



PUBLIC NOTICE:

December 3, 2025

Dothan Housing (DH) Board of Commissioners will conduct a
Board Meeting

Wednesday, December 10, 2025, at 10:30 a.m.

at Our Community, Inc. (OCI) Housing and Enrichment Center
located at 1001 Montana Street Dothan, AL 36303

In-person and Virtually via Zoom.

 **ZOOM Meeting ID: 883-098-6433**

 <https://us02web.zoom.us/j/8830986433>



AGENDA

12-10-2025

Call To Order

Prayer

Approve DH December 10, 2025 Agenda

Approve DH October 15, 2025 Board Meeting Minutes

NEW BUSINESS: Resolutions

FY2026 Administrative and Operating Budgets

FY2026 RAD/PBV Budgets

FY2026 Kinsey Cove Budget

Health Insurance Premium Updates

Write Off Bad Debts

Disposition of Property

CEO UPDATES:

Comments

Adjourn



**Meeting Minutes
of the Commissioners of the Housing Authority
of the City of Dothan, Alabama**

October 15, 2025

The Commissioners of the Housing Authority of the City of Dothan, Alabama, convened in a Regular Meeting on Wednesday October 15, 2025, 10:30 a.m. at Our Community, Inc. Housing & Enrichment Center at 1001 Montana Street and via Zoom.

The meeting was called to order at 10:30 am by Mr. David Jamison.
The meeting was opened with prayer by Mr. David Jamison.

The Secretary called the roll, and the following were in attendance:

Present:

David Jamison
Lily Mendoza
Linda Ward

ZOOM:

Michael Jackson
Jeff Williams
Jasmine Bowick

ABSENT:

Lisa Alexander

Dothan Housing personnel: **EXECUTIVE SUITE:** Samuel P. Crawford, CEO and Secretary; Bonita Schatz, CFO and Challis Readus, Recording Secretary. **COMPLIANCE:** Ladonice Freeney. **ASSET MANAGEMENT:** Tamaria Harris. **SAFETY:** JD Miller. **RESIDENT SERVICES:** Dana Kirkland. **HCV:** Andrella Allums. **PORTFOLIO MANAGEMENT:** Tanya Embry.

VISITORS: Dana Lemmer, Wiregrass Museum of Art. Jason Achmidt, Bradley & Schmidt Architecture.

DH ZOOM:

ZOOM Visitors:

The Chairperson, David Jamison, declared a quorum present.

I. Approve October 15, 2025 Agenda:

Additions: 06-04-2025 Special Called Meeting.

Wiregrass Museum of Art.

Resident Services Report.

Motion: Lily Mendoza

Second: Linda Ward

Vote: Unanimous

Abstain: None



PUBLIC NOTICE

October 8, 2025

Dothan Housing (DH) Board of Commissioners will conduct a

Board Meeting

Wednesday, October 15, 2025, at 10:30 a.m.

at Our Community Housing and Enrichment Center

located at 1001 Montana Street Dothan, AL 36303

In-person and Virtually via Zoom.

 ZOOM Meeting ID: 839-8433-5103

<https://us02web.zoom.us/j/83984335103>



AGENDA

10-15-2025

Call To Order

Prayer

Approve DH October 15, 2025 Agenda

Approve DH June 18, 2025 Board Meeting Minutes

NEW BUSINESS: Resolutions

Agency Plan Updates

Administrative Plan Updates

Payment Standards Updates

Utility Allowance Updates

CEO UPDATES:

Comments

Adjourn

Approve June 4, 2025 Special Called Meeting Minutes:

Motion: Michael Jackson

Second: Linda Ward

Vote: Unanimous

Abstain: None

Approve June 18, 2025 Minutes:

Motion: Michael Jackson

Second: Linda Ward

Vote: Unanimous

Abstain: None

ANNUAL PLAN FY26 AND MTW SUPPLEMENT PLAN FY26: Section 511 of the Quality Housing and Work Responsibility Act of 1998 implemented the requirement that each housing authority shall submit to HUD an Agency Plan composed of the Annual Plan and MTW Supplement Plan. To comply with HUD regulations, this Housing Authority has developed an Annual Plan for FY 2026 beginning on January 1, 2026, for its MTW Supplement Plan FY2026. Form HUD-50077, PHA Certification of Compliance with PHA Plans and Related Regulations, and Form HUD 50077-CR, Civil Rights Certification, were executed and are included with the plan. No five (5) year plan is required until 2028. DH will continue the Rental Rehab Program. The HCV waitlist will open June 2026. Criminal Histories will be performed annually for all household members 18 years of age and older. Seventy (70) participants graduated from the Ready to Rent Program this year, and we plan to continue this program.

Motion: Jeff Williams

Second: Lily Mendoza

Vote: Unanimous

Abstain: None

ADMINISTRATIVE PLAN REVISIONS: Dothan Housing (DH) revised the Administrative Plan to comply with the U.S. Department of Housing and Urban Development (HUD) and the revisions must be formally adopted by the Housing Authority’s (HAs) Board of Commissioners or other authorized HA officials. The revisions include the HCV Program electing to conduct criminal history background checks on an annual basis for all family members 18 years and older; the Utility Allowances have been updated to reflect the annual allowance usage as specified by HUD; the Payment Standards have been updated to reflect changing rental markets and to remain compliant with HUD Rules.

Motion: Jeff Williams

Second: Lily Mendoza

Vote: Unanimous

Abstain: None

PAYMENT STANDARDS UPDATE: The Wiregrass Regional Voucher Program (WRVP) is required to review and update the Payment Standards schedule annually based on bedroom size and zip code. September 1, 2025, HUD published in the Federal Register the updated FMRs, which went into effect on October 1, 2025. Dothan Housing will implement the updated Payment Standards as of December 1, 2025, for the Wiregrass Regional Voucher Program’s service areas. The updated Payment Standards will play a significant role in attracting, recruiting, and retaining landlords in the Wiregrass Metro Area (WMA).

Motion: Jeff Williams

Second: Lily Mendoza

Vote: Unanimous

Abstain: None

UTILITY ALLOWANCE UPDATES: Dothan Housing is required to review and update the utility allowance schedule annually. According to 24 Code of Federal Regulations (CFR) 982.517, the PHA must maintain a utility allowance schedule for all tenant-paid utilities, for the cost of tenant-supplied refrigerators and ranges, and for other tenant-paid housing services. The adopted Utility Allowances are effective October 15, 2025.

Motion: Jeff Williams

Second: Lily Mendoza

Vote: Unanimous

Abstain: None

WIREGRASS MUSEUM OF ART (WGMA): The WGMA would like to partner with Dothan Housing (DH) through the Art & Design Challenge, a hands-on program that empowers young people to design and build public art projects for the Wiregrass community. Students will collaborate with educators, artists and community partners to learn design thinking, problem-solving and project management while creating works of art. Students will build confidence, presentation skills, budgeting proficiency and teamwork. The program is fully funded for two (2) years. The first (1st) project will begin at Our Community Housing and Enrichment Center.

