

*New Orleans Municipal Yacht Harbor Management Corporation*

**MINUTES OF THE BOARD OF DIRECTORS MEETING**

**September 11, 2018**

**6:30 p.m.**

**Lake Vista Community Center, 6500 Spanish Fort Blvd, New Orleans, Louisiana**

The meeting was called to order at 6:37PM and requested a roll call by.

**Board of Directors Present:**

Ashlyn Graves  
Alva See  
David Halpern  
Thomas Forbes  
Reginald Smith  
Howard Rodgers  
Warner Tureaud

**Board of Directors Absent:**

Connie Uddo

**A quorum was present.**

There were no amendments to the agenda.

The agenda was approved and adopted on a motion by Ric Smith, seconded by Howard Rodgers and the motion was unanimously carried.

On a motion by David Halpern, seconded by Ric Smith, and unanimously carried, the minutes from the regular meeting of August 14, 2018 were approved.

**Action Items:**

1. The first item is a Resolution Authorizing Waiting List Rules for the Restored Harbor. Mr. Tureaud commented that from a management point of view, MYHMC wants good quality tenants who will make good use of the facility and will be good neighbors. He stated that he has discussed this issue with Ashlyn Graves and Ric Smith and he asked if Board Members had additional comments. Mr. Smith said just to go to the basic wait list requirements, let me see if I can get this right, and I think I can do this in 25 words or less. If you are in the Harbor and you are in good standing, you will receive a lease at some rate to move within the Harbor. If you are not in the Harbor and have already placed your name on the waiting list, and you can comply with the good standing requirements and references and all that, you are on the waiting list for the permanent slips. And if you are not on the waiting list, your name can be added to the waiting list and there is a form here to do that which will be posted on MYHMC's website along with "Exhibit A". Slips will then be assigned based on the waiting list order.

On a motion by Howard Rodgers, seconded by Ashlyn Graves, and unanimously carried, the resolution "Authorizing the Waiting List Rules for the Restored Harbor" was approved.

2. The second item is a Resolution Authorizing Slip Lease Rules for Existing Tenants in the Restored Harbor.

There was a question from the audience about people having generators on boats on the West side of the Harbor that are loud almost every night. Mr. Tureaud said that revised Harbor rules have not been discussed yet and that they are not a part of this proposed Resolution. Since there is no power available to the West side slips in the Harbor, Mr. Tureaud said that he is aware that some individuals have a need for a generator. Additional Harbor rules will be discussed and that issue is something to consider adding to the list. Mr. Casey said that he does not believe that the current list of existing Harbor Rules mentions noise, although nuisances may be addressed. Mr. Tureaud said that portable generators can certainly be loud and that we will need to look into the situation to see if it is a direct violation. Mr. See said that it may possibly be covered under the City's noise ordinance. Mr. Tureaud further mentioned that once that shore power is available, slip tenants should not have a need for portable generators.

On a motion by Howard Rodgers, seconded by Ashlyn Graves, and unanimously carried, the resolution "Authorizing Slip Lease Rules for Existing Tenants in the Restored Harbor" was approved.

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3. The third item is a Resolution Authorizing the Execution of a Contract with Burglass and Tankersley, LLC. Mr. Casey said this is an item that many people are familiar with relative to BH #127 on North Roadway Drive that has been in bankruptcy and is now out of bankruptcy. The Sheriff's sale of the leasehold improvements was stopped when the attorneys for the Bank of America were informed by MYHMC's attorney (Burglass and Tankersley) that MYHMC's lease primed their mortgage. Mr. Joe Valencino with Burglass and Tankersley has attended several Executive Sessions at Board Meetings to discuss a proposed settlement on this issue. There was no need to schedule an Executive Session for this meeting since he had not received a response from the Bank. Under the current contract MYHMC has a remaining balance of approximately \$5,900 on a \$15,000 contract which was executed in October of 2017. In anticipation that the Corporation may have to pursue another avenue, there may be additional costs and it also may take some time to get a professional services contract approved through the City process. Mr. Bloom and I have discussed this issue and thought it might be good to ask the Board to pass this Resolution tonight. Mr. Tureaud said he would prefer not changing firms in the middle of this process and he asked David Halpern and Tom Forbes if they had any comments. Mr. Halpern and Mr. Forbes asked Mr. Casey if they are responsive to him, and Mr. Casey responded that they have been very responsive. Mr. Tureaud said that in an abundance of caution just in case it goes a little longer than what we thought it might, MYHMC would not want to be without counsel nor would we want to obtain new counsel in the middle of a legal proceeding. Mr. Casey added that we would not want them to stop doing what they are doing in order to get a new contract approved. Mr. Tureaud asked if there were any other comments or questions.

