

Presidents Council Zoom Meeting Minutes

September 28, 2026

CALL TO ORDER

Leonard Thomas, Seal called the Presidents Council Meeting to order at 10:00 a.m. and took a roll call of hi-rise Representatives present, along with PHA staff members.

SECRETARY'S REPORT

Aado Perandi, PC/RPC Secretary, Wabasha, stated you can always find a copy of the Minutes posted on the PC website. He also asked Representatives to instruct their resident council Secretaries to print a copy of the PC Minutes and post them along with the Minutes from their resident council meetings. Yasmine Aminou, Central, made a Motion to accept last month's Minutes as they stand. Lisa Lee, Wilson, seconded and the Motion carried.

GUEST SPEAKER

Rahim Dhanji, Enterprise Accounts (Sales), Faronics Corporation, gave an overview of the Faronics software that is being used on computers available for use by residents at the hi-rises. With Deep Freeze software the computer returns to its baseline configuration when the system reboots, mitigating issues than can crop up. Currently we are using the Premium Package which includes Deep Freeze, Anti-Virus, WinSelect, and Software Updater. The Ultimate package includes an incident ticketing system, power saving software. He gave an overview of the various software and then answered questions.

Louise Seeba, PHA Executive Director, welcomed us back from summer break. She reported that the auditors have found zero findings in PHAs programs, its compliance, and in its books. PHA is working on repositioning its scattered site portfolio. There are eleven new units going online at McDonough and Dunedin campuses which are expected to go online November 1. They are piloting a remote security option at Exchange hi-rise to improve security. She plans to visit the resident councils again within the next year or two. She then took questions.

TREASURER'S REPORT

Melissa Pappas, PC/RPC Treasurer, Seal, gave a rundown of income and expenses for August.

For August the cleared balance is one-hundred thirty-one thousand, three-hundred thirty-two dollars and fifty-nine cents (\$131,332.59). The ending balance is ninety-six thousand, three-hundred fifty-two dollars and thirty-three cents (\$96,352.33). The report will be filed for audit. Melissa then took questions.

PHA MAINTENANCE REPORT

Brent Feller, Construction Program Manager / Maintenance Contracts gave an update on maintenance issues and projects going on at the hi-rises.

All elevators are in service and working, the elevator modernization project at Iowa has been completed; the modernization of the elevators at Ravoux and Hamline are in the planning stage, further updates will be made when available; at Cleveland, a new Penthouse roof project will be starting soon, there will be a crane set up on Wednesday, with work starting on Thursday, for a couple of days; working on getting a contractor on-board for a walking path connection that'll connect our back path to, the new Highland Bridge-Finn Street, intersection; at Dunedin there will be an electrical shutdown scheduled for October 6th; at Edgerton, work is ongoing on one boiler, with one boiler up, so the heat should be working fine; the Edgerton exterior LED lighting project is expected to start in about three to four weeks; at Front, new flooring will be going in the Community Room, with work scheduled to start on November 2; new entry door work will be starting up next month; at Hamline the generator project is almost complete, no more scheduled electrical shutdowns, related to this project, are expected; a new flooring project on the second floor will be starting soon; at Iowa the new entry doors are in, and almost complete; at Mount Airy the plumbing modernization project is ongoing, first phase is complete, the second phase moves are complete so work will starting there soon; at Ravoux the parking lot mill and overlay project is scheduled for October 12, the lot will need to be cleared so contractor can do the work; there will be a corridor painting project coming up at Ravoux starting in about three to four weeks; at Seal there will be a project leader to inspect the conditions of windows in the units for repair, replacement and sealing; at Wabasha there will be an electrical shutdown sometime next month; at Wilson the window replacement project is ongoing, currently on the seventh floor, and will be continuing going up the building; more nurse call systems will be removed from the units and building; make sure the air conditioning covers are properly installed; if there are any issues with heat, please call in a work order; there will be fire-alarm testing starting this week.

Brent.Feller@stpha.org

PHA MAINTENANCE REPORT *(continued)*

Mike Silvan, Assistant Maintenance Director had a few things to say during these summer/fall months.

1. For normal maintenance requests, Monday through Friday, between 8:00 am - 4:30 pm, please call in a work order at 651-298-4413.

Maintenance then took questions from the hi-rise representatives.