Motion: Lily Mendoza

Second: Linda Ward

Vote: Unanimous

Abstain: None

SAFETY: Gun violence continues to escalate. The 2025 crime rate is higher than 2024. It is strongly advised that all residents and visitors exercise caution and maintain situational awareness while on Dothan Housing (DH) properties, especially after dark. During September 2025, surveillance footage recorded at least six (6) individuals on DH properties visibly carrying firearms. These observances primarily occurred during nighttime hours. There were two (2) separate shooting incidents reported on DH properties within the same month. One during the evening and another in the afternoon.

RESIDENT SERVICES UPDATE: Dothan Housing (DH) was awarded the Resident Self-Sufficiency Grant (ROSS) for 2024-2027. The grant requires 50 participants annually per coordinator and focuses on employment, education and financial literacy. Annual reports are required by HUD. Toys for Tots will begin accepting application 11-13-2025; DH toys pick is 12-15-2025 and will be distributed 12-16 through 12-18-2025 to residents. Partnerships build and maintain partnerships that provide key skills, training, and education that enable residents to reach self-sufficiency. All-In offers free money workshops, Wallace College will provide free classes and certifications, Alfred Saliba will offer job prep, literacy, GED and parent & children classes. Will meet with Mr. Mike at Wiregrass Transit to discuss providing transportation for residents. The grant can cover cost of transportation to resources to reach goals. The case management software was successfully implemented. There is a built in link to HUD for reports, which allows DH to track services, program participation and accomplishments for all the properties we serve.

Closing Remarks

OTHER BUSINESS: The next Board Meeting will be held Wednesday December 17, 2025 at 10:30am.

ADJOURN DH MEETING: TIME: 11:07 am

Motion: Lily Mendoza

Second: Linda Ward

Vote: Unanimous

Abstain: None

Board Chairperson

Secretary



RESOLUTION 2025-14

BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the City of Dothan, Alabama, as follows:

WHEREAS, in accordance with U.S. Department of Housing and Urban Development (HUD) regulations, it is necessary for the Board of Commissioners to annually review and approve the Moving to Work (MTW) Administrative and Operating Budget for the Housing Authority of the City of Dothan, Alabama (DHA), and

WHEREAS, the Board of Commissioners of the DHA is required to approve the Annual MTW Administrative and Operations Budget, and

WHEREAS, the approved budget shall align itself with the agency's Annual Plan and MTW Supplemental Plan and its mission to develop and strengthen affordable housing opportunities that embrace best practices in a high-value organizational culture, and

WHEREAS, the Board of Commissioners has found that it is in the best interest of the DHA and its overall goal of providing quality affordable housing to low and moderate-income residents and voucher holders in the Wiregrass Metro Area (WMA) to approve and authorize the Annual MTW Administrative and Operating Budget, and

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the City of Dothan, Alabama, as follows:

Section I.

That the Board of Commissioners for the Housing Authority of the City of Dothan, Alabama, shall hereby approve and authorize the MTW Administrative and Operating Budget for the Fiscal Year Ending December 31, 2026.

RESOLUTION NO. 2025-14: APPROVING THE FY-2026 MTW ADMINISTRATIVE AND OPERATING BUDGETS FOR THE HOUSING AUTHORITY OF THE CITY OF DOTHAN, ALABAMA.

Section II.

The Board of Commissioners of the Housing Authority of the City of Dothan, Alabama, hereby directs the President & CEO of the Housing Authority to take any and all necessary administrative actions to implement this resolution.

Passed, Adopted, and Approved on the 10th day of December 2025.

David Jamison, Chairperson

Jeff Williams, Vice Chairperson

Michael Jackson, Commissioner

Lily Mendoza, Commissioner

Lisa Alexander, Commissioner

Jasmine Bowick, Commissioner

Linda Ward, Commissioner

BOARD OF COMMISSIONERS

**Dothan Housing Authority
2026 Budget
January 2026-December 2026**

Non Federal Funds

COCC

Revenue

Dwelling Rental	
Excess Utilities	
Other Income - Tenant	
HUD Funding - Subsidy/HAP Admin	
Other Grants	
Transfer from Capital Fund/HAP Reserves	
Investment Income	
Revenue	
MTW Funding-CFP 1492-	
ROSS and FSS Funding	131,000.00
Subsidy Shortfall	
Management Fees/Admin Fees/Portability	295,198.00
Other Income/Loan Proceeds	
Total Revenue	426,198.00

Admin Expenses

Administrative Salaries (actual)	97,600.00
Administrative Benefits (actual)	29,280.00
Accounting Fee	
Audit	
Travel-Only when Necessary	
Staff Training-Necessary	
Legal	6,780.00
Management Fees/Bookkeeping Fees	
Reserve Replacement	
Reserve Set Aside	
Contract Costs	1.00
Administrative Sundrys	75,200.00
Total Administrative	208,861.00

Resident Services

Tenant Services Salaries/MTW	
Benefits	
Resident Services Materials	
Contracted Services - Vista	
Total Resident Services	
Utilities	
Gas	
Electric	
Water	
Sewer/Storm Water	
Other	
Total Utilities	
Maint Expenses	
Maintenance Salaries (actual)	
Benefits	
Staff Training - new line	
Staff Travel - new line	
Materials	8,251.00
Painting Contract	
Exterminating Contract	
Plumbing	
Electrical Service	
HVAC Service	
Cleaning / Janitorial Contracts	
Landscape Contract	
Vehicles Maintenance	
Vehicles-Lease Pmts	
Inspections	
Routine Maintence	
Garbage Contract	
Miscellaneous Contracts	125,000.00
Total Maintenance	133,251.00
Protective Services	
Security Labor	
Benefits	
Materials	
Contracts	
Total Protective Services	

General Expenses	
Insurance	58,212.28
PILOT	5,018.00
Interest on Mortgage	
Mortgage	
Section 8 HAP Payments	
Extraordinary Maint	
Replacement of Equip	
Betterments & Additions	
Program Costs	
Other	
Collection Loss	
Total General Expenses	63,230.28
Total Revenue	426,198.00
Total Expenses	405,342.28
Cash Flow from Operations	20,855.72
Profit/Loss-Consolidated	648,239.51
Non Federal Consolidated	13,490.57

Federal Funds	Non Federal Funds	Non Fedeal Funds	
HCV	Dothan Management Group	OCI	SPCV
			126,523.00
			3,689.00
13,552,474.00			708,585.00
			15,000.00
60,156.00	396,715.96	249,747.00	
13,612,630.00	396,715.96	249,747.00	853,797.00
408,129.00	74,323.12	97,032.12	129,387.00
122,438.70	22,296.94	29,109.64	38,816.10
2,000.00			1,500.00
2,000.00			1,500.00
14,983.00	300.00	500.00	1,720.25
295,198.00			100,212.96
			96,000.00
63,069.00	25,998.00	48,323.00	27,557.00
907,817.70	122,918.06	174,964.76	396,693.31