On a motion by David Halpern, seconded by Howard Rodgers, and unanimously carried, the resolution "Authorizing the execution of a Contract with Burglass and Tankersley, LLC" was approved.

4. Mr. Tureaud said that the fourth item is another issue where MYHMC is trying to get ahead of the curve. Prior to the reopening of the Harbor, a lease form and slip rates will have to be approved by the MYHMC Board as well as the City Council. Although the Board has had some discussions and has looked at some example leases, Mr. Tureaud said that he would prefer to obtain legal advice concerning a proposed lease from a law firm that can provide the proper verbiage that would produce a lease that will be in MYHMC's favor. This is an item that the City Attorney's Office does not deal with on a regular basis, although the firm that is chosen will have to work in concert with the City's Law Department. Mr. Tureaud said that this work should be initiated now, so that hopefully by the second quarter of next year we are in the final stages of having a new form of lease approved by the City Council. Mr. Casey said that the hourly rates stated in the Resolution have been approved by the Louisiana Attorney General for public bodies.

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On a motion by David Halpern, seconded by Ric Smith, and unanimously carried, the resolution "Authorizing MYHMC to Locate a Law Firm That Can Provide Slip Lease Agreement Legal Services" was approved.

5. Mr. Tureaud this is something on the surface you may say, "What is this all about?" Well, in our attempts to become more environmentally proactive, we made changes to the boathouse transfer list that will require certain environmental inspections of all plumbing systems and how they are drafted and how they are inspected and licensed plumbing documentation and all those sorts of things before a boathouse changes hands. There is only so much that we can do with existing boathouses. We can't make it retroactive that each boathouse owner does. Tom and his Committee may talk about this a little bit later since they came to the Board and said, "Well, we can't change the past, but we can affect what we do going forward." Before we have any transfers of any boathouses, we are going to require that plumbing inspections be performed and that certain documentations be done, and that is our way of moving forward on this issue. We do realize that is not a not a catch-all, but it's moving forward in some small step in the right direction. Tom, do you want to make any comments? Mr. Forbes said the idea obviously is to have the under deck plumbing connections inspected to avoid leaks at the joints and to avoid cracks in the lines because lines sag or bow upwards depending on the Lake level. The sewer lines basically need to be held in place when the water rises so that they do not move either up or down which would require additional supports at certain intervals. The issue is the correct interval/spacing of brackets so that the line won't flex upwards and separate itself at the joints. The idea being is to try to assist the Boathouse Owners as much as possible with a preventive inspection rather than failure maintenance where someone says, "Oh, oh, what is that smell?" The Committee tried to get several plumbers to come look at it and we managed to get one who did a thorough job of it, and he came up with the highlighted language in the proposed Resolution. That language essentially says that there will be an under deck sanitary sewage inspection by a licensed plumber with two photographs to show that it was done along with a sketch of the location of the lines. And then it says that the line shall be re-strapped in order to provide the proper fall and to ensure that it is completely secure and rigid. It goes on to say that new hangers shall be spaced at two foot intervals apart in order to securely hold the line in place. The Committee has had some discussions about the 2' spacing of the straps and is it overkill. Is there another distance that is better for the strapping and bracketing in order to achieve a certain amount of stability for the lines? This language comes from a plumber and I personally don't know if it's reasonable. If a plumber tells me it's reasonable, I am going to think it's reasonable, but there may be other opinions out there. This will only come into effect if there is major reconstruction, or if there is a sale of the boathouse the buyer would inspect those systems. We would love to find out if there is a way to get a consensus that there should be a preventive inspection regardless of whether there is sale or transfer of a boathouse

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or a reconstruction. But we don't have the authority to do this, at least the way I see it. That is the language that we have at this point.

Mr. Tureaud asked Mr. See if he would like to expound on that. Mr. See said he was directly involved with meeting the plumber and going and looking at the situation at Kerry's boathouse. As far as the design specs, I think the design specs are "spot on". I think that Kerry has raised a good point that he needs to get some additional input. I agree with Tom that although we can't change the lease, we can change the design standards and the transfer check list. I think that in the spirit of engaging the public, we should table this until next month so that Kerry might have some time to circulate it among the Boathouse Owners and get further feedback from them. Mr. Cuccia said we got it very quickly, and at first it seemed very harsh to him. The goal and the objective is to end up with something that will resolve the issue. I understand where it comes from, but I think that we should have some additional time to send this out to all of the Boathouse Owners to give them the opportunity to offer comments.

