([00:44:31](#)):

Okay. So she was, she was uh, concerned that, um, mm-Hmm. <affirmative>, they, you know, they could have a very large electric

Speaker 2 ([00:44:37](#)):

Bill. Yes. They will have one and

Speaker 3 ([00:44:39](#)):

We may somehow become responsible for, so I said, well why don't we just put the electric in their name and they responsible for it. I mean it's just a, you know.

Speaker 2 ([00:44:48](#)):

Yeah. Because we would still be on the hook when you submeter it. And

Speaker 3 ([00:44:55](#)):

So Meyer said they're all meter.

Speaker 2 ([00:44:57](#)):

Yes. Yes they do.

Speaker 3 ([00:44:58](#)):

But they've been known of us too.

Speaker 2 ([00:45:00](#)):

Yeah, they have been. They have been. And Meyer said, yeah, when I talked to 'em, he said, yeah, we know about that multiplier thing. We were so glad when we got off of your meter. 'cause the bill got so much lust when we got off of your meter. Um, not that they were really pay ever paying their fair share.

Speaker 4 ([00:45:16](#)):

Well, Myers has their

Speaker 2 ([00:45:17](#)):

Own meter, but they have their, they separately metered for us.

Speaker 4 ([00:45:22](#)):

But are they, they

Speaker 3 ([00:45:24](#)):

Still,

Speaker 4 ([00:45:26](#)):

So tell them to take over the energy account and then deduct \$200 a month from their rent and, and call it our share of the electric bill.

Speaker 2 ([00:45:37](#)):

Sounds good to me. Well you keep saying our, and we, I don't, I don't see why you all are. Maybe, maybe tell Myers to pay \$200 towards

Speaker 4 ([00:45:45](#)):

Not a fire alarm panel in the building.

Speaker 2 ([00:45:47](#)):

Nothing's working. As far as I know fire alarm doesn't

Speaker 4 ([00:45:50](#)):

Work.

Speaker 2 ([00:45:51](#)):

I don't, we'd have to speak to Noah, but I know that he was saying that, that the, uh, is Noah here? Mm-Hmm. Oh, we'd have to talk to Noah. I know that a lot of things are not working. And he told me that the sprinkler system in the building was not working 'cause that was something that affected the insurance or was gonna affect the insurance. Do you remember that conversation? Yeah. He said, so if Streeter system is not working, I would probably say a fire alarm's probably not working. But I don't know.

Speaker 4 ([00:46:21](#)):

I, two things are kind of related, but um, yeah, I mean it's uh, and if we get our water cut off, then the sprinkler system definitely won't work <laugh>. But, um,

Speaker 2 ([00:46:35](#)):

Yes, that's true.

Speaker 4 ([00:46:36](#)):

I didn't want 'em to find a meeting <laugh>. 'cause I doubt I want them to come read to me service for the fire. But we might, you never know. Alright. I don't even know where

Speaker 2 ([00:46:47](#)):

We're, uh, so I say that. I just say that if I don't know where you are either, I just say that if a Vanel says, Hey, we're happy to take over the meter, then they take it over.

Speaker 4 ([00:46:57](#)):

Do you think that's where we're going with this for the electric bill

Speaker 2 ([00:47:00](#)):

Right now? I think we are, I don't know. It's gonna be a suggestion and if, and if, let's just say it's a suggestion. If Ivano says, fine, we'll pay the bill, put it in our name, then I'm f then, then then yeah, finish

Speaker 4 ([00:47:11](#)):

This discussion on budget.

Speaker 3 ([00:47:12](#)):

So, so just to get back to the, it does the

([00:47:14](#)):

Budget obviously. Yeah. The reason I even brought it up is because we have this line item utilities reimbursement. So just, just again, just wanna highlight that's not a number that I think we're going to actually realize the 16,000. Okay. So with the rent's gonna be sharp, the utilities will be sharp, the utilities reimbursement will be sharp and we will be over in contracted services and landscaping. So I'm foreseeing at the end of the year, we will not have this surplus of one 69,000 that we had projected. Um, I think if we're lucky, we'll break even. I just, you know, just want to set expectations as to, you know, where we'll land at the end of the year now, if we should revise the budget now, you know, you can decide if you want to revise it or you just stick with it and it is what it is and we're over budget and that's that.

Speaker 4 ([00:48:08](#)):

Can you do a super quick analysis of what this rent change, this actual rent numbers will impact the budget and uh, and then we can talk about it next month I guess. But I mean

Speaker 3 ([00:48:19](#)):

Okay.