			20,895.00
			7,313.25
			28,208.25
			12,630.00
			9,383.00
			7,468.00
			29,481.00
	40,929.00	40,929.00	62,368.00
	14,325.15	14,325.15	21,828.80
1,000.00	22,000.00	1,500.00	28,781.00
			11,127.00
			13,100.00
	25,020.00	23,963.00	22,909.00
1,000.00			1,660.00
61,277.00			
			312.50
105,103.00	50,933.00	62,899.00	68,561.00
168,380.00	153,207.15	143,616.15	230,647.30
5,800.00		5,800.00	11,020.00
		1,740.00	3,306.00
		7,540.00	14,326.00

14,800.00	43,793.00	6,489.00	51,638.00
		1,300.00	13,800.00
12,102,775.00			
12,117,575.00	43,793.00	7,789.00	65,438.00
13,612,630.00	396,715.96	249,747.00	853,797.00
13,193,772.70	319,918.21	333,909.91	764,793.86
418,857.30	76,797.75	(84,162.91)	89,003.14

PBV Properties		Streamlined Conversion		Total
Jamison	Crimson Ridge	Phoenix Rising	John R Lewis	
69,854.00	164,097.00	130,069.00	57,517.00	548,060.00
				-
6,727.00	26,250.00	2,850.00	2,403.00	41,919.00
708,040.00	1,043,637.00	229,585.99	68,073.00	16,310,394.99
				-
				-
				-
				-
				-
15,000.00	17,500.00	2,500.00	2,500.00	183,500.00
				-
				1,001,816.96
				-
799,621.00	1,251,484.00	365,004.99	127,993.00	18,083,190.95
				-
				-
129,390.78	169,360.00	78,375.00	34,032.00	1,217,629.02
38,817.23	50,808.00	23,512.50	10,209.60	365,288.71
				-
				-
1,500.00	1,500.00			6,500.00
1,500.00	1,500.00			6,500.00
2,557.00	1,682.00	1,000.00	100.00	29,622.25
93,347.00	144,928.00	43,158.00	15,070.00	691,913.96
126,000.00	255,960.00			477,960.00
				-
				1.00
20,327.00	27,586.00	8,568.00	8,220.00	304,848.00
413,439.01	653,324.00	154,613.50	67,631.60	3,100,262.94
				-
				-

20,895.00	31,840.00	19,042.00	6,467.00	99,139.00
7,313.25	11,144.00	5,712.60	1,940.10	33,423.20
				-
				-
28,208.25	42,984.00	24,754.60	1,940.10	126,095.20
				-
				-
				-
6,823.00	13,479.00	2,160.00	450.00	35,542.00
2,360.00	6,496.00	1,368.59	815.00	20,422.59
				-
7,063.00	14,299.00	300.00	172.00	29,302.00
16,246.00	34,274.00	3,505.00	1,105.00	84,611.00
				-
				-
62,368.00	101,813.00	61,044.75	20,348.25	389,800.00
21,828.80	35,634.55	18,313.43	6,104.48	132,360.35
				-
				-
30,281.00	36,182.00	12,132.00	2,930.00	143,057.00
				-
15,334.50	29,734.50	3,000.00	500.00	59,696.00
5,500.00	2,300.00	2,000.00	2,000.00	24,900.00
2,580.00				2,580.00
	15,000.00			15,000.00
	14,800.00			14,800.00
19,750.00	26,660.00	15,575.00	9,600.00	143,477.00
1,500.00	1,100.00			5,260.00
				-
				61,277.00
				-
312.50	312.50			937.50
67,874.00	75,105.00	39,000.00	39,000.00	633,475.00
227,328.80	338,641.55	151,065.18	80,482.73	1,626,619.85
				-
				-
11,020.00	13,340.00			46,980.00
3,306.00	4,002.00			12,354.00
				-
				-
14,326.00	17,342.00			53,534.00

				-
				-
60,603.00	85,073.00	28,458.00	25,863.00	374,929.28
12,500.00	15,007.00	461.00	461.00	48,547.00
				-
				-
				12,102,775.00
				-
				-
				-
				-
				-
				-
73,103.00	100,080.00	28,919.00	26,324.00	12,526,251.28
				-
799,621.00	1,251,484.00	365,004.99	127,993.00	18,083,190.95
772,651.06	1,186,645.55	362,857.28	95,060.60	17,434,951.44
26,969.94	64,838.45	2,147.71	32,932.40	648,239.51



RESOLUTION 2025-15

BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the City of Dothan, Alabama (DHA) as follows; and

WHEREAS, in accordance with the Rental Assistance Demonstration (RAD) Project-Based Voucher (PBV) program's federal regulations, the Housing Assistance Payment (HAP) contract between the Housing Authority of the City of Dothan (DHA) and Our Community Inc.'s (OCI) Henry Green LLC development is required to submit an annual budget for the development. Although there is a Property Management Agreement (PMA) between the OCI, owners of the Henry Green LLC, and the property management company, the Dothan Management Group, LLC, an annual budget is still required and must be approved by the Board of Commissioners of the Housing Authority of the City of Dothan (DHA); and

WHEREAS, in accordance with the Rental Assistance Demonstration (RAD) Project-Based Voucher (PBV) program's federal regulations, the Housing Assistance Payment (HAP) contract between the Housing Authority of the City of Dothan (DHA) and Our Community Inc.'s (OCI) Crimson Ridge LLC development is required to submit an annual budget for the development. Although there is a Property Management Agreement (PMA) between the OCI, owners of the Crimson Ridge LLC and the property management company, the Dothan Management Group, LLC, an annual budget is still required and must be approved by the Board of Commissioners of the Housing Authority of the City of Dothan (DHA); and

WHEREAS, in accordance with the Rental Assistance Demonstration (RAD) Project-Based Voucher (PBV) program's federal regulations, the Housing Assistance Payment (HAP) contract between the Housing Authority of the City of Dothan (DHA) and Our Community Inc.'s (OCI) McRae Homes LLC (d/b/a/ David C. Jamison Village LLC) development is required to submit an annual budget for the development. Although there is a Property Management Agreement (PMA) between the OCI, owners of the McRae Homes LLC (d/b/a/ David C. Jamison Village LLC), and the property management company, the Dothan Management Group, LLC, an annual budget is still required, and must be approved by the Board of Commissioners of the Housing Authority of the City of Dothan (DHA); and

WHEREAS, it is considered prudent by the Board of Commissioners of the Housing Authority of the City of Dothan (DHA) to review and approve the administrative budgets for Henry Green LLC, Crimson Ridge LLC, and McRae Homes LLC (d/b/a/ David C. Jamison Village LLC) developments for FYE 2026, and

RESOLUTION NO. 2025-15 CONT'D: APPROVING HENRY GREEN LLC, CRIMSON RIDGE LLC, AND MCRAE HOMES LLC (D/B/A DAVID C. JAMISON VILLAGE LLC) OPERATING BUDGETS FOR FYE 2026.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the City of Dothan, Alabama (DHA), as follows:

Section I. That the Operating Budget for FYE 2026 for Henry Green LLC, Crimson Ridge LLC, and McRae Homes LLC (d/b/a/ David C. Jamison Village LLC) developments are hereby approved as follows:

Passed, Adopted, and Approved on the 10th day of DECEMBER, 2025.