Mr. Tureaud asked Tom as chair of the Committee if he had any comments. Mr. Forbes said that if we can get another opinion, maybe a distance of a two foot strap might be arbitrary or should it be more or fewer straps? I don't know. Mr. Tureaud asked him if he had any objection of tabling this Resolution until next month. Mr. Forbes said, "No." Mr. Tureaud said that would give the Committee some time to meet further with the stakeholders. Tom you and Alva is on the Committee and if you all want to table it until next month, then we can do that. Mr. See said that he would like to table it until next month.

Mr. Tureaud said that this item shall be tabled until the October meeting.

On a motion by Thomas Forbes, seconded by Alva See, and unanimously carried, the Resolution Authorizing Revisions to the Boathouse Transfer Checklist was tabled.

6. Mr. Tureaud suggested tabling Action Item #6 since it is directly affected by Action Item #5.

This is one step forward in making sure that MYHMC is environmentally sound. Mr. Tureaud thanked Mr. Forbes and his Committee for their work and diligence and asked if he had any additional conversations with the Lake Pontchartrain Basin Foundation on this issue. Mr. Forbes said that he had not heard from Brady recently but he has been copied in, and that he will get in touch with him over the next month.

On a motion by Thomas Forbes, seconded by Alva See, and unanimously carried, the resolution "Authorizing a Revision to the Boathouse Design Criteria" was tabled.

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7. Mr. Casey said that the Resolution Approving the MYHMC 2019 Operating Budget was circulated to the Board along with the 2019 Operating Budget. Just so everyone knows, both Mr. Bloom and I have had discussions with Ric Smith as Treasurer of the Board, and he had a number of questions that we went through and answered. I think the first thing primarily is for the Board to look at the Revenue Budget and the assumptions that are on the bottom of that page. 2019 is going to be an unusual year due to the fact that the Harbor will continue to be under construction. It is anticipated that the Harbor will be fully operational approximately a year from now, and that MYHMC will experience an increase in revenue in the fourth quarter of 2019. The exact number of slips that will be constructed has not been finally resolved due to the fact that Capital Projects had to hold back about \$2 million in the construction budget until they got farther along to see if some unknown items surfaced. For budget purposes, it has been assumed that a total of 312 slips will be constructed including side-tied areas. Since that number will probably increase slightly, it makes the revenue projections more conservative. The other assumptions are similar to the ones that have been made in prior years. Although a number of budgeted items have been included from year to year, those funds have not been required to be spent. Projected revenue for 2019 is approximately \$900,000 combined with the use of cash reserves of \$1,808,000 equals the total budgeted expenses of \$2,703,000. A major item in the \$2,700,000 expense budget has been addressed in the Cooperative Endeavor Agreement (CEA) Resolution with the City of New Orleans that the Board passed several meetings ago. MYHMC is obligated to pay 25% of the value of the Hurricane Isaac claim, which is about \$317,000 in addition to a \$180,000 insurance deductible for all of the aggregated FEMA Claims in the West End area that was assigned by the City's risk manager several years ago. Although that number adds up to half a million dollars, the good news is that it is not going to be paid to FEMA. That money will be added to the Claim and it will be used in the Harbor construction project.

The Boat Launch repairs are listed in this budget as zero. It is anticipated that the money that is budgeted in 2018 will be paid this year.

The other large item budgeted in 2019 as well as in 2018 was the final payment of the NOAA Bonds along with accrued interest which totals \$854,000. Interest expense for the year is budgeted at \$52,000. These bonds were sold in the early 80's to renovate the Harbor. As has been mentioned in prior Board meetings, it is currently at the Board's option (depending on other expenses that it may have) as to exactly when this payment will be made. The Board has explored trying to obtain forgiveness of the Bond debt, but it literally takes a Congressional Act to get forgiveness of funds that are owed to the Federal Government. Mr. Smith said once that the Harbor is up in operation at a positive cash flow, he would be the first one to offer a Resolution to pay the bonds off and get it off of our books since it would ultimately free up some funds.

