

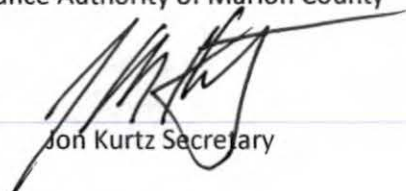
**BOARD MEETING MINUTES**  
**THE HOUSING FINANCE AUTHORITY OF MARION COUNTY**  
**REGULAR MEETING OF July 14th, 2021**

- 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 June 9th, 2021, in Conference Room "A" of the McPherson Complex.  
**Board members and guest present:** P.H. Culver Chairman, Sherri Meadows, and Bryon Zonin. Also, present were, Donnie Mitchell Grant Manager, Keith Fair Executive Director of HFA, and Tim Dean of the Dean Law Firm, LLC as legal counsel for the Housing Finance Authority (HFA), Helen Urie Community Services, Samantha Boocock H2 Advisors, and Aracelis Rivera HFA staff. Rebecca Gavidia and David Boston City of Ocala called in for the meeting. Special guest Karen Hatch South State Bank and Burnadine Rich 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 June 9th, 2021, meeting.  
Sherri Meadows made a motion to approve the June minutes and the motion was seconded by Byron Zonin and passed unanimously.
- IV. HFA Financial Update  
Rebecca Gavidia presented the latest P&L and Checking Report plus the Cash Flow Statement and Balance Sheet. The monthly revenue vs. expenses report was reviewed and discussed during the meeting. Byron Zonin made a motion to approve the July financials and the motion was seconded by Sherri Meadows and passed unanimously.
- V. Affordable Home Ownership  
Keith shared a formula for calculating housing cost on what a family can afforded in buying a home based on their income and spending only 30% of their income on housing. Through a formula calculation it has been determined that the affordable home price ranges from \$150,000 - \$200,000.
- VI. Libra Oaks Duplex  
There was discussion about the HFA requesting a zoning change for parcel # 2381-001-008 from A-1 to R-2 so they could build an affordable duplex on the parcel. The HFA voted to provide the needed funds to pay for a zoning change and survey. Also in the vote was a confirmation that Plan C was the floor plan of choice by the Board. Estimated cost for the zoning change and survey was \$1,500.00. Sherri Meadows made a motion to approve the \$1,500.00 and Floor Plan C, and the motion was seconded by Rebecca Gavidia and passed unanimously.

- VII. SHIP Home Update  
Stephens Construction has all 3 homes completed. We are projecting the construction cost will be over budget because of the increase cost of materials. Only 1 home is still available for purchase at \$120,000 per home with down payment assistance through Community Services. Two homes are under contract and will closing in early August.
- VIII. Activity Update  
The HFA Board reviewed the activity report. Donnie stated all the HFA homes are rented and we have issued eviction notice for Hemlock Rd. The detailed monthly home repair report was also reviewed and discussed. Home repair cost were down from the month before.
- IX. New Business  
Donnie presented the proposed rehab plans for 1900 SE 40<sup>th</sup> Street Rd. The new roof will be on in July and the other rehab work will begin in early August. Aracelis Rivera will become a full-time staff member on September 1<sup>st</sup>. Keith will purchase a computer, large monitor screen, keyboard, and cell phone in August for her.
- X. Old Business Home Matters II report is a work in progress. More updates soon.
- XI. Next regular meeting set for: August 11th, 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