David Jamison, Chairman

Jeff Williams, Vice Chairman

Michael Jackson, Commissioner

Lily Mendoza, Commissioner

Lisa Alexander, Commissioner

Jasmine Bowick, Commissioner

Linda Ward, Commissioner

BOARD OF COMMISSIONERS

Dothan Housing Authority
2026 Budget
January 2026-December 2026

	PBV Properties			Total
	SPCV	Jamison	Crimson Ridge	
Revenue				
Dwelling Rental	126,523.00	69,854.00	164,097.00	360,474.00
Excess Utilities				-
Other Income - Tenant	3,689.00	6,727.00	26,250.00	36,666.00
HUD Funding - Subsidy/HAP Admin	708,585.00	708,040.00	1,043,637.00	2,460,262.00
Other Grants				-
Transfer from Capital Fund/HAP Reserves				-
Investment Income				-
Revenue				-
MTW Funding-CFP 1492-				-
ROSS and FSS Funding	15,000.00	15,000.00	17,500.00	47,500.00
Subsidy Shortfall				-
Management Fees/Admin Fees/Portability				-
Other Income/Loan Proceeds				-
Total Revenue	853,797.00	799,621.00	1,251,484.00	2,904,902.00
				-
Admin Expenses				-
Administrative Salaries (actual)	129,387.00	129,390.78	169,360.00	428,137.78
Administrative Benefits (actual)	38,816.10	38,817.23	50,808.00	128,441.33
Accounting Fee				-
Audit				-
Travel-Only when Necessary	1,500.00	1,500.00	1,500.00	4,500.00
Staff Training-Necessary	1,500.00	1,500.00	1,500.00	4,500.00

Legal	1,720.25	2,557.00	1,682.00	5,959.25
Management Fees/Bookkeeping Fees	100,212.96	93,347.00	144,928.00	338,487.96
Reserve Replacement	96,000.00	126,000.00	255,960.00	477,960.00
Reserve Set Aside				-
Contract Costs				-
Administrative Sundry	27,557.00	20,327.00	27,586.00	75,470.00
Total Administrative	396,693.31	413,439.01	653,324.00	1,463,456.32
				-
Resident Services				-
Tenant Services Salaries/MTW	20,895.00	20,895.00	31,840.00	73,630.00
Benefits	7,313.25	7,313.25	11,144.00	25,770.50
Resident Services Materials				-
Contracted Services - Vista				-
Total Resident Services	28,208.25	28,208.25	42,984.00	99,400.50
				-
Utilities				-
Gas				-
Electric	12,630.00	6,823.00	13,479.00	32,932.00
Water	9,383.00	2,360.00	6,496.00	18,239.00
Sewer/Storm Water				-
Other	7,468.00	7,063.00	14,299.00	28,830.00
Total Utilities	29,481.00	16,246.00	34,274.00	80,001.00
				-
Maint Expenses				-
Maintenance Salaries (actual)	62,368.00	62,368.00	101,813.00	226,549.00
Benefits	21,828.80	21,828.80	35,634.55	79,292.15
Staff Training - new line				-
Staff Travel - new line				-
Materials	28,781.00	30,281.00	36,182.00	95,244.00
Painting Contract				-

Exterminating Contract	11,127.00	15,334.50	29,734.50	56,196.00
Plumbing	13,100.00	5,500.00	2,300.00	20,900.00
Electrical Service		2,580.00		2,580.00
HVAC Service			15,000.00	15,000.00
Cleaning / Janitorial Contracts			14,800.00	14,800.00
Landscape Contract	22,909.00	19,750.00	26,660.00	69,319.00
Vehicles Maintenance	1,660.00	1,500.00	1,100.00	4,260.00
Vehicles-Lease Pmts				-
Inspections				-
Routine Maintence				-
Garbage Contract	312.50	312.50	312.50	937.50
Miscellaneous Contracts	68,561.00	67,874.00	75,105.00	211,540.00
Total Maintenance	230,647.30	227,328.80	338,641.55	796,617.65
				-
Protective Services				-
Security Labor	11,020.00	11,020.00	13,340.00	35,380.00
Benefits	3,306.00	3,306.00	4,002.00	10,614.00
Materials				-
Contracts				-
Total Protective Services	14,326.00	14,326.00	17,342.00	45,994.00
				-
General Expenses				-
Insurance	51,638.00	60,603.00	85,073.00	197,314.00
PILOT	13,800.00	12,500.00	15,007.00	41,307.00
Interest on Mortgage				-
Mortgage				-
Section 8 HAP Payments				-
Extraordinary Maint				-
Replacement of Equip				-
Betterments & Additions				-

Program Costs				-
Other				-
Collection Loss				-
Total General Expenses	65,438.00	73,103.00	100,080.00	238,621.00
				-
Total Revenue	853,797.00	799,621.00	1,251,484.00	2,904,902.00
Total Expenses	764,793.86	772,651.06	1,186,645.55	2,724,090.47
Cash Flow from Operations	89,003.14	26,969.94	64,838.45	180,811.53



RESOLUTION 2025-16

BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the City of Dothan, Alabama (DHA) as follows; and

WHEREAS, in accordance with the Rental Assistance Demonstration (RAD) Project-Based Voucher (PBV) program's Agreement to enter into Housing Assistance Payment (AHAP) Contract between the Banyan Foundation and the Housing Authority of the City of Dothan, Alabama (DHA), the Master Development Agreement (MDA) between the Banyan Foundation and the Housing Authority of the City of Dothan, Alabama (DHA), the Property Management Agreement (PMA) between the Banyan Foundation, owners of the Capstone at Kinsey Cove and property management company, the Gateway Management Company, an annual budget is required to be approved by the Board of Commissioners of Housing Authority of the City of Dothan, Alabama (DHA); and

WHEREAS, it is considered prudent by the Board of Commissioners of the Housing Authority of the City of Dothan, Alabama (DHA) to review and approve the administrative budget for the Capstone at Kinsey Cove development for FY2025, and

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the City of Dothan, Alabama (DHA), as follows:

Section I. That the Operating Budget for FY2026 for the Capstone at Kinsey Cove development is hereby approved as follows:

RESOLUTION NO. 2025-16 CONT'D: APPROVING THE CAPSTONE AT KINSEY COVE DEVELOPMENT OPERATING BUDGET FOR FY2026.

Passed, Adopted, and Approved on the 10th day of December, 2025.

