

HWO Holdings, LLC

BOARD MINUTES

Monday, February 1, 2021 at 8:45 AM

Healthy West Orange Building

1200 E. Plant Street, Ste 210

Winter Garden, FL 34787

The Board of Directors of the Foundation for a Healthier West Orange (HWO, Inc.), in its capacity as the manager and sole member of HWO Holdings, LLC (HWO Holdings), met on Monday, February 1, 2021 at the Healthy West Orange Building. Chair J. Whiddon called the meeting to order at 8:45 a.m. A quorum was established, with the following **Directors Present:** T. Keating, N. Sutton, J. Whiddon; and **Others Present:** T. Swanson, L. Boettcher, K. Harker, L. Buckley, J. Jonasen, R. Talbot.

No members of the public were in attendance, so invitation for public comment was not necessary.

APPROVAL OF MINUTES

Action Taken: Upon a motion duly made and seconded, the minutes of the November 16, 2020 meeting of the Board were unanimously approved.

FINANCE REPORT – DECEMBER 2020

K. Harker referred the Board to the previous discussion of the financial report, calling attention to the subsections concerning HWO Holdings, LLC, and asked for any additional questions or clarifications.

Action Taken: Upon a motion duly made and seconded, the financial report for December 2020 was unanimously approved.

DISTRICT LEASE

T. Swanson discussed that at the November meeting, the Board approved and authorized T. Swanson and J. Whiddon to execute a lease with the West Orange Healthcare District as required by the Building Grant agreement. The Board at that time approved a lease with a draft date of November 11. Since then, a revised version with input from K. Ardaman dated November 19 was approved by the District Board of Trustees. District Trustees felt that a term should be specified, and therefore a revised lease addressing the lease term in section 4, page 2 of the lease is included in the Board package.

Action Taken: A motion was duly made, seconded, and unanimously approved to accept the edits to the District lease and authorize T. Swanson and J. Whiddon to execute the lease as presented.

HWO Holdings, LLC

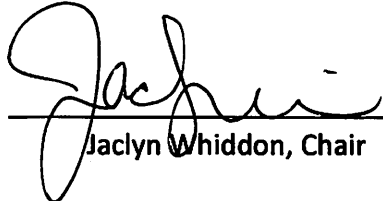
BUILDING TRANSFER UPDATE

J. Jonasen discussed that the real estate lawyers have been working on transfer documents for the building and are in discussion over a reverter clause. Discussion ensued regarding the clause and restrictions that could impact future board business discretion. T. Swanson was asked to propose that the District's and Foundation's attorneys work on a potential amendment to the grant agreement in lieu of placing restrictions in the Deed.

OPEN FORUM

T. Keating provided an update on the building. He shared that the lobby and stairwell light fixture are being shipped February 8. He indicated that he had asked the architect to look at the boardroom ceiling and that a report was coming regarding coring done in the parking lot to assess the quality of asphalt. L. Boettcher is working on the building signs, and the one on the north side will be relocated closer to the corner.

The meeting was adjourned at 9:07 a.m.



Jaclyn Whiddon, Chair