



OFFICE OF THE CITY COUNCIL

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June 1, 2021
3:30 p.m.

Meeting Minutes

Council Member Ju'Coby Pittman's Meeting with Residents of Hilltop Village Apartment Thursday, May 13, 2021

Attendance: Daryl Willie, DCSB, Michael Chao, Municipal Code Compliance, Stephanie Burch, Mayor's Administration, Council Member Sam Newby, Kortney Wesley, Congressman Al Lawson's office, Alesia Scott- Ford, HUD, Michael Browder, HUD, Angie Waller, Cambridge Management, Mark Griffin, Wayman Ministries, Darryl Willie, DCSB, Michele Waddell, Rubenstein Law, Linae Parkinson, Faye Johnson, NE Florida Healthy Start Coalition, Bruce Williams, Cambridge Management and 60+ apartment tenants.

Meeting convened: 6:00 p.m.

Councilwoman Ju'Coby Pittman introduced herself and welcomed everyone to the meeting.

Pastor Mark Griffin with Wayman Ministries did the invocation and blessed the meeting.

CM Pittman thanked Channel 4's news reporter Jennifer Waugh for uncovering what was happening at Hilltop Village Apartments.

CM Pittman gave the purpose of the meeting; the Councilwoman would like to hear from the tenants, she asked for them to share their experiences and living conditions at Hilltop Village Apartments.



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17+ tenants spoke about their personal issues with their apartments. The tenants named the following livings conditions:

- Mice infestation
- Roach infestation
- A/C problems (not working)
- Stoves not working
- Plumbing problems
- Sinks falling off the wall
- Light switches don't work
- Electrical sockets don't work
- Rent increases with no explanation
- Glue mouse traps
- Damaged furniture mattresses, clothes, etc. due to the mice
- No bathroom doors
- Kids are constantly sick
- Management doesn't fix anything
- Rude managers and staff
- Excessive mold

CM Pittman expressed her commitment to help get these problems resolved. CM Pittman explained that there will be several meetings to help resolve the problems and issues; she asked that they give her time to get things done and for the group of agencies and departments to come up with a plan.

Michael Browder, HUD – explained he was there from HUD to hear and help the tenants at Hilltop. Secretary Marcia Fudge is committed to helping, and he will be a part of the meetings and the assessment of the complex and apartments.



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Ms. Angie Waller, Cambridge Management explained that she was with Cambridge Management and came to Jacksonville from Tacoma, Washington to help fix the problems. Cambridge is willing to do the work and work with the tenants. Ms. Waller informed the tenants that there will be no retaliation for speaking out. Ms. Waller announced that Cambridge has hired a new maintenance manager and office manager for Hilltop Village Apartments.

CM Pittman is requesting a few weeks to come up with an implementation plan with all the agencies needed.

CM Pittman said she will provide an update to the tenants in about 30 days.

CM Pittman asked the group to create a resident/tenant association for the apartment complex.

Ms. Hairston and Ms. Tinsley (tenants) volunteered to head-up the association.

Pastor Griffin acknowledged that the situation at Hilltop is far worse than the problems they had at Eureka Gardens a few years ago.

Pastor Griffin provided the tenants with the complaint number for HUD – 1 800 982-5232.

He shared information about the apartment owner building a new development closer to the downtown area; he expressed that the owner should not be able to build a new development without taking care of the one he already has. Everyone in the room agreed.

School Board Representative Darryl Willie gave his support in helping to solve the problems and help the school children in the complex that its affecting.

Pastor Griffin closed out the meeting with a prayer.

***The written minutes for this meeting are only an overview of what was discussed.
For verbatim comments for this meeting, please listen to the audio recording.***



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