David Jamison, Chairman

Jeff Williams, Vice Chairman

Michael Jackson, Commissioner

Lily Mendoza, Commissioner

Lisa Alexander, Commissioner

Jasmine Bowick, Commissioner

Linda Ward, Commissioner

BOARD OF COMMISSIONERS

Per Unit NOTES

10,011.46
-
-
(500.57)
-
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(50.06)
-
9,460.83

6.57
11.32
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-
3.96
-
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3.96
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2.26
36.79
1.70
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66.57
9,527.40

224.25
198.11
182.00
26.89
37.74
514.12
-
0.87
1.11
85.56
34.35
169.85

2.62
2.39
11.32
1,491.19

-
-
2.83
218.96
6.79
228.58

10.23
5.66
-
5.66
28.30
-
2.83
15.57
-
21.79
10.47
666.52
101.30
10.70
2.83
-
2.83
5.66
0.28
891.03

33.96
-
-
-
70.75
-
11.55
-
116.26

45.28
-
62.26
7.08
-
-
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-
-
237.74
-
-
1.70
-
28.30
36.79
-
-
-
-
419.15



RESOLUTION 2025-17

BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the City of Dothan, Alabama (DHA):

WHEREAS, SECTION 10: EMPLOYEE BENEFITS AND LEAVE states that only employees classified as Regular Full-time Employees are eligible to participate in the benefit plans described in this section, and

WHEREAS, enrollment in this plan is mandatory for the employee, after 30 days of satisfactory employment, with dependent coverage being optional.

WHEREAS, DHA pays a specified percentage of the cost of the premium for each employee, including dependent coverage as determined by the Board of Commissioners. This percentage is subject to change at the discretion of the Board of Commissioners. An employee shall not be permitted to cease participation so long as he/she continues to be a regular full-time employee, and

WHEREAS, the housing authority currently pays 75% of the premium cost for each employee, including dependent coverage, and pays 100% of the premium for the employees with only employee coverage, and

RESOLUTION 2025-17 CONT'D: MEDICAL & DENTAL INSURANCE PREMIUM UPDATES.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the City of Dothan, Alabama, as follows:

Section I. That upon the recommendation of the Executive Staff, the Board of Commissioners of the Housing Authority of the City of Dothan Alabama approves the changes to the premium that the employees currently pay and is hereby outlined as follows:

- A. Employees who are currently enrolled in “employee only” coverage will pay \$104.24 for Medical and \$12.87 for Dental each pay period.
- B. Employees who are currently enrolled in “employee and spouse” coverage will pay \$221.68 for Medical and \$25.74 for Dental each pay period.
- C. Employees who are currently enrolled in “employee and children” coverage will pay \$212.39 for Medical and \$33.25 for Dental each pay period.
- D. Employees who are currently enrolled in “employee and family coverage will pay \$298.83 for Medical and \$48.90 for Dental each pay period.

Section II. The Insurance Premium updates will take effect on the first pay period of January 2026.

RESOLUTION 2025-17 CONT'D: MEDICAL & DENTAL INSURANCE PREMIUM UPDATES.

PASSED, ADOPTED and APPROVED on the 10TH day of December, 2025.

David Jamison, Chairperson

Jeff Williams, Vice Chairperson

Michael Jackson, Commissioner

Lily Mendoza, Commissioner

Lisa Alexander, Commissioner

Jasmine Bowick, Commissioner

Linda Ward, Commissioner

BOARD OF COMMISSIONERS



RESOLUTION 2025-18

BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the City of Dothan, Alabama as follows:

WHEREAS, the Finance Department of the Housing Authority of the City of Dothan, Alabama determined that certain tenant accounts for Samuel P. Crawford Village, Jamison Village, Crimson Ridge, Phoenix Rising, and John R. Lewis Village are uncollectible, and

WHEREAS, it is necessary for the Board of Commissioners to approve the write off of these accounts as collection loss,

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the City of Dothan, Alabama, as follows:

SECTION I. That upon the recommendation of Samuel P. Crawford, Chief Executive Officer; the following tenant accounts are classified as uncollectable accounts:

SECTION II. That the Board of Commissioners of the Housing Authority of the City of Dothan, Alabama hereby approves the write off of these accounts as collection loss for Samuel P. Crawford Village, Jamison Village, Crimson Ridge, Phoenix Rising, and John R. Lewis Village.

RESOLUTION NO. 2025-18: CONTINUED, WRITE OFF BAD DEBTS.

Passed, Adopted, and Approved on the 10th Day of December, 2025.

David Jamison, Chairperson

Jeff Williams, Vice Chairperson

Michael Jackson, Commissioner

Lily Mendoza Commissioner

Lisa Alexander, Commissioner

Jasmine Bowick, Commissioner

Linda Ward, Commissioner

BOARD OF COMMISSIONERS



WRITE-OFFS FOR THE MONTH ENDING: DECEMBER 2025

Tenant Name	Account Number	Monthly Rent	Address	Reason Evicted	Amount Owed	Reason Owed
Monica Brown	t0012062	\$25.00	602 S Lena St #79		\$12.00	Unpaid Rent Balance
Almon Hill	t0012176	\$160.00	602 S. Lena St #82		\$2,109.00	Unpaid Rent/Late Fees
April Whaley	t0012241	\$229.00	602 S Lena St #96		\$1,439.00	Unpaid Rent/Late Fees

TOTAL WRITE-OFF AMOUNT FOR SAM P CRAWFORD VILLAGE: \$3,560.00



JAMISON VILLAGE WRITE-OFFS FOR THE MONTH ENDING: NOVEMBER 2025

Tenant Name	Account Number	Monthly Rent	Address	Evidtion Reason	Amount Owed	Notes
Felicia Ward	t0012068	\$122.00	705 N Lena Street #5		\$246.00	Unpaid Rent
Phillip White	t0012072	\$177.00	705 N Lena Street #9		\$177.00	Unpaid Rent
Montoya Paige	t0012084	\$0.00	705 N Lena Street #21		\$100.00	Move-Out Charges
Briteney Hogan	t0012086	\$278.00	705 N Lena Street #23		\$1343.00	Unpaid Rent & Move-Out Charges
Renee Jackson	t0012089	\$37.00	705 N Lena Street #26		\$199.00	Unpaid Rent
Darranika Sanders	t0012135	\$159.00	705 N Lena Street #59		\$635.00	Unpaid Rent
Safari Davis	t0012140	\$62.00	705 N Lena Street #64		\$62.00	Unpaid Rent
Kimberly Matthews	t0012493	\$125.00	705 N Lena Street #64		\$455.00	Unpaid Rent & Move-Out charges



JAMISON VILLAGE WRITE-OFFS FOR THE MONTH ENDING NOVEMBER 2025

Tenant Name	Account Number	Monthly Rent	Address	Eviction Reason	Amount Owed	Notes
Amiya Saffold	t0012151	\$246.00	705 N Lena Street #75		\$1401.80	Unpaid Rent & Move-Out Charges
Angelica Dawsey	t0012155	\$73.00	705 N Lena Street #79		\$174.00	Unpaid Rent