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Mr. Casey said the other thing that is in the budget is that we have a contingency of \$50,000 that we haven't had to draw into at least this year or last year. It was decided to increase that amount to \$75,000 due to the fact that there quite a number of unknowns that we may be facing operationally that are not covered by the FEMA Claim. Obviously we don't know what those numbers are yet until we see what those operating expenses are in 2019. We also still have a number in the budget of \$40,000 for a fire alarm system for the Administration Building. So far, Capital Projects has not been told that the building has to have a fire alarm system installed for code, but it could be an issue that could come up. On the other hand, it is still an open FEMA Claim which is not capped. There may be some changes in the City's building code that have to be met, and FEMA is obligated to pay for code upgrades that weren't required at the time the reconstruction of the building first started. Once again, that is an open issue and it is still in the 2019 budget.

Mr. Tureaud asked the Board members if they had any comments or questions about the budget. Mr. Rodgers asked about the two legal services Resolutions that were approved earlier this evening and where does that fall in the operating budget because he sees the legal fees budgeted at \$25,000. Mr. Tureaud said that although the Board passed two Resolutions this evening. The one for Tankersley is a maximum not to exceed \$15,000 and we currently do not have a dollar amount on the law firm that we are seeking for the slip lease work. Theoretically that may only be \$10,000 that we would have to spend if you look at this budget. Mr. Casey said that we will probably have to come back to the Board once the firm is chosen, and we would have to have a named firm in order to get a contract approved by the City. Mr. Tureaud said that you are right. We probably would have been better with maybe \$30,000 but when the budget was prepared we had no idea that we would be looking at a legal team to help draft the lease. Mr. See had a comment looking at the Resolution it appears to be on the last line stating "Amended legal services not to exceed \$15,000". Mr. Tureaud said that is usually the standard City rate.

Mr. See asked two more questions about the Harbor. Mr. Casey said that it is anticipated that the Harbor will be fully operational with power and water to the slips on both sides of the Harbor in September of 2019. Side-tied areas could possibly increase if a fourth dock ("Kö Dock") on the east side of the harbor is able to be constructed. Mr. Casey distributed a handout to the Board and mentioned that the FEMA Committee has had several discussions relative to the number of tenants and boat sizes, people who are on the waiting list, and their sizes of slips and a sketch of the harbor. We won't go into detail on this, but you can look at it at your convenience. You can look at the sketch on the last page which is also on the MYHMC website. The fourth pier which is the southerly most pier that parallels the boathouses on North Roadway is currently not included in the contractor's contract, but it is anticipated that with CPA's \$2 million contingency that the backbone infrastructure of that pier may be able to be built whether we can put individual slips there or not, we would have side tie areas and then in the future as we generate funds the finger piers could be installed.

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Mr. Tureaud said that the goal is to get as much of the backbone infrastructure installed, because that is the expensive aspect of the construction project. If we can get the backbone such as the main piers and the support piles in place it can be relatively inexpensive for us to order more finger piers and have them installed. In the future as funds become available, the Board can increase the slip capacity. In the meantime, rather than have it there dormant, we can use that dock as a side-tied area until we can add additional finger piers.

Let's look at the budget. If there are any other budget specific questions, let's ask those questions and if not I am going to ask for a motion to accept the budget. I want to thank Ric Smith who has worked diligently with the staff. There is a lot of work that goes on behind the scenes.

On a motion by David Halpern, seconded by Alva See, and unanimously carried, the resolution "Approving the MYHMC 2019 Operating Budget" was approved.

**Information and Discussion Items:**

1. Boathouse Leases and Supplemental Lease Agreements were discussed by Mr. Casey. Ms. Graves reported that Boathouse #112 was sold in August which yielded a transfer fee of \$10,920.00 to MYHMC.
2. The FEMA Update is included in the Executive Director's Report.
3. The August Financial Report was presented by Mr. Smith. As of August 31st, MYHMC has total assets of \$3,579,000 with current assets of \$3,573,000 and the bulk of which is in the form of cash of \$3,423,000 at JPMorgan Chase Bank. On the liability side, MYHMC has total liabilities of \$1,024,000 of which \$519,000 is current liabilities, and the bulk of that is accrued interest on the NOAA bonds of \$322,000. The long term liability of \$505,000 is the balance on the NOAA Bonds. That leaves MYHMC with a fund balance of \$2,555,000 of which \$1,944,000 is unrestricted net assets. That is really the money MYHMC has available to operate, and \$1,808,000 has been obligated in the 2019 Operating Budget. For the month of August, total revenue was \$67,000 and operating expenses were \$51,000 such that net ordinary income was \$16,000. Net other expense for the monthly interest accrual on the NOAA bonds was (\$3,500) such that MYHMC's net income was \$12,600 for the month. For the year-to-date, MYHMC had revenues of \$459,000 and operating expenses of \$411,000 which yielded \$47,000 in operating income. Net other expense was (\$28,000) such that net income for the year-to-date was \$20,000.