Speaker 1 ([00:48:20](#)):

Yeah. And, and just one quick thing and then we got, we gotta move on. Um, will this affect our audit? No. Okay. Just want to make sure. This has nothing to do with our audits or, um,

Speaker 3 ([00:48:32](#)):

Again, I, I don't think that there would maybe be a, uh, remark if we, uh, end the year with a loss. I don't think we will end the year with a loss. Okay. I just, we won't have the surplus that we, uh, rejected. So I, I don't see any audit issue. Okay. Coming out of that.

Speaker 1 ([00:48:52](#)):

Just being cognizant. Mm-Hmm.

Speaker 3 ([00:48:54](#)):

<affirmative> that great question. Yeah.

Speaker 4 ([00:48:58](#)):

The business to make profit. We we're just here

Speaker 1 ([00:49:01](#)):

To

Speaker 4 ([00:49:02](#)):

Go

Speaker 1 ([00:49:04](#)):

As of right now, <laugh>.

Speaker 3 ([00:49:07](#)):

So that, that concludes the review of the financial statements. Commissioner Taylor, back to you.

Speaker 1 ([00:49:15](#)):

Any questions or comments before we move on? Alright. Alright, next is last two items here. We'll probably move through, um, pretty quickly. But, um, review of the N-R-B-N-O-R-V-P employee policy manual. I believe in our last board meeting and, and last committee meeting, we didn't really get a chance to review an item that Michelle had pulled out of the policy manual. Right. Um, I believe it's in the packet. Your first packet

Speaker 3 ([00:49:46](#)):

Of Michelle. It's, it's the second to the last page.

Speaker 2 ([00:49:49](#)):

That was the policy manual I had most recently sent. Right?

Speaker 3 ([00:49:52](#)):

This was from yours?

Speaker 2 ([00:49:54](#)):

Yeah, from the, what I sent y'all.

Speaker 3 ([00:49:55](#)):

Yeah. Yeah. So, um, just, just to, uh, refresh everyone's memory. Um, NO RVPs not having a comprehensive employee policy, uh, uh, policies and procedures manual was an audit finding. And so we, we were charged this year with adopting a more robust comprehensive manual council. Ozan presented one that she had drafted, uh, uh, previously. Mm-Hmm. <affirmative>. So she represented that, uh, a month or two ago. I went through that. The only in that, that manual was largely about employee conduct and time sheets and, you know, things of that nature. The only, um, uh, matters in that manual that were truly finance related was the travel and expense reimbursement. So I just extracted that page because this was the only page that, um, I I concluded was actually under the purview of the finance committee. All of the other, uh, uh, matters in that manual would really be under personnel. Okay. So, um, so my suggestion was we review this and just, uh, decide if we're okay with this, uh, travel and expense reimbursement. And the finance committee's job will be done as it pertains to that manual.

Speaker 1 ([00:51:32](#)):

You just have to remember to set the reimbursement rate at the beginning of each calendar here. So this is, is that something that should be backed up by, say the federal reimbursement rate?



Speaker 3 ([00:51:45](#)):

Yeah, I'm, I'm sure there's a, uh, IRS mileage reimbursement rate Yeah. That would govern that for any business travel. So this doesn't have

Speaker 1 ([00:51:54](#)):

Anything to do with, um, payroll fraud, stuff like that.

Speaker 3 ([00:52:02](#)):

So the time sheets and, you know, pretty much everything that's, you know, employee conduct and just everything pertaining to employees. Um, there was a lot in that manual. But again, I, I'm, I'm thinking that that would go to the personnel committee, which I, I don't, we don't have one, but one needs to be formed to take that on. 'cause they were all personnel issues, checking out equipment and things like that

Speaker 1 ([00:52:35](#)):

Matter has to be taken today around this. I think what will be good is that we just look at these policies and we can at least make adjustments. Yeah. Um, I do think if anything has to be recommended that there's a special committee that refuse the full policy manual Mm-Hmm. <affirmative> and makes adjustments as, as deemed necessary for court. Okay.

Speaker 3 ([00:53:02](#)):

For this last item, uh, reviewing the employee job description for the, for the last item, reviewing the employee job description, I don't believe that I will have anything to contribute. So I'm gonna step out and make this call to <inaudible>.

Speaker 1 ([00:53:18](#)):

I'm sorry,

Speaker 3 ([00:53:20](#)):

Your item number eight is review. NRVP employee job description. Yeah. Perfect. Yeah, and I'll be right back. I have to go pay them for my coffee, so I'll step out and see if I can get anything accomplished with sewage waterboard. Thank you.