TOTAL WRITE-OFF AMOUNT FOR JAMISON VILLAGE: \$4,792.80



CRIMSON RIDGE WRITE-OFFS FOR THE MONTH ENDING NOVEMBER 2025

Tenant Name	Account Number	Monthly Rent	Address	Eviction Reason	Amount Owed	Notes
Crimson Ridgel						
Tankisa Macon	t0012308	\$856.00	702 N. Range Street #3		\$1,761.00	
Alberta Baker	t0012313	\$224.00	702 N. Range Street #8		\$224.00	Deceased
Yania Ward	t0012320	\$0.00	102 Clayton Street #16		\$149	Move Out Charges
Whitney Young	t0012329	\$0.00	104 Clayton Street #25		\$250.00	Move Out Charges
Keyshauna McCree	t0012333	\$0.00	701 Tuskegee Street #29		\$178.00	Move-Out Charges
Daywandrea Small	t0012334	\$0.00	701 Tuskegee Street #30		\$169.00	Move-Out Charges
Donald Leake	t0012341	\$	101 Clayton Street #37		\$178.00	Deceased
Yolanda Morris	t0012602	\$102.00	101 Clayton Street #37		\$1,085.00	Unpaid Rent & Move-out Charges
Mona Townes	t0012345	\$114.00	103 Clayton Street #41		\$451.00	Unpaid Rent & Move-out Charges



CRIMSON RIDGE WRITE-OFFS FOR THE MONTH ENDING NOVEMBER 2025

Tenant Name	Account Number	Monthly Rent	Address	Move out Reason	Amount Owed	Notes
Roosevelt Hutchinson	t0012352	\$326.00	105 Clayton Street #48		\$188.00	
Tangela Ford	t0012366	\$249.00	1000 Lake Street #62		\$800.00	
Alunna Porter	t0012368	\$543.00	10000 Lake Street #64		\$2430.00	
Sierra Freeman	t0012380	\$0.00	1004 Lake Street #76		\$246.00	Move-out charges
Montoya Paige	t0013501	\$465.00	702 Tuskegee Street #88		\$1563.00	Unpaid rent & move-out charges
Shadajah Stevens	t0012396	\$0.00	702 Tuskegee Street #93		\$98.00	Move-out Charges
Marviskil Johnson	t0012397	\$0.00	702 Tuskegee Street #94		\$1146.00	Maintenance & Move-out Charges
Latisha Ford	t0012399	\$0.00	702 Tuskegee Street #96		\$3457.00	
Paige Spann	t0012400	\$0.00	702 Tuskegee Street #97		\$227.00	Move-Out Charges
Tiara Moore	t0012404	\$0.00	704 Tuskegee Street #101		\$253.00	Move-out charges
Shaniya Carter	t0012405	\$0.00	704 Tuskegee Street #102		\$174.00	Move-Out Charges



CRIMSON RIDGE WRITE-OFFS FOR THE MONTH ENDING NOVEMBER 2025

Tenant Name	Account Number	Monthly Rent	Address	Eviction Reason	Amount Owed	Notes
Stefania Petit-Honne	t0012407	\$0.00	704 Tuskegee Street # 104		\$63.00	Move-Out Charges
Amber Harris	t0012413	\$824.00	708 Tuskegee Street #110		\$3547.00	Unpaid Rent & Move-Out Charges
Midasha Ardis	t0012419	\$0.00	708 Tuskegee Street #116		\$123.00	Move-Out Charges
Patience Cochran	t0012426	\$0.00	710 Tuskegee Street #123		\$1268.00	Move-Out Charges & Attorney Fees
Pamela Davis	t0012431	\$210.00	800 Tuskegee Street #128		\$5919.00	Unpaid Rent & Move-Out Charges
Sierra Jackson	t0012433	\$440.00	802 Tuskegee Street #130		\$1258.00	Unpaid Rent & Move-Out Charges
Ashlie Simms	t0012434	\$110.00	802 Tuskegee Street #131		\$441.00	Unpaid Rent & Move-Out Charges
Lakisha Roberts	t0012440	\$376.00	806 Tuskegee Street #137		\$123.00	Move-Out Charges
Courtney Thomas	t0012452	\$15.00	1102 Lake Street \$148		\$2123.00	Unpaid Rent & Move-Out Charges

CRIMSON RIDGE TOTAL WRITE-OFF AMOUNT: \$29,892.00



RESOLUTION 2025-19

BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the City of Dothan, Alabama (DHA) as follows.

WHEREAS, recommendations were submitted by the Dothan Management Group to the Executive Officers. After careful review, the recommendation was approved by the Executive Officers, and

WHEREAS, in accordance with the Housing Authority of the City of Dothan, Alabama's adopted Procurement Policy; Disposition of Surplus Property, goods that can be written off, sold or traded must have Board of Commissioners' approval prior to disposition, and

WHEREAS, approval of this resolution would allow Dothan Housing to write off these appliances and dispose of them accordingly. The disposal of the appliances can be done by hauling them to the city dump or scrap yard, and

WHEREAS, the Executive Officers have determined that certain property is Beyond Repair for the continued operations of the Housing Authority of the City of Dothan, Alabama, and

WHEREAS, the Executive Officers are recommending to the Board of Commissioners' that those certain properties be removed from the Housing Authority Inventory, and

RESOLUTION 2025-19 CONT'D: APPROVING DISPOSITION OF SURPLUS PROPERTY.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the City of Dothan, Alabama as follows:

Section I.

That the Board of Commissioners of the Housing Authority of the City of Dothan, Alabama hereby approves the attached list of appliances to be disposed of:

Section II.

That the Board of Commissioners of the Housing Authority of the City of Dothan, Alabama; approve disposal of the appliances by hauling them to the city dump or to the scrap yard according to the terms of the adopted Procurement Policy.

RESOLUTION 2025-19 CONTINUED: APPROVING DISPOSITION OF SURPLUS PROPERTY.

Passed, Adopted, and Approved on the 10TH day of December, 2025.

David Jamison, Chairperson

Jeff Williams, Vice Chairperson

Michael Jackson, Commissioner

Lily Mendoza, Commissioner

Lily Alexander, Commissioner

Jasmine Bowick, Commissioner

Linda Ward, Commissioner

BOARD OF COMMISSIONERS



PHOENIX RISING WRITE-OFFS FOR MONTH ENDING: NOVEMBER 2025

Tenant Name	Account Number	Monthly Rent	Address	Eviction Reason	Amount Owed	Reason Owed
Tyrec Lee	t0012256	0.00	903 S. Ussery St #14		\$45.00	Move-Out Charges
Patricia Barnes	t0012260	\$434.00	903 S. Ussery St #18		\$221.60	Move-Out Charges
Korsica Davis	t0012273	\$0.00	909 S. Ussery St #33		\$179.00	Move-Out Charges
Quinteria Reaves	t0012719	\$0.00	909 S. Ussery St #66		\$155.00	Move-Out Charges
Eboni Freeman	t0012291	\$0.00	909 S. Ussery St #69		\$279.00	Move-Out Charges

TOTAL WRITE-OFF AMOUNT FOR PHOENIX RISING: \$879.60



JOHN R. LEWIS VILLAGE WRITE-OFFS FOR MONTH ENDING: NOVEMBER 2025

Tenant Name	Account Name	Monthly Rent	Address	Eviction Reason	Amount Owed	Notes
John Mimms	t0012032	\$158.00	403 S. Appletree St #4		\$123.00	Deceased
Terry Smith	t0012033	\$127.00	403 S. Appletree St #5		\$196.00	Deceased
Charles Miller	t0012028	\$130.00	403 S. Appletree St #16		\$651.00	Unpaid Rent & Move-Out Charges
Roniya Hutchins	t0012041	\$252.00	403 S. Appletree St #17		\$92.00	Move-Out Charges
Keisha Franklin	t0012053	\$127.00	403 S. Appletree St #25		\$232.00	Unpaid Rent & Move-Out Charges

