

**BOARD MEETING MINUTES  
THE HOUSING FINANCE AUTHORITY OF MARION COUNTY  
REGULAR MEETING OF APRIL 19TH, 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 April 19<sup>th</sup>, 2023, in Conference Room "A" of the McPherson Complex.

Board members and guests present PH Culver Chairman, Jon Kurtz Secretary, Sherri Meadows, Manny Alonso, and the Treasurer Rebecca Gavidia(was not present). 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, Karen Hatch South State Bank , Tim Westgate Purvis and Gray, Fatima Luzuriage 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 March 15<sup>th</sup>, 2023, meeting

Jon Kurtz made a motion to approve the March minutes and the motion was seconded by Sherri Meadows 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. The March financials reflected the reduced compensation changes for Keith Fair and Donnie Mitchell. Sherri Meadows made a motion to approve the March financials and the motion was seconded by Manny Alonso and passed unanimously.

V. Activity Report

Keith shared the HFA staff activities and meetings that were conducted from the middle of March – middle of April. The Board had several questions on some of the meetings that were in the CRA areas within Silver Springs and the results that came from the meetings.

VI. 2022 HFA Audit Review

Tim Westgate reviewed the printed audit with the Board. For the 4<sup>th</sup> year in a row the HFA was found to be complying within Audit standards and the county guidelines, accounting and books were balanced and to be in order and the HFA continues to operate with transparency. Jon Kurtz made a motion to approve the 2022 Audit and the motion was seconded by Sherri Meadows and passed unanimously.

VII. New Business / CRA Opportunity

Sherri Meadows made a motion to approve that PH Culver is to represent the HFA in negotiating a Letter of Intent with a selected property in Silver Springs and the motion was seconded by Jon Kurtz and passed unanimously.

VIII. Unfinished Business

The Board reviewed the South State CD rates and gave Keith and Rebecca direction to move the funds in to CD's and a money market account. All the Board members agreed and voted to move the funds. Jon Kurtz made a motion to approve the moving the funds into a CD at South State Bank and the motion was seconded by Sherri Meadows and passed unanimously.

IX. Open Discussion

A lot of the Round Table discussion items were covered earlier in the meeting. The HFA's 5-Year Business Plan will be an agenda item at the May 17<sup>th</sup> meeting.

X. Next Meeting: May 17<sup>th</sup>, 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