Speaker 1 ([00:53:33](#)):

Thank you. Um, this take I put together just executive assistant to, for job description, I can send it out, just review. Um, and we can say Hughes Commissioner talk about doing the search to executive committee. If there was somebody that would bring on Michelle stepping

Speaker 4 ([00:53:57](#)):

Out because she is a candidate,

Speaker 1 ([00:54:00](#)):

Call the, well,

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Speaker 4 ([00:54:02](#)):

No, but I thought she was stepping out because she

Speaker 3 ([00:54:07](#)):

Okay. I, I think, but she's happy with actually, Mr. Chair. I think we, we have a need for two positions. Uh, an executive assistant, and I know we talked about that person, you know, can take over the duties with the secretary stuff and going to the post office box and the mailing and stuff like that. And they can work remotely at this point from home. And then, uh, we, we gonna need somebody to like a maintenance engineer in the building,

Speaker 1 ([00:54:48](#)):

Um,

Speaker 3 ([00:54:48](#)):

Fulltime someone who's coming around. Yeah.

Speaker 1 ([00:54:51](#)):

Especially wants,

Speaker 3 ([00:54:53](#)):

Right, right, right. So

Speaker 1 ([00:54:56](#)):

Do you

Speaker 4 ([00:54:56](#)):

Think we need a, or can we contract with, with a company that would stop by a couple times a week?

Speaker 3 ([00:55:03](#)):

Well, Ana's gonna be there full time.

Speaker 4 ([00:55:06](#)):

Yeah.

Speaker 1 ([00:55:08](#)):

And so they'd be

Speaker 4 ([00:55:09](#)):

On call. I guess they'd be on call.

Speaker 3 ([00:55:12](#)):

We never had an issue. We gonna have two fulltime

Speaker 1 ([00:55:17](#)):

And then landscaping people out there once a month that they would need to probably be there. Right. And then also the person could help us at least get the main part cleaned up. You know, just like not do anything, but

Speaker 3 ([00:55:33](#)):

Right.

Speaker 1 ([00:55:33](#)):

And I think there is furniture in the back that they could go out, maybe help.

Speaker 3 ([00:55:41](#)):

There is furniture that's back there in, in our last meeting we discussed that, uh, was not accounted for right. In the audit. And, um, would this some other things,

Speaker 1 ([00:55:53](#)):

But would this person you think be full-time or part-time or contracted? Like what, what would

Speaker 3 ([00:56:01](#)):

Well, I could tell you what we had last time and, and it was really a joke, but this guy, he had, um, the license refrigerator refrigerant.

Speaker 1 ([00:56:13](#)):

Mm-Hmm. <affirmative>.

Speaker 3 ([00:56:15](#)):

But every time there was something wrong, he'd pick up the phone and call if we need the locks fixed or something. He fatty locksmith, that was our

Speaker 1 ([00:56:25](#)):

Locksmith don't call

Speaker 3 ([00:56:28](#)):

Even when it were issues with the ac, he called the AC company. Um, he never did anything. But we need somebody who can tend to these things instead of having to pay somebody to go do the work. That, that, when I tell you this guy had a made machine, he had his own little setup in the bottom, his locked in and I'm serious. But, um, that's, that's what we're

Speaker 1 ([00:57:00](#)):

Gonna need.

Speaker 3 ([00:57:02](#)):

Somebody like that. And maybe not, maybe they don't have to be there, uh, eight hours a day. Maybe it could be six hours a day or, you know, on call four hours and on call. But we gonna need some money in that building, that's for sure.

Speaker 6 ([00:57:20](#)):

Okay.

Speaker 3 ([00:57:21](#)):

And also to make sure other people who are there don't meander into our

Speaker 1 ([00:57:26](#)):

Portion.

Speaker 3 ([00:57:28](#)):

And

Speaker 1 ([00:57:32](#)):

The executive system would be a full-time. Right. Position. Right. And then maybe the maintenance engineer call is a contract at ten ninety nine. Just it's still follow, you know, that we have them. But no, that's,

Speaker 3 ([00:57:51](#)):

That's the two, um, positions.

Speaker 1 ([00:57:58](#)):

So this also does affect the budget too, just to kind of, that will have to like,

Speaker 2 ([00:58:09](#)):

She, I don't know where y'all guys are. So I just saw Michelle downstairs and she told me to ask you guys if you wanted to address your questions to five cons since he's here, since you have a little bit of time to, so that it doesn't have to be so hashed out in the board meeting, I guess.