TOTAL WRITE-OFF AMOUNT FOR JOHN R. LEWIS VILLAGE: \$1,294.00



DOTHAN MANAGEMENT GROUP

WRITE-OFF REPORT

Property	Item/Asset #	Estimated Purchase Date	Estimated Value	Serial Number	Comment
Warehouse	Stove/6353		\$0.00	Unreadable	Beyond Repair
Warehouse	Stove/104883		\$0.00	Unreadable	Beyond Repair
Warehouse	Stove/6312		\$0.00	Unreadable	Beyond Repair
Warehouse	Stove/107025		\$0.00	Unreadable	Beyond Repair
Warehouse	Refrigerator/ 103850		\$0.00	HT793930	Beyond Repair
Warehouse	Refrigerator/ 108402		\$0.00	ST768068	Beyond Repair
Warehouse	Refrigerator/ 107788		\$0.00	MF766754	Beyond Repair
Warehouse	Refrigerator/107431		\$0.00	Unreadable	Beyond Repair
Warehouse	Refrigerator/108220		\$0.00	HM705435	Beyond Repair
Warehouse	Refrigerator/103254		\$0.00	GS787399	Beyond Repair
Warehouse	Refrigerator/108378		\$0.00	GT800657	Beyond Repair
Warehouse	Refrigerator/101070		\$0.00	FR739802	Beyond Repair
Warehouse	Refrigerator/108426		\$0.00	VT770035	Beyond Repair
Warehouse	Refrigerator/107842		\$0.00	Af850223	Beyond Repair
Warehouse	Refrigerator/108435		\$0.00	D2744606	Beyond Repair

There are no estimated Purchase Dates because these appliances were purchased when we were working in SACS and we are currently unable to access reports in the SACS system.



Minutes of the Board of Directors

10-15-2025

The Board of Directors of Building Opportunities toward Self-Sufficiency (BOSS) convened in a Meeting on Wednesday October 15, 2025, at Our Community Housing & Enrichment Center 1001 Montana Street and via Zoom.

The meeting was called to order at 11:09 am by Mr. Samuel P. Crawford, President/Chairperson.

The Secretary called the roll: Present were Vice President/Vice Chairperson David Jamison; Directors Lily Mendoza and Linda Ward. Director and Secretary/Treasurer Michael Jackson, Directors Jeff Williams and Jasmine Bowick via ZOOM. Director Lisa Alexander was not in attendance.

Dothan Housing personnel: **EXECUTIVE SUITE:** Samuel P. Crawford, CEO and Secretary; Bonita Schatz, CFO and Challis Readus, Recording Secretary. **COMPLIANCE:** Ladonice Freeney. **ASSET MANAGEMENT:** Tamaria Harris. **SAFETY:** JD Miller. **RESIDENT SERVICES:** Dana Kirkland. **HCV:** Andrella Allums. **PORTFOLIO MANAGEMENT:** Tanya Embry.

VISITORS: Jason Schmidt, Bradley & Schmidt Architecture.

DH ZOOM:

ZOOM Visitors:

The Chairperson, David Jamison, declared a quorum present.

The 10-15-2025 Meeting Agenda was approved with a motion by David Jamison and a second by Lily Mendoza.



PUBLIC NOTICE

October 8, 2025

Building Opportunities toward Self-Sufficiency (BOSS) Board of Directors will conduct a
Board Meeting

Wednesday, October 15, 2025 at 10:30 a.m.

at Our Community Housing and Enrichment Center (OCHEC)
located at 1001 Montana Street Dothan, AL 36303

In-person and Virtually via Zoom.

📺 ZOOM Meeting ID: 839-8433-5103

<https://us02web.zoom.us/j/83984335103>



AGENDA

10-15-2025

Call To Order

Approve October 15, 2025 Agenda

Approve June 18, 2025 Meeting Minutes

New Business: Resolutions

No Resolutions

Updates:

Comments

Adjourn

The 06-18-2025 Meeting Minutes were approved with a motion by David Jamison and a second by Lily Mendoza.

The Meeting of the Directors of BOSS, Inc. was adjourned at 11:10 am with a Motion by David Jamison and a Second by Lily Mendoza.

The next meeting of the Directors of BOSS, Inc. is scheduled for Wednesday, December 17, 2025 at 10:30am.

President/Chairperson

Vice-President/Vice-Chair



Minutes of the Board of Directors 10-15-2025

The Board of Directors of Our Community, Inc. held a meeting on Wednesday, October 15, 2025 at Our Community Housing & Enrichment Center (OCHEC) located at 1001 Montana Street Dothan, Alabama and virtually via Zoom.

The meeting was called to order at 11:08 am by Mr. Samuel P. Crawford, President/Chairperson.

The Secretary called the roll: Present were Vice President/Vice Chairperson David Jamison; Directors Lily Mendoza and Linda Ward. Director and Secretary/Treasurer Michael Jackson, Directors Jeff Williams and Jasmine Bowick via ZOOM. Director Lisa Alexander was not in attendance.

Dothan Housing personnel: **EXECUTIVE SUITE:** Samuel P. Crawford, CEO and Secretary; Bonita Schatz, CFO and Challis Readus, Recording Secretary. **COMPLIANCE:** Ladonice Freeney. **ASSET MANAGEMENT:** Tamarria Harris. **SAFETY:** JD Miller. **RESIDENT SERVICES:** Dana Kirkland. **HCV:** Andrella Allums. **PORTFOLIO MANAGEMENT:** Tanya Embry.

VISITORS: Jason Schmidt, Bradley & Schmidt Architecture.

DH ZOOM:

ZOOM Visitors:

The Chairperson, David Jamison, declared a quorum present.

The 10-15-2025 Meeting Agenda was approved with a motion by David Jamison and a second by Lily Mendoza.



PUBLIC NOTICE

October 8, 2025

Our Community, Inc. (OCI) Board of Directors will conduct a
Board Meeting

Wednesday, October 15, 2025 at 10:30 a.m.

at Our Community Housing and Enrichment Center (OCHEC)

located at 1001 Montana Street Dothan, AL 36303

In-person and Virtually via Zoom.

📺 ZOOM Meeting ID: 839-8433-5103

<https://us02web.zoom.us/j/83984335103>



AGENDA

10-15-2025

Call To Order

Approve October 15, 2025 Agenda

Approve June 18, 2025 Board Meeting Minutes

NEW BUSINESS: Resolutions

No Resolutions

PRESIDENT UPDATES:

Comments

Adjourn

The June 18, 2025 Board Meeting Minutes were approved with a Motion by David Jamison and a second by Lily Mendoza.

NO UPDATES OR DISCUSSIONS.

The Meeting of the Directors of Our Community, Inc. was adjourned at 11:09 am with a Motion by David Jamison and a Second by Lily Mendoza.

