

**BOARD MEETING MINUTES
THE HOUSING FINANCE AUTHORITY OF MARION COUNTY
REGULAR MEETING OF NOVEMBER 11th, 2021**

- 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 November 11th, 2021, in Conference Room "A" of the McPherson Complex.

Board members and guest present: P.H. Culver Chairman, Jon Kurtz Secretary, Rebecca Gavidia Treasure and Sherri Meadows were present at the meeting. Also, present were, Keith Fair Executive Director of HFA, Aracelis Rivera HFA staff. Byron Zonin and Donnie Mitchell Grant Manager called in to the meeting. Tim Dean of the Dean Law Firm, LLC as legal counsel for the Housing Finance Authority (HFA) also attended the meeting. Special guest Karen Hatch South State Bank, Helen Urie Community Services and Samantha Boocock H2 Advisors was in attendance too.
- II. Proof of Publications.

The meeting was called to order by P.H. Culver and the proof of notice of publication dated 12-22-2020 and published 12-22-2020.
- III. Review of Minutes for October 13th, 2021, meeting.

Sherri Meadows made a motion to approve the October minutes and the motion was seconded by Rebecca Gavidia and passed unanimously.
- IV. HFA Financial Update

Rebecca Gavidia presented the monthly financials and handed out the latest P&L, Checking Report plus the Cash Flow Statement and Balance Sheet. The proposed annual spreadsheet with monthly and annual revenue vs. expenses were reviewed and discussed during the meeting. Sherri Meadows made a motion to approve the October financials and annual budget and the motion was seconded by Jon Kurtz and passed unanimously.
- V. Contract Renewals

Keith Fair and Donnie Mitchell presented their annual contracts to be renew. The Board asked Keith, Donnie, and Aracelis to leave the meeting so there could be discussion about their agreements and compensation. The Board voted with Sherri Meadows making a motion to approve the agreements and the motion was seconded by Byron Zonin and passed unanimously.
- VI. Special Resolution

Tim Dean recommended that there be an approved Resolution stating PH Culver has the rights to sign contracts, purchase agreements and other pre-approve legal HFA documents. It was noted that PH Culver has the authority to sign the closing documents for the SHIP home 15961 SE 115th Place Rd Oklawaha FL. The Board voted with Jon Kurtz making a motion to approve the Resolution dated 11/11/2021 and the motion was seconded by Rebecca Gavidia and passed unanimously.

VII. Property Opportunities

Keith shared two properties in Silver Springs Shores, with one property being thirty-five acres next to Lake Weir High School and the second property was fifteen acres that was the old Silver Lake Lodge property. Keith also proposed a formula for the HFA to keep the properties affordable for ever and no time expiration. The goal is to build and manage properties that will remain affordable in Marion County for the workforce. The proposal was well received by the HFA Board, and it was suggested that Keith move forward and meet with Cheryl Martin. This proposal will be a work in progress program over the next few months. After meeting with Cheryl then we will try to set up one-on-one meetings with the Commissioners and City Council members.

VIII. Activity Update

The HFA Board reviewed the monthly report. There were no questions from the board members.

IX. New Business

There was not enough time to discuss the plans for a new 3-year plan. We listed it back on the agenda in January.

- X. Old Business Project Hope is requesting the HFA to cancel the \$100,000 note on their property. The director sent a letter that was shared with the Board, but no action was taken, and a decision was tabled until the next meeting.


XI. Next regular meeting set for: December 8th, 2021

XII. Adjournment

There being no further business to come before the meeting, it was then adjourned.

Housing Finance Authority of Marion County

By:


Jon Kurtz Secretary