Michael.Silvan@stpha.org

PHA MANAGEMENT REPORT

Charisse Brown reminded us that AC covers need to be properly installed. For those units with balconies, please remember that balconies are not for storage, so any excessive items or flammables need to be removed. Annual inspections will be starting again. One assistant manager has been hired, who should be starting soon, and another will also be hired. Hamline is finishing up with their round of re-certifications. Exchange will be starting their renewal interviews next month. Neill, Valley, and Wabasha will be doing renewal interviews in November. Make sure to gather required documentation for renewals.

Charisse then took questions.

SAFETY & SECURITY REPORT

Sergeant Rod Larson, St. Paul Police Department, ACOP Unit, was not available. Charisse Brown, who reported for Sergeant Larson, said that all the Officers in Residence (OIR) should be posting their weekly hours that they are available to meet with their local residents. The OIRs should also be attending the Resident Council meeting in their own building. In a trial program, Virtual Blue is providing additional security monitoring at Exchange hi-rise, to test how well it might work. Also, we should report any witnessed illegal activity by calling the police at 911.

The cellphone number for the Community Liaison Officers is 651-755-3525 that is answered M-F from 6:00 a.m. - 3:30 p.m. After hours, the ACOP number is 651-558-2305.

As always, do not let unauthorized non-residents into the buildings. If appropriate call the non-emergency number at 651-291-1111 or the emergency number at 911.

rod.larson@ci.stpaul.mn.us

OLD BUSINESS

NEW BUSINESS

1. 2026 Election: Resident Council Coordinator swore in the following officers into their role:
Board Officer: Melanie Fox
Board Officer: Jason Bruce
Board Officer: Leonard Thomas
Secretary: Aado Perandi

Linda Lewis, Valley Hi-Rise, made a motion to approve Melissa Pappas serving as Peer Treasurer for the Presidents Council. The motion was seconded by Melanie Fox, Montreal Hi-Rise, and the motion carried.

2. Officer accountability: Residents Council officers reached out to request greater accountability among their fellow officers, specifically regarding respectful conduct and the fulfillment of their responsibilities. The Presidents Council Board discussed the concerns and brought forward the following policy:

When an Officer, Peer, or Member engages in misconduct, they will receive a written warning from PHA Management or the Council Board. Any written warning issued by the Council Board must be approved by the appropriate Manager and Residents Council Coordinator.

If an Officer, Peer, or Member receives three written misconduct warning letters, they will be automatically removed from their officer role and any other council-related position.

Examples of misconduct include, but are not limited to:

- *Failure to attend three consecutive Council meetings without providing notice or an approved*

excuse.

- *Failure to perform assigned duties or responsibilities for the Council.*
- *Causing conflict, disruption, or significant disturbances during Council meetings or training.*
- *Harassing, threatening, disrespecting, slandering, or otherwise engaging in inappropriate or unprofessional behavior toward other Officers, Members, Peers, residents, or PHA staff.*

Any Officer, Peer, or Member who is removed from a Council position as a result of receiving three misconduct warnings will be ineligible to hold or serve in any Council-related position for one (1) year from the date of removal.

This policy was read aloud, and the Hi-Rises representatives were given an opportunity to provide comments. Following the discussion, Jason Bruce, Dunedin Hi-Rise, made a motion to approve and adopt the policy for all 16 Hi-Rise Councils. The motion was seconded by Yasmine Aminou, Central Hi-Rise, and the motion carried.

3. Newsletter: The Newsletter Committee is recruiting for the Fall edition. If you are interested in joining the Newsletter team, please notify Youa by October 12, 2026. If you have pictures, stories, or poems that you would like to have featured in the Newsletter, please send them to: insider@stphapresidentscouncil.org.
4. 2026 – 2027 Budget: The budget was read aloud line by line. Afterwards, the Hi-Rise representatives were given an opportunity to ask questions and provide comments. The Hi-Rise representatives were then informed that the Presidents Council will return to approve the budget at the October meeting.
5. Faronics Renewal: IT Contractor Melissa Pappas presented a PowerPoint presentation outlining the benefits and value of the Premium and Basic packages. Following discussion among the hi-rise representatives, Yasmine Aminou, Central hi-rise, made a motion to approve the purchase of the Premium package, which is the current package used by the Presidents Council. The motion was seconded by Lisa Lee, Wilson hi-rise, and the motion carried.

BOARD OF COMMISSIONERS REPORT

Leonard Thomas, Seal, Commissioner reported that the Board of Commissioners last meeting was canceled. There was no report.:

RESIDENT INITIATIVES REPORT

Alicia Garrett, Resident Initiatives Director & Human Services Director welcomed us to a new year of President Council activities and thanked us in advance for all the work we will be putting in and hope we are ready for another good year. She then took questions.