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4. The Economic Redevelopment Committee Report was presented by Howard Rodgers. Mr. Rodgers said that Taylor, Kerry, and I will be meeting with Councilman Giarrusso tomorrow at his office to discuss several different items that we want to bring forth for the Economic Redevelopment Committee. The main issue is the item that we have been discussing concerning redevelopment of the old restaurant parking lot. The Committee is also looking at other areas where MYHMC could possibly expand revenue.
  
5. Environmental Quality Committee was discussed by Mr. Forbes. The sewer line issue was discussed earlier in the Board Meeting.
  
6. Quality of Life Committee was presented by Mr. Cuccia for Ms. Uddo. Mr. Cuccia introduced Ms. Pam Farrar (BH #9), who is also a volunteer on the committee. Mr. Cuccia discussed 4 sections and distributed a handout:
  - 1.) He discussed the Boat Launch layout of the parking area. There are three area launches that are most relevant to what we are talking about. We have Bonnabel on the top, Breakwater Drive in the middle, and the Kenner Boat Launch by the casino on the bottom. He said that something stood out glaringly when we first went out and looked at it. The layout of our launch does not seem to function nearly as well as the layout of the other two launches. Primarily because the area where you would be backing up to get to the ramps is kind of impeded where you can see the grassy areas. I put that page first so that you can see the three together. Attached to it are individual photographs of the three launches where you might be able to see the details a little bit better. One of the things that we were looking at when we bring the launch back online, you see there can be some minor modifications to the layout that would make it a more functional and easier to use the launch.
  
  - 2.) He then discussed signage at the Boat Launches. The first sign you see is the sign stating the hours of operation at the Breakwater Dive Launch. Mr. Casey said that sign was removed when the launch was closed, but it is in our office. Mr. Cuccia also mentioned typical signs at other launches such as "Trailer Parking Only" and "No Swimming Allowed".
  
  - 3.) The next package contains signage in general that is used along the walking trails in Audubon Park and City Park. These types of signs could be used in the green space area of Breakwater Park although they do not directly affect the use of the Boat Launch.
  
  - 4.) The final package contains examples of trash cans that are used at the Boat Launches and other green space areas. These are examples of trash cans that we

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have found in Kenner, Bonabel, City Park, and Audubon Park. As you can see in the photographs, there are a variety of containers that are made out of various materials. Some are made just for trash while others can accommodate trash as well as recycling. That's typically what we see in the launches and an idea of what we may want to do moving forward. Mr. Cuccia said that he had an industrial catalog that had products in various price ranges, and that he will email the information to Mr. Casey.

Mr. Tureaud said that this is outstanding and that he liked everything that Mr. Cuccia presented. The thing that sticks out the most is the aerial view of our Boat Launch, and the discussion of how it can be improved by removing several of the green space areas. This would eliminate what seems to be an obstacle course in order to launch a boat. Mr. Tureaud said that although the Committee was not tasked with looking at this issue, this is what happens when you have all the stakeholders involved. All of us including me, can be guilty of tunnel vision. Mr. Cuccia said that Pam Farrar was the first person to point out the fact that there was so much room to launch boats when they looked at the Bonabel Launch. Mr. Tureaud said that many of us on this Board are boaters, and not one of us caught this issue. It sticks out like a sore thumb, and he thanked the Committee for their suggestions.

Mr. Smith asked if Mr. Cuccia if he purposely took pictures of trash cans that weren't overflowing with trash. Mr. Cuccia said when he was taking pictures of the garbage cans at Audubon Park, he noticed there was a gator with a guy riding around on it, and he emptied those cans pretty regularly. That is the kind of stuff where we going to have this and put these cans, and have a walking trail. We are going to have to keep it the way we want to keep it. We will have to have some routine pickup better than just waiting until the cans get filled. Mr. Tureaud said he is waiting to hear their ideas on how to get rid of the dumpster from the point. I don't know if it's going to take 15 cans around the circle in order to solve the problem or if they have any additional ideas.

