

**HABITAT FOR HUMANITY
GENERAL BOARD MEETING
January 29, 2009**

President Lori Corbin called the meeting of the Board of Habitat for Humanity Citrus County to order at 9:00 AM at the Realtor's Association, SR 44, Lecanto, FL.

Meeting was attended by: Lori Corbin, Pres., Ed Serra, Treas, board members James Andrews, Kevin Conway, John Heindel, Terry McMillan, Bill Metzendorf, Linda Powers, George Rusaw, Terry Steele, E.D., and Secy. Linda Daly. Also in attendance were Gerry Lamm, Home Store Manager, and James Baldwin, Const. Mgr..

John H. gave our Opening Prayer, and Lori led us in the Pledge of Allegiance.

Secretary's Report –

Minutes from December 18th were distributed with hand-written notes and discussed at length relative to pay raises. Conflict arose over who determines salaries, and the general board appears to have been misdirected. Lori Corbin stated it is the Executive Director's job to determine salaries (within budget) for every paid employee except himself, and the General Board only determines salary for the Executive Director. She indicated that she recalled that structure was set forth in our HFHCC By-Laws but will research our By-Laws further to verify that statement. Bill M. suggested we table the discussion until our next meeting, and that motion was approved.

Treasurer's Report –

Ed expressed concern as to the meaning of "cash flow relief only" relative to our Line of Credit usage. Ed understood its use was to be for "construction materials and land purchase only," and not to be used for day to day cash flow. His concern was creating longer term debt. Terry S. responded by citing anticipated monies to be received through Ship, Gulf Coast Ford (sales tax credit project), and Rotary builds, and George R. shed light on how Brannen Bank will convert a portion to interest only. The board agreed they should be involved in how much and where we are going to spend the money – specific identifiable uses.

The Treasurer's Report was motioned for acceptance by Bill M., seconded by Linda P., and passed.

Committee Reports –

Construction Committee – Introductions were made to James Baldwin, our new Construction Manager, and back. His start date is next Tuesday, February 3rd.

Lori indicated the committee reports are available online for review, and there was no further discussion on reports.

Lori announced George Rusaw accepted being Lori's advisor and will be coming onto the Executive Committee as member-at-large.

Executive Director Report –

Delinquency Report -- Terry reported only mortgage he had been concerned with is not almost entirely caught up! An audit was done of our escrow account and six (6) were found in excess, mostly due to homestead and insurances paying down. The owners have been contacted and will choose how to apply.

Home owner Ms. Palmore (Rotary Build – 2007) was named “Employee of the Year” by the Citrus County School Board! We like to consider this a reflection on helping an individual with a “hand up,” which has made such a positive impact on her and her family’s lives. Other honorable mentions were homeowners currently working on or recently obtaining educational degrees.

“Building Dreams,” our wine and food pairing annual fundraiser, is scheduled for March 7th at Black Diamond. Gerry Lamm and his committee are currently distributing flyers, collecting silent auction items, and asking for sponsorships. He asked all board members to attend, and challenged the board to buy ten (10) tickets each, and yes, we take checks and credit cards! He reported that last year (1st) we grossed \$20,000 and netted \$13,000 – phenomenal! We are sure to do even better by increasing attendance. He asked all board members to wear their badges.

Terry S. urged us to support our State organization consisting of 56 affiliates. The basic commitment is \$500 strengthens our voice in Tallahassee. Terry only sees benefits in joining this affiliate.

From the National Convention, he reported many good suggestions including having multiple Home Store sites which would promote growth. Terry suggested we look at space on the West side of the county and stock it with “premier” items.

Home Store – Sales are on the upswing. Currently, the store is doing \$2,000 to \$3,000 more than this time last year, and so far, revenue is over \$20,000 for the month of January! Donations are up and ten to fifteen pickups per day are being made by our drivers.

Family Services as applications from Orientation due back on February 3rd, and response has been slow. We need more new applicants.

February 14th is set for Cowen brothers wall raising. Nick Nicholas Ford (sales tax credit) is the sponsor.

Our Line of Credit has been started. A suggestion was made at our Executive Board meeting to include Ed Serra, Treas. as additional signatory. Ed refused as it would be in direct conflict with his CPA license.

Linda D. distributed an amendment proposed by VP Bruce Marston (in his absence) to the Construction Manager Job Description responsibilities #10, namely to add the word “other CONSTRUCTION duties as assigned by the Executive Director. Motion passed. Meeting adjourned at 10:40 AM.

Respectfully submitted,

Linda Daly, Sec'y