Alicia.Huckleby@stpha.org

SECTION 3 UPDATE

Khadar Osman, Resident Initiatives Coordinator, job skills training, employment, and education, reported that Hmong American Partnership (HAP) has a variety of training opportunities, which include the following: Certified Nursing Assistant (CNA), phlebotomy, Commercial Driver's License (CDL), Manufacturing Skills Standard Certification (MSSC), IT Fundamentals, A+, Network+, Microsoft Office Specialist (MOS) Certification for Word, Excel, and PowerPoint, QuickBooks Certification, and Social Media Certification. If interested, contact HAP at 1-651-666-3231 or visit them at 240 Plato Boulevard East, Saint Paul, Minnesota 55107.

Hired has a Human Services training program starting October 12 for six weeks, Monday through Thursday, 9:30 am to 2:30 pm at the Hired Minneapolis Office, 1015 Glenwood Avenue, Third Floor. If interested, contact Denise at 1-612-806,1352.

There will be an MSP Airport Job Fair on Wednesday, September 30 from 11:00 am to 3:00 pm. Hospitality, retail, restaurant, hotel, airline, and aviation-related positions are available across all skill levels, part time, full time, and seasonal. It will be at MSP Terminal 1, Silver Ramp Ground Floor (4300 Glumack Drive, Saint Paul, MN 55111). Khadar will post a flyer for this on the Presidents Council website.

The PHA is offering a \$200 scholarship that could help with things like getting or renewing a business license, maybe taking online courses, website subscriptions, taking an exam, or getting a certification. If interested, reach out to Khadar.

If you have any old or unused electronics, they can be donated to PCs for People for recycling. If interested, contact Khadar to arrange a time to pick them up.

If we have any questions regarding employment, education or training please contact Khadar Osman at 651-236-7820 or 651-298-4929 or khadar.osman@stpha.org.

HIP REPORT

Betsy Christensen, *Health Improvement Programs* (HIP) Coordinator, who coordinates various health and wellness initiatives, informed us about the following upcoming events:

- PHA will be partnering with Ramsey County Master Gardeners to host a garden class this fall. The topic will be How Nature Heals, that will be scheduled at all of the sites, so you should be seeing flyers posted soon. These classes are taking place October and into mid-November. And it's a topic that is of interest, even if you're not a gardener, because we can all receive these benefits from nature.
- Cub Pharmacy will be hosting flu and COVID shots clinics, which are currently being scheduled to be held at many of the hi-rises. Be on the lookout for further information.
- PHA is partnering with Aging Pathways, formerly Senior Linkage Line, to host preventing fraud and scams workshops. These will be taking place sometime this winter. It will probably be early next year when these workshops get scheduled at all of the locations.

Betsy can be reached by email at betsy.christensen@stpha.org or by phone at 651-298-4030.

CLOSING

Youa Thao, Resident Council Coordinator reminds us that Treasurers need to make sure that QB Peers are reaching out to schedule and complete monthly audits. If a QB Peer has not made contact, the Treasurer must inform the President, Manager, and Resident Council Coordinator so that appropriate follow-up can occur with

the auditor.

Councils are expected to remain current with all audits, as funds will not be issued to any council with incomplete audits. All audits must be completed by the end of July to ensure that incoming Treasurers can begin with accurate and up-to-date records. Treasurers are encouraged to keep track of the audit process and follow up as needed.

Treasurers and Secretaries are expected to maintain an active email account, as they will be responsible for receiving important communications regarding meeting minutes, audits, and other reminders. They are also responsible for posting or sharing this information with their councils as needed.

She also reminded the Hi-Rise representatives that officers who need additional training should reach out for assistance. She emphasized that an officer's behavior and conduct can greatly influence their own experience throughout the council year.

She further assured the Hi-Rise representatives that it is acceptable for officers to have differing views and opinions; however, all officers are expected to follow established policies and maintain professionalism while serving in their officer roles.

Youa.thao@stpha.org or 651-228-3205

No further Presidents Council business was discussed or conducted, and the meeting adjourned at 12:15 p.m.

Submitted by:

Aado Perandi
PC/RPC Secretary

MEETING REMINDERS:

(Meeting through Zoom)

Next Presidents Council Meeting:

Monday, October 26, 10:00 a.m. – Noon.

Executive Committee Meeting: Thursday, October 15 @ 11:00 a.m.

Computer Team Meeting: October 22 @ 1:00 p.m.