

**BOARD MEETING MINUTES
THE HOUSING FINANCE AUTHORITY OF MARION COUNTY
REGULAR MEETING OF MARCH 15TH, 2023**

I. Call to Order of the Regular Meeting

The regular meeting of the Housing Finance Authority of Marion County, Florida was called to order at 12:01 PM on March 15th, 2023, in Conference Room "A" of the McPherson Complex.

Board members and guests present PH Culver (not in attendance), Jon Kurtz Secretary, Sherri Meadows, Manny Alonso, and the Treasurer Rebecca Gavidia. Also, present was Keith Fair Executive Director of HFA, Tim Dean of the Dean Law Firm, LLC as legal counsel for the Housing Finance Authority (HFA), Donnie Mitchell Grant Manager, and Aracelis Rivera Property Manager. Special guest were Samantha Boocock with H2 Advisors and Helen Urie Community Services. A quorum was recognized to start the meeting.

II. Proof of Publications

The meeting was called to order by P.H. Culver and the proof of notice of publication dated 12-14-2022 and published 12-14-2022.

III. Review of Minutes for February 15th, 2023, meeting

Rebecca Gavidia made a motion to approve the February minutes and the motion was seconded by Manny Alonso and passed unanimously. There was a modification to the August 2022 meeting minutes and recorded with the County Clerks office. Rebecca Gavidia made a motion to approve the amended August 2022 minutes and the motion was seconded by Manny Alonso and passed unanimously.

IV. HFA Financial Update

H2 Advisors presented the monthly financials showing the latest P&L, Checking Account Report plus the Cash Flow Statement and Balance Sheet. The spreadsheets showing revenues vs. expenses were emailed in advance to the meeting. Sherri Meadows made a motion to approve the February financials and the motion was seconded by Manny Alonso and passed unanimously. There was additional discussion about moving the money from the South State Money Market account into a short-term CD paying 4.25% interest rate. A final decision and vote will be made in the April Board meeting.

V. Activity Report

Keith shared the HFA staff activities and meetings that were conducted from the middle of February – Middle of March. The Board had several questions on some of the meetings and the results that came from the meetings.

VI. Property in the Rainbow Springs

The HFA Staff came back to the Board with a plan on how to build the home without using any of the current reserve funds in the HFA accounts. Keith assured the Board there are several options to build the home on the surplus lot. More updates and proposals to come over the next few months.

VII. New Business / Adjusted Budget

The Executive Director (Keith Fair) and Grant Manager (Donnie Mitchell) are reducing their contracted workdays until the end of September, for personal reasons. This reduction will be reflected in their monthly compensation. The proposed reduction will be as follows: Keith will not be contracted to work on Fridays and Donnie will reduce his contracted days from eight per month to six days per month. Sherri Meadows made a motion to approve the Adjusted Budget and the motion was seconded by Manny Alonso and passed unanimously.

VIII. Unfinished Business

The Board reviewed the CRA map showing the area of opportunity in Silver Springs. There was a lot of conversation about the different areas and clarification to the boundaries. All the Board members agreed to do some research and look for opportunities in the Silver Springs CRA area.

IX. Open Discussion

A lot of the Round Table discussion items were covered earlier in the meeting. Donnie shared with the Board the newly proposed rental rates and ways the HFA staff will be reducing monthly costs.

X. Next Meeting: April 19th, 2023

XI. Adjourn

Sherri Meadows made a motion to adjourn the meeting and the motion was seconded by Manny Alonso and passed unanimously. There being no further business to come before the meeting, it was then adjourned.

Housing Finance Authority of Marion County

By: _____


Jon Kurtz Secretary