Mr. Cuccia said that he had a discussion with Mr. See with respect to the plan that is currently designed which calls for a dumpster to be placed on a concrete pad and enclosed out at the Point. This may be an expensive item that could possibly be eliminated in the plan that is currently designed especially since the Committee is attempting to beautify the area. Mr. Tureaud said that the FEMA Committee eliminated a proposed dumpster location on the East side at the new entry to the Harbor. Unfortunately, many dumpster facilities are not well maintained with locked gates, etc. I don't think we are going to want a special place at the Point for a dumpster and an enclosure. The Breakwater Drive/Park project is going to be really nice and neat, and I am really hoping that your Committee can come up with an esthetically pleasing but efficient way to collect the trash that doesn't require a dumpster to be located in the middle of the Point where people are coming to enjoy themselves. I know this is a smart committee, and I am very impressed with your suggestions.

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Mr. Cuccia mentioned having some kind of logo on the cans. That's the type of stuff that gives you some character, where you see what's going on at the Lakefront.

Mr. Tureaud said this a great work and the timing could not be better. We talked about it would be nice if we can space things out. It doesn't happen that way. All the balls are in the air right now. The Administration Building that Mr. Bloom and I started some time ago is now on the forefront because it had been dormant with contractor and bonding issues that needed to be resolved. Now we will have to address various issues on that project. The Boat Launch is going to be front and center relatively soon, so if we are going to make any changes now is the time to do it, so you could not have done this at a better time.

Mr. Cuccia said the number of cans that are at Bonnabel is not a lot of cans. Maybe there are half dozen to eight which are in a pretty large area, but I know that they pick them up and clean the area frequently. Mr. Tureaud said that we want Breakwater Drive/Park and to be very nice and maintained, and this is a big step forward in doing that.

Mr. See thanked Mr. Cuccia and Ms. Uddo and he had done this kind of thing before. He had worked on the Boat Launch by Laketown, and one thing that he did not see in the pictures was signage about not walking on the rocks. We need to have signs around the Point so that people do not attempt to climb the rock and fall into the Lake. Mr. Tureaud thanked Mr. Cuccia and he said this is a good start.

7. The Executive Director's Report was presented by Mr. Casey. There were five topics: 1.) Demolition of the east side of the harbor is progressing on schedule. There was a scheduled water outage yesterday afternoon in order for TKTMJ to reroute some water lines that were under the east parking lot. Sewage and Water Board was able to restore water service to the West End area sooner than the contractor had projected. The dead men piles can now be installed along with the tied-back system for the steel sheet pile wall. Capital Projects (CPA) held a pre-bid meeting on September 5<sup>th</sup> for the completion of the Administration Building. Bids are due to be submitted on Tuesday, September 19<sup>th</sup> at 2:30PM; 2.) The contractor was able to obtain the building permit for the Boat Launch. The tropical storm/high lake level delayed their mobilization, but they were able to start moving onto the site yesterday (September 10<sup>th</sup>); 3.) The home page of MYHMC's website has been updated with a new aerial of the Harbor demolition. Other areas of the site will be updated based on several resolutions approved by the Board this evening; 4.) The floating docks have been relocated from the rear of the Administration Building to the Community Sailing Center's site; 5.) Some photographs of the abandoned trailers and boats around West End Park were sent to Enrico Sterling with the Department of Public Works (DPW), and he responded that he is working on the issue. Hopefully DPW will post official notices in the near future.

**Other Comments and Issues from the Public:**

Mr. Tureaud said the meetings have been getting longer and really appreciates the work that the Board is doing, but he really appreciates the involvement of the stakeholders. Most of us on the Board have inherited certain relationships, and we've worked diligently to maintain and foster those relationships including some new ones. We inherited a group of people who were very, very concerned. Some of them are tenants and some of them are stakeholders and neighbors, and these people are getting more and more involved. This is an example of what happens when you don't get tunnel vision, because most of us on the Board are busy with our own projects and I don't know if we would have caught some of these items before it was too late to do anything about them. I don't know if we would have made it as nice as all of these outside ideas are going to make it. If I had to come up with the ideas, it would not have been as nice. It would have been functional, but it probably wouldn't have been nearly as nice. I want to take this opportunity thank the Board and mainly thank all of you for your involvement. Kerry, I get some of your emails and I know to your constituency there is a whole bunch more going on behind the scenes, yet you are still here and taking the calls. You are like an ex-officio member of almost every committee that MYHMC has. I should have gotten you on the FEMA Committee had I been smarter, and you would have been joined at the hip with us but I was not smart enough to do that. Mr. Tureaud opened the floor for any comments or questions from the audience.

**Adjournment:**

On a motion by David Halpern and seconded by Ric Smith, the meeting was adjourned at approximately 8:15PM.

**Date and Time of next meeting:**

The next meeting is scheduled for Tuesday, October 9, 2018 at 6:30PM at the Lake Vista Community Center.