

**BOARD MEETING MINUTES**  
**THE HOUSING FINANCE AUTHORITY OF MARION COUNTY**  
**REGULAR MEETING OF MAY 21st, 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 May 21st, 2025, in Conference Room "A" of the McPherson Complex.
- II. Board Members PH Culver Chair, Jon Kurtz Secretary, Rebecca Gavidia Treasurer, Karen Hatch, and Sherri Meadows were in attendance. Also, present at the meeting was Keith Fair Executive Director of HFA. Special guests: Helen Urie Community Services, Jennifer Cole Marion County Clerk's Office, Alison Stone, Tim Westgate Purvis and Gray, James Haynes City of Ocala, and Steve Rudnianyn. Also present was Tim Dean of the Dean Law Firm, LLC as legal counsel for the Housing Finance Authority.
- 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 April 16th, 2025, Sherri Meadows made a motion to approve the April minutes, and the motion was seconded by Karen Hatch and passed unanimously.
- V. HFA Financial Update  
The Board reviewed the April Financials and accepted the reports. Karen Hatch made a motion to approve the April financials, and the motion was seconded by Jon Kurtz and passed unanimously.
- VI. Activity Report  
The Board reviewed the staff activities and meetings that were conducted from the middle of April – the middle of May. The Board was good with the Activity Report but did have a few questions about several different meetings.

VII. Tim Westgate / Purvis and Gray

Tim went through the 2023-2024 Audit recapping the points of interest. As the HFA has done in the past 5 years, they had a clean audit with no issues or infractions. The audit also showed the HFA is complying with HUD rules and policies. Jon Kurtz made a motion to approve the 2023-2024 Audit, and the motion was seconded by Karen Hatch and passed unanimously.

VIII. Steve Rudnianyn

Mr. Rudnianyn handed out booklets to the Board members, showing a piece of property located at 3800 E. Silver Springs Blvd. that he would like to donate to the HFA / CFCLT for affordable housing. The Board voted to accept the property and requested a current appraisal on the property. Jon Kurtz made a motion to accept the gifted property, and the motion was seconded by Rebecca Gavidia and passed unanimously. This topic will also be discussed in the CFCLT meeting.

IX. Open Discussion

Executive Director explained to the Board some new policy changes to Bond Financing. Bond Council stated to the Director that the HFA Board will need to vote to roll over the current bond for a two-year extension. Karen Hatch made a motion to roll over the \$49,600,000 Bond and the motion was seconded by Jon Kurtz and passed unanimously. The Director will notify Bond Council via email that the roll-over was approved by the Board.

Magnolia Terrace / Jonesboro Investment Corp. (JIC) offered a new purchase agreement with a .50 acres reduction and reduction in the purchase price. The HFA / CFCLT will donate that of .50 acres along with .50 acres from JIC for the purpose of building a medical / dental facility to service those in need of care in the community. Karen Hatch made a motion to accept the new purchase agreement as the changes were presented in the reviewed email, and the motion was seconded by Sherri Meadows and passed unanimously.

The Executive Director submitted a proposal requesting a change to his agreement. The Director left the meeting while the Board discussed the proposal. The Board decided to accept the Director's proposal with two exceptions...the changes would start on June 1<sup>st</sup> instead of October 1<sup>st</sup> and there would be no compensation reduction.


X. Next Meeting: Wednesday June 18<sup>th</sup>, 2025

XI. Adjourn

Karen Hatch made a motion to adjourn the meeting, and the motion was seconded by Sherri Meadows 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

Date \_\_\_\_\_

6/10/25



**BOARD MEETING MINUTES**  
**THE HOUSING FINANCE AUTHORITY OF MARION COUNTY**  
**REGULAR MEETING OF JUNE 18th, 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 June 18th, 2025, in Conference Room "A" of the McPherson Complex.

- II. Board Members, PH Culver Chair, Jon Kurtz Secretary, Rebecca Gavidia Treasurer, Karen Hatch, were in attendance and Sherri Meadows was absent. Also, present at the meeting was Keith Fair Executive Director of HFA and Donnie Mitchell HFA Grant Manager. Special guests: Abigail Gonzalez Community Services, and Natalia Cox City of Ocala. Tim Dean of the Dean Law Firm, LLC as legal counsel for the Housing Finance Authority called into 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 May 21st, 2025, Rebecca Gavidia made a motion to approve the May minutes, and the motion was seconded by Karen Hatch and passed unanimously.

V. HFA Financial Update

The Board reviewed the May Financials and there was discussion about some repairs being done at two of the homes. After the discussions, the Board accepted the reports. Karen Hatch made a motion to approve the April financials, and the motion was seconded by Rebecca Gavidia and passed unanimously.

VI. Activity Report

The Board reviewed the staff activities and meetings that were conducted from the middle of May – the middle of June. The Board was good with the Activity Report but did have a few questions about several different meetings.

VII. Open Discussion

The Executive Director explained to the Board that they voted in the May meeting to match Jonesboro Investment Corp. (JIC) offering .50 acres to be used for the Medical/Dental facility. The HFA / CFCLT donate .50 acres along with .50 acres from JIC for the purpose of building a medical / dental facility to service those in need of care in the community. Final approval for the proposed offering will be voted on at the CFCLT meeting on July 16<sup>th</sup>, 2025.

The Board discussed and approved the Executive Director's proposal to work in the office three days per week and one day a week from home. The request will start on July 1<sup>st</sup>, 2025, with no reduction in compensation according to his agreement.

VIII. Next Meeting: Wednesday August 20<sup>th</sup>, 2025

IX. Adjourn

Karen Hatch made a motion to adjourn the meeting, and the motion was seconded by Jon Kurtz 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

Date \_\_\_\_\_

7/16/25