



Board of Commissioners Meeting Minutes

Tuesday July 14th, 2026

3:30pm

AHA Boardroom

MEETING CALLED BY: Chairman Michael Whalen at 3:31 pm
TYPE OF MEETING: Regular Meeting
STAFF: Chiquita D'Arbeau; Brian Kremer; Frances Chiaretta-Smith; Branden Underwood
BOARD: Michael Whalen; Pastor David Traynham; Mark Bobb-Semple; Linda Mallory-Mitchell; Stacy Whineglass
ABSENT/EXCUSED: Kelly Kimbrough
COMMUNITY FORUM: None

AGENDA ITEM:

- Approval of May 12th, 2026 AHA Board of Commissioners Meeting Minutes
 - Presenter: Chairman Michael Whalen
 - Discussion: None
 - Conclusions: Commissioner David Traynham made a motion to approve; Commissioner Stacey Whineglass seconded. All Commissioners present voted in favor. Motion passed.
- Approval of June 9th, 2026 AHA Board of Commissioners Meeting Minutes
 - Presenter: Chairman Michael Whalen
 - Discussion: None
 - Conclusions: Commissioner David Traynham made a motion to approve; Commissioner Linda Mallory-Mitchell seconded. All Commissioners present voted in favor. Motion passed.
- HUD Audit review with guest Michael A. Maurice, CPA; Partner; Polcari & Company, CPA's
- **07-26-33- A RESOLUTION APPROVING A CONTRACT WITH EASTERN HEATING AND COOLING, INC. FOR HVAC PREVENTATIVE MAINTENANCE AND REPAIR SERVICES AT VARIOUS DEVELOPMENTS**
 - Presenter: Chiquita D'Arbeau
 - Discussion: Chiquita D'Arbeau provided the background on the resolution as requested by the Board.
 - Conclusions: Commissioner Linda Mallory-Mitchell made a motion to approve; Commissioner Stacey Whineglass seconded. All Commissioners present voted in favor. Motion passed.



- **07-26-34- RESOLUTION AUTHORIZING THE WRITE OFF OF CERTAIN COLLECTION LOSSES**
 - Presenter: Chiquita D'Arbeau
 - Discussion: Chiquita D'Arbeau provided the background on the resolution as requested by the Board.
 - Conclusions: Commissioner Mark Bobb Semple made a motion to approve; Commissioner Stacey Whineglass seconded. All Commissioners present voted in favor. Motion passed.

ADVISEMENT

- Upcoming Tour date for Townhomes tour will be communicated

INTERNAL REPORTING

- Monthly Financial & Vacancy Report
- Operations Report
- Collections & Vacancy
- Programs & Supportive Services
- Lease Enforcement

Commissioner Michael Whalen made a motion to move to executive session; Commissioner Stacey Whineglass approved; Commissioner David Traynham seconded. All Commissioners present voted in favor.

ADJOURNMENT

Meeting adjourned at 4:26 pm