The next meeting of the Directors of Our Community, Inc. (OCI); is scheduled for Wednesday, December 17, 2025 at 10:30am.

President

Vice-President



PUBLIC NOTICE

December 3, 2025

Building Opportunities toward Self-Sufficiency (BOSS) Board of Directors will conduct a
Board Meeting

Wednesday, December 10, 2025 at 10:30 a.m.

at Our Community Housing and Enrichment Center (OCHEC)

located at 1001 Montana Street Dothan, AL 36303

In-person and Virtually via Zoom.

📺 ZOOM Meeting ID: 883-098-6433

📍 <https://us02web.zoom.us/j/8830986433>



AGENDA

12-10-2025

Call To Order

Approve December 10, 2025 Agenda

Approve October 15, 2025 Meeting Minutes

UPDATES:

End of Year Report

Comments

Adjourn



Minutes of the Board of Directors

10-15-2025

The Board of Directors of Building Opportunities toward Self-Sufficiency (BOSS) convened in a Meeting on Wednesday October 15, 2025, at Our Community Housing & Enrichment Center 1001 Montana Street and via Zoom.

The meeting was called to order at 11:09 am by Mr. Samuel P. Crawford, President/Chairperson.

The Secretary called the roll: Present were Vice President/Vice Chairperson David Jamison; Directors Lily Mendoza and Linda Ward. Director and Secretary/Treasurer Michael Jackson, Directors Jeff Williams and Jasmine Bowick via ZOOM. Director Lisa Alexander was not in attendance.

Dothan Housing personnel: **EXECUTIVE SUITE:** Samuel P. Crawford, CEO and Secretary; Bonita Schatz, CFO and Challis Readus, Recording Secretary. **COMPLIANCE:** Ladonice Freeney. **ASSET MANAGEMENT:** Tamaria Harris. **SAFETY:** JD Miller. **RESIDENT SERVICES:** Dana Kirkland. **HCV:** Andrella Allums. **PORTFOLIO MANAGEMENT:** Tanya Embry.

VISITORS: Jason Schmidt, Bradley & Schmidt Architecture.

DH ZOOM:

ZOOM Visitors:

The Chairperson, David Jamison, declared a quorum present.

The 10-15-2025 Meeting Agenda was approved with a motion by David Jamison and a second by Lily Mendoza.



PUBLIC NOTICE

October 8, 2025

Building Opportunities toward Self-Sufficiency (BOSS) Board of Directors will conduct a
Board Meeting

Wednesday, October 15, 2025 at 10:30 a.m.

at Our Community Housing and Enrichment Center (OCHEC)
located at 1001 Montana Street Dothan, AL 36303

In-person and Virtually via Zoom.

📺 ZOOM Meeting ID: 839-8433-5103

<https://us02web.zoom.us/j/83984335103>



AGENDA

10-15-2025

Call To Order

Approve October 15, 2025 Agenda

Approve June 18, 2025 Meeting Minutes

New Business: Resolutions

No Resolutions

Updates:

Comments

Adjourn

The 06-18-2025 Meeting Minutes were approved with a motion by David Jamison and a second by Lily Mendoza.

The Meeting of the Directors of BOSS, Inc. was adjourned at 11:10 am with a Motion by David Jamison and a Second by Lily Mendoza.

The next meeting of the Directors of BOSS, Inc. is scheduled for Wednesday, December 17, 2025 at 10:30am.

President/Chairperson

Vice-President/Vice-Chair



PUBLIC NOTICE

December 3, 2025

Southeast Alabama Coalition for the Homeless, Inc. (SEACH)
Board of Directors will conduct a

Board Meeting

Wednesday, December 10, 2025, at 10:30 a.m.

at Our Community Housing and Enrichment Center (OCHEC)
located at 1001 Montana Street Dothan, AL 36303

In-person and Virtually via Zoom.

📺 ZOOM Meeting ID: 883-098-6433

📍 <https://us02web.zoom.us/j/8830986433>



AGENDA

12-10-2025

Call To Order
Prayer

Approve December 10, 2025 Agenda
Approve October 15, 2025 Board Meeting Minutes

UPDATES:

End of Year Report

Closing Remarks
Adjourn



Minutes of the Board of Directors

October 15, 2025

The Directors of the Southeast Alabama Coalition for the Homeless, Inc. (SEACH) convened in a meeting on Wednesday, October 15, 2025, at Our Community Housing & Enrichment Center at 1001 Montana Street and via Zoom.

The meeting was called to order at 11:10 am by Mr. David Jamison Vice-President/Vice-Chairperson.

The Secretary called the roll: Present were President/Chairperson David Jamison; Directors Lily Mendoza and Linda Ward. Director and Secretary/Treasurer Michael Jackson, Directors Jeff Williams and Jasmine Bowick via ZOOM. Director Lisa Alexander was not in attendance.

Dothan Housing personnel: **EXECUTIVE SUITE:** Samuel P. Crawford, CEO and Secretary; Bonita Schatz, CFO and Challis Readus, Recording Secretary. **COMPLIANCE:** Ladonice Freeney. **ASSET MANAGEMENT:** Tamaria Harris. **SAFETY:** JD Miller. **RESIDENT SERVICES:** Dana Kirkland. **HCV:** Andrella Allums. **PORTFOLIO MANAGEMENT:** Tanya Embry.

VISITORS: Jason Schmidt, Bradley & Schmidt Architecture.

DH ZOOM:


ZOOM Visitors:

The Chairperson, David Jamison, declared a quorum present.

The 10-15-2025 Meeting Agenda was approved with a motion by Linda Ward and a second by Lily Mendoza.



PUBLIC NOTICE
October 8, 2025

Southeast Alabama Coalition for the Homeless, Inc. (SEACH)
Board of Directors will conduct a
Board Meeting
Wednesday, October 15, 2025, at 10:30 a.m.
at Our Community Housing and Enrichment Center (OCHEC)
located at 1001 Montana Street Dothan, AL 36303
In-person and Virtually via Zoom.
 **ZOOM Meeting ID: 839-8433-5103**
<https://us02web.zoom.us/j/83984335103>



AGENDA:

10-15-2025

Call To Order
Prayer

Approve October 15, 2025 Agenda
Approve June 18, 2025 Board Meeting Minutes

NEW BUSINESS: Resolutions
No Resolutions

UPDATES:

Closing Remarks
Adjourn

The June 18, 2025 Board Meeting Minutes were approved with a motion by Linda Ward and a second by Lily Mendoza.

UPDATES:

During the 10-02-2025 SEACH COC Board Meeting, Mr. Samuel P. Crawford was appointed Interim Director of SEACH. The Interim Director appointment of Mr. Samuel P. Crawford was accepted by the Directors of SEACH with a motion by Michael Jackson and a second by Linda Ward.

The Meeting of the Directors of SEACH, Inc. was adjourned at 11:16 am with a Motion by Linda Ward and a second by Lily Mendoza.

The next meeting of the Directors of SEACH, Inc. is scheduled for Wednesday, December 17, 2025 at 10:30am.

President

Vice-President