Speaker 1 ([00:58:24](#)):

Yeah, we're

Speaker 2 ([00:58:24](#)):

Almost done with this. Okay, cool. Um,

Speaker 1 ([00:58:26](#)):

So know I don't think anything, I'll send this, um, at least the executive assistant. Anybody here take a look. Then we want recommend you and Jason

Speaker 2 ([00:59:01](#)):

Grab yourself an agenda. I

Speaker 1 ([00:59:03](#)):

Have else, is there a for German?

Speaker 2 ([00:59:13](#)):

No, no, you wanted to speak to Fcon first? Oh, that's right. You wanna speak to Fcon?

Speaker 1 ([00:59:17](#)):

Gotta do that on

Speaker 2 ([00:59:17](#)):

Record. Yes. It's gotta be on record.

Speaker 1 ([00:59:20](#)):

Wesley. We had, um, so earlier in, in the, um, agenda, we had looked over, uh, the invoice by finding invoice and we just had some, um, some, some clarification items for the line items that were in here. Uh, more or less. Uh, I remember at the beginning of our contract, we would get like a report. I remember we had one report that showed images and and so forth. Um, just kind of on two things, the correspondence that you have here with Omar and, um, and also the board when you're, is there, are you meeting with, uh, commissioner Jefferson and Chairman Hughes? Like any correspondence with these site visits or we're just curious on,

Speaker 7 ([01:00:12](#)):

So generally the site visits have been, um, kind of at the direction. So you know, the first one on the 22nd, that was during the property meeting, um, when the electrical issue came up and I was directed to go out. Um, the following on August 25th, I stopped at the building to make sure everything was properly secured prior to coming in. Um, you know, 28 emails that kind of directing Omar as to what needs to be done, like exchanging pictures and code compliance, different things, um, throughout the day.

Speaker 1 ([01:00:45](#)):

Are these emails are, is one of the commissioners or any commissioner on the email correspondence

Speaker 7 ([01:00:51](#)):

On emails? Uh, usually, um, Ms. Zen, uh, Mr. Hughes I think was Plummer put on those. I'm not contacting anyone at a van directly. Um, for the one day with, uh, Omar, a lot of that was, uh, text messages and phone calls throughout the day where they would, uh, export that and send it to the board on that <inaudible> exchange with Omar. Um, essentially it was, they would do something with the outline of the electrical or the lines going. And I would say, no, don't do it like that. It needs to be X, Y, and Z.

Speaker 1 ([01:01:32](#)):

Um, yeah, that, that sounds good. You know, I think, I think just our concern is, you know, with anything and just wanting to share proof, particularly as us as a public facing board and public subdivision, that we just want to make sure that when monies are going out that there are fact proof of, of such. So if there's any emails, texts, correspondence of such that can correspond with these line

Speaker 7 ([01:01:57](#)):

Items. Yeah. Everything over, um,

Speaker 1 ([01:01:59](#)):

Just a packet that can be attached

Speaker 7 ([01:02:02](#)):

To, that's not a problem. Everything and the public records are, I have several public record requests of the city regarding Advo, NRPP, et cetera. Um, I'm still going through a lot of it and there's a lot of information that I've been relaying to, uh, chairman Hughes relative to the ARPA funds and kind of the timeline, uh, that came out with, uh, Banno going to the site and a lot of information that wasn't around, uh, kind of as things were going over the summer. Um, just as a general rule, I have not been filling every single phone call email, different thing. I am, I've worked with boards and commissions as a, uh, employee, taxi commissions and different things. I understand how razor within the budgets are and I'm, I'm, I'm rounding down on everything and being mindful with the time. I'm not trying to make bank on anything and I wanna make sure that, you know, everything that I turned in is fully backed up and I'm happy to provide in, you know, elaborate on any different aspect of anything, uh, that the board wants and to provide on of record and email link to the over a thousand emails and files the city sent over that I've been going through every now and then.

Speaker 1 ([01:03:18](#)):

Yeah. I, I think just, you know, just to proof of kind of some of these items, items just attachments will just help Yes. Problem. Kind of move some of this stuff and have any other questions back a little

Speaker 7 ([01:03:32](#)):

More back. Absolutely. That

Speaker 1 ([01:03:35](#)):

Way it'll kind help the process.

Speaker 7 ([01:03:38](#)):

That's our problem,

Speaker 1 ([01:03:41](#)):

<laugh>. Appreciate it. Thank you.

Speaker 7 ([01:03:46](#)):

No problem.

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Speaker 1 ([01:03:48](#)):

Um, we have a motion to adjourn. All in favor? Aye. Mm-Hmm. <affirmative>. Thank you.