



## ANNUAL MEETING MINUTES

September 18, 2024

1200 E. Plant Street, Ste 220

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, met on Wednesday, September 18, 2024, at the Healthy West Orange Building. Chair J. Whiddon called the meeting to order at 12:43 p.m. A quorum was established, with the following **Directors Present**: B. Spong, C. Evans, J. Whiddon, K. Vargas, N. Sutton, and T. Keating (virtual). **Directors Absent**: None. **Staff Present**: T. Swanson, P. Brown, K. Carter, A. Jenkins, and A. Mendyk. **Guest**: None.

### PUBLIC COMMENT

No members of the public were in attendance; therefore, no public comment period was necessary.

### APPROVAL OF MINUTES

**Action Taken:** Upon a motion duly made and seconded, the minutes of the May 15, 2024, meeting of the HWO Holdings, LLC Board were unanimously approved.

### ELECTION OF CORPORATE OFFICERS

J. Whiddon called for a motion to elect the following HWO Holdings, LLC officers: T. Swanson as President, and P. Brown as Treasurer.

**Action Taken:** Upon a motion duly made and seconded, the Board unanimously elected the following persons to serve as the officers of HWO Holdings, LLC: T. Swanson as President and P. Brown as Treasurer, to serve until the next annual meeting or until their successors shall be elected and qualified.

### FINANCE REPORTS – AUGUST 2024

P. Brown referred the Board to the previous discussion of the August 2024 financial reports in the Foundation Annual Meeting, 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 Finance Reports of HWO Holdings, LLC for August 2024 was unanimously approved.



#### **BUDGET – FYE2025**

P. Brown referred the Board to the FYE2025 Budget and directed attention to the subsection concerning HWO Holdings, LLC, referring them to the previous HWO, Inc. budget discussions on August 15, 2024. P. Brown asked for any questions or clarifications.

**Action Taken:** Upon a motion duly made and seconded, the FYE2025 Budget for HWO Holdings, LLC was unanimously approved.

#### **BUILDING UPDATE**

P. Brown reviewed the building dashboard, noting the repair and maintenance major expenses. T. Swanson updated the Board on repair work needed on the roof for the AC units due to hail damage as well as birds. The newest tenant, Gelato-Go, opened in June.

P. Brown outlined the success of in-kind usage in the building community space and the appreciation expressed by the nonprofits who have used the space for fundraising.

#### **RATIFICATION OF ACTIONS**

A motion was made to ratify, approve, and confirm actions taken by HWO Holdings, LLC during the 2024 fiscal year.

**Board Action:** Upon a motion duly made and seconded, the Board unanimously ratified, approved, and confirmed all actions taken in good faith by HWO Holdings, LLC, and by its officers and authorized signatories on its behalf, during the course of the 2024 fiscal year in accordance with to the Florida Revised Limited Liability Company Act and the Operating Agreement of HWO Holdings, LLC, dated January 17, 2020.

#### **OPEN FORUM**

There were no additional comments during the open forum.

The meeting was adjourned at 12:53 p.m.



Jaclyn Whiddon