



# City of Hallandale Beach HBCRA Board of Directors Meeting

400 S. Federal Highway  
Hallandale Beach, FL 33009  
www.cohb.org

Chair Joy F. Cooper  
Vice Chair Michele Lazarow  
Director Joy D. Adams  
Director Mike Butler  
Director Anabelle Lima-Taub

Executive Director Dr. Jeremy Earle  
HBCRA Attorney Steven Zerkowitz  
HBCRA Secretary Jenorgen M. Guillen, MMC

## Meeting Minutes

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Wednesday, February 4, 2026

5:30 PM

Commission Chambers

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### 1. CALL TO ORDER

*The meeting was called to order by Chair Joy F. Cooper at 5:37 PM.*

### 2. ROLL CALL

**Present 5** - Chair Joy F. Cooper, Vice Chair Michele Lazarow, Director Joy D. Adams and Director Mike Butler and Director Anabelle Lima-Taub (via telephone)

*Executive Director Dr. Jeremy Earle and HBCRA Attorney Steven W. Zerkowitz were also present.*

### 3. PLEDGE OF ALLEGIANCE

### 4. ORDER OF BUSINESS

### 5. PUBLIC PARTICIPATION - Items not on the agenda (Speakers must sign-in with the Clerk prior to the start of the meeting)

*No public participation*

### 6. PRESENTATIONS

### 7. DIRECTOR COMMUNICATIONS - Items not on the Agenda

#### A. DIRECTOR ADAMS

*No communication*

#### B. DIRECTOR BUTLER

*No communication*

#### C. DIRECTOR LIMA-TAUB

*No communication*

D. VICE CHAIR LAZAROW

*No communication*

E. CHAIR COOPER

*No communication*

8. APPROVAL OF DRAFT MINUTES

**A motion was made by Vice Chair Lazarow, seconded by Director Butler, to approve the Draft Minutes. The motion carried by the following vote:**

**Ayes: 5** - Chair Cooper, Vice Chair Lazarow, Director Adams, Director Butler and Director Lima-Taub (via telephone)

**Nayes: 0** -

A. JANUARY 21, 2026 HBCRA BOARD OF DIRECTORS MEETING.  
(STAFF: CITY CLERK)

**Approved**

9. **CONSENT AGENDA (Matters on the Consent Agenda are not expected to require discussion. Items will be adopted by one motion. If discussion is desired by any member of the Board, then that item may be pulled from the Consent Agenda by any member of the HBCRA Board of Directors and will be considered separately. If the public wishes to speak on a matter on the Consent Agenda they must inform the Board Clerk prior to the start of the meeting. They will be recognized prior to the approval of the Consent Agenda or on the separate item, if it is pulled.)**

**A motion was made by Vice Chair Lazarow, seconded by Director Butler, to approve the Consent Agenda. The motion carried by the following vote:**

**Ayes: 5** - Chair Cooper, Vice Chair Lazarow, Director Adams, Director Butler and Director Lima-Taub (via telephone)

**Nayes: 0** -

A. A RESOLUTION OF THE CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY AWARDDING INVITATION TO BID (ITB) BID # FY 2025-26-CRA001 632 SW 6TH TERRACE RENOVATION TO DAN ENTERPRISES TEAM LLC AS THE LOWEST, RESPONSIVE AND RESPONSIBLE BIDDER IN THE AMOUNT OF \$196,777 WITH AN OWNER'S CONTINGENCY OF \$29,516.55 FOR A TOTAL NOT TO EXCEED AMOUNT OF \$226,293.55; AUTHORIZING THE EXECUTIVE DIRECTOR AND HBCRA ATTORNEY TO NEGOTIATE AND FINALIZE A CONTRACTOR AGREEMENT WITH DAN ENTERPRISES TEAM LLC IN THE NOT TO EXCEED AMOUNT OF \$226,293.55; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE CONTRACTOR AGREEMENT; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE

ALL ACTION NECESSARY TO IMPLEMENT THE TERMS OF THE CONTRACTOR AGREEMENT AND PROVIDING AN EFFECTIVE DATE. (STAFF:EXECUTIVE DIRECTOR)

**Approved under Consent Agenda**

- B. 2026 HBCRA BOARD OF DIRECTORS MEETINGS SCHEDULE.  
(STAFF: HBCRA SECRETARY)

**Approved under Consent Agenda**

**10. AGENCY BUSINESS**

**11. HBCRA ATTORNEY COMMUNICATIONS**

*HBCRA Attorney Steven W. Zelkowitz had no communication.*

**12. EXECUTIVE DIRECTOR COMMUNICATIONS**

*Executive Director Dr. Jeremy Earle had no communication.*

**13. ADJOURN**

*There being no further discussion before the HBCRA Board of Directors, the meeting adjourned without objection at 5:40PM.*

*(Note for the record: The Minutes are not a verbatim transcript of the meeting. A copy of the audio/video recording is available for public inspection at the HBCRA Secretary's Office/Legistar until the time of disposition in accordance with the Records Disposition and other Public Records Law.)*

RESPECTFULLY SUBMITTED BY:

ATTEST:

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Joy F. Cooper, Chair

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Jenorgen Guillen,  
HBCRA Secretary

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Adopted Date