

BOARD MEETING MINUTES
THE HOUSING FINANCE AUTHORITY OF MARION COUNTY
REGULAR MEETING OF NOVEMBER 19th, 2025

- 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 19th, 2025, in Conference Room “A” of the McPherson Complex.

- II. Board Members, PH Culver Chair, Jon Kurtz Secretary, Karen Hatch, Sherri Meadows and Rebecca Gavidia were in attendance. Also, present at the meeting was Keith Fair Executive Director of HFA, Donnie Mitchell HFA Grant Manager, and special guests Helen Urie Community Services, Natalia Cox City of Ocala, Landis Martinez H2 Advisors. Tim Dean of the Dean Law Firm, LLC as legal counsel for the Housing Finance Authority attended the meeting.

- III. Proof of Publications
The meeting was called to order by PH Culver and the proof of notice of publication dated 12-18-2024 and published 12-18-2024.

- IV. Review of Minutes for October 15th, 2025, Sherri Meadows made a motion to approve the October meeting minutes, and the motion was seconded by Rebecca Gavidia and passed unanimously.

- V. HFA Financial Update
The Board reviewed the October and Year End Financials and there was discussion about the overall numbers for the year. After the discussions, the Board accepted the reports. Sherri Meadows made a motion to approve the June financials, and the motion was seconded by Karen Hatch and passed unanimously.

- VI. Activity Report
Activity from the staff from the middle of October – the middle of November. The Board was good with the Activity Report and no activity questions.

VII. Veteran Village Resolution

The Board read and agreed to the Resolution that would allow the HFA to work with the Community Foundation, and the Board of Realtors to build a Veteran Village with 20 affordable 2/2 Villas to sell to qualified veterans. Sherri Meadows made a motion to approve the Resolution, and the motion was seconded by Jon Kurtz and passed unanimously.

VIII. Magnolia Terrace

Keith gave an update on the Florida Finance Housing Corp. special 9% tax credit application and stated that Magnolia Terrace had received a lottery ball #2. This is an excellent lottery number.

IX. Belleview Home Opportunity

Board member Sherri Meadows spoke to Harvey Vandeven about 2 homes he has available in Belleview and could build 8 more for the HFA to add to their rental portfolio. After a lot of questions and discussion the Board voted to have the Director negotiate the final price and research potential financing options. The Grant manager will submit a grant application with the County to buy 4 of the 10 homes. Karen Hatch made a motion to have the HFA Director negotiate the final price and term sheet and the motion was seconded by Sherri Meadows and passed unanimously.

X. Open Discussion

There was no remaining time for open discussion.

XI. Next Meeting: Wednesday January 21st, 2026

XII. Adjourn

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

Housing Finance Authority of Marion County

By:  _____ *

PH Culver Chair

Date 1-21-26

* Jon Kurtz HFA Secretary was not available for signature during this period.