

**HABITAT FOR HUMANITY  
GENERAL BOARD MEETING  
April 23, 2009**

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

Meeting was attended by: President Bruce Marston, Norm Peterson, VP, Terry Steele, ED, board members James Andrews, Kevin Conway, John Heindel, David LaCroix, Terry McMillan, Bill Metzendorf, Linda Powers, George Rusaw, John Thrumston and Linda Daly.

James gave our Opening Prayer, and Bruce led us in the Pledge of Allegiance.

**Secretary's Report** – Minutes were approved as read.

**Treasurer's Report** – Motion to accept the Treasurer's report was approved. John T. indicated that all discussions indicate that SHIP money is drying up and to exercise caution when projecting future. He also noted the time and effort needed to produce our Treasurer's Report. Terry and Bruce noted we are going to have a summary for our meetings and the entire report is available on our website (board members only section).

**Committee Reports** – reports are available to be downloaded on our website (board members only), but in summation,

Construction – Terry M. reported we are finishing the house on Atlantis, interior framing on Cohen brothers home, putting floor down on Odier, and siding and interior framing on the fourth. Noted is a shortage of volunteers. Curry Roofing has volunteered to provide labor for two houses!

Site Selection – Bill M. reported the recent purchase of two adjacent lots for a total of \$6,000. Also, a number of sites for our Home Store have been investigated with the help of George R. and committee. The concentration was US Hwy. 19, and of nine possibilities, we settled on the old Suzuki dealership as the best opportunity as we would like a contract to rent with option to purchase. A meeting has been scheduled immediately following this meeting to prepare negotiating terms, present them, and then bring back to this board for final analysis and approval. We are asking this board today to ratify selection made by the ad hoc committee and to ratify members George, David, Chuck and Terry on behalf of Habitat to be the negotiators for this agreement.

John T. raised concern over the location relative to current base of clientele. George confirmed the desire to keep our present location and add the site to service the west side of the county. Demographics helped the committee arrive at this decision. But by renting, we leave our options open in the event a larger and more centralized location becomes available in the future.

David and Terry met with Property Appraiser Geoff Greene to investigate possible tax savings on this deal for the owner, and while there were none, Mr. Greene agreed to exempt all our lots that we own! Kudos to David for all his efforts!

Board approved ratification.

**Committee Reports/Executive Director's Report (continued)**

Resource Development – Final Building Dreams report included herein. Other possible fundraisers are being investigated at this time. Committee is still looking for a chairman.

Public Relations – still needs a chairman, but Lois and the committee are doing a fine job giving us excellent exposure in the Chronicle and at local events. Special thanks to Bruce, Bill and Roger for manning our booth last weekend!

Family Services – has scheduled next orientation for April 25<sup>th</sup> at Seven Rivers Presbyterian Church. It was suggested that our Home Visit Survey be reviewed for compliance against any discrimination.

Church Relations – Seven Rivers is doing a Mission Week with us July 20 – 24th. Others volunteering are the African-American Club, First Presbyterian Church of Inverness hosted a “Tea Party” to raise funds to supply washers and dryers for our homes, and other churches are expressing interest in getting involved.

Delinquencies remain manageable at this time, and Terry remains in constant contact with the homeowners having trouble.

**New Business** – Neighborhood Stabilization Program (NSP) is at a standstill at this time, and Phase II starts in July. Norm explained why the bottleneck – Citrus County, and therefore HFHCC was not part of the “entitlement areas” chosen for participation. Phase II requires a “good faith effort underway” and we are not even allowed to purchase land yet. We will remain in close relations with the County in the event possibilities open up in the future.

It appears the State is going to do away with SHIP although our current and a few projected homes for 2010 will be funded. Discussion evolved around buying foreclosed homes and rehabbing them as an alternative to SHIP funding. But essentially, we must keep within our 1200 sf+/- criteria so that mortgages remain manageable. In the end, it must be decent, affordable housing.

The County (Low Income Housing) is recommending an increase for the downpayment to \$2,000 minimum to cover closing costs beginning next year. A motion was made by Norm to increase the downpayment to \$2,000 for **new** participants starting with the class scheduled for April 25<sup>th</sup> to comply with Citrus County's SHIP program. Motion was seconded by Terry M. and passed by board.

Terry S. is working on the budget for next year. Plans for our annual dinner are underway and will be announced shortly. Chuck is working on finding a new auditor.

Terry explained intent to purchase a lot on Long St. and to include a privacy fence on one side as recommended by the Executive Board. Terry motioned for approval, Bill seconded, and motion passed.

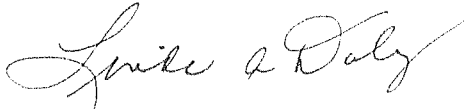
A policy amendment previously tabled regarding exit interviews was readdressed. Proposed wording shall read as follows: TERMINATION/RESIGNATION/LAYOFF

“Employees who resign and give two weeks notice will be given payment of accrued vacation pay, a letter of reference and consideration for reemployment. Unused sick leave will not be paid. Said employees will also be given an exit interview and questionnaires to be completed. Exit interviews are to be conducted by a member of the Board of Directors. Said member shall be chosen at the beginning of each Board term.”

The exit interview is to be used as a learning tool of how we can be a better employer. Motion was made by David, seconded by Kevin, and passed by the board to add said verbage.

Meeting adjourned at 10:48 AM.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Linda A. Daly".

Linda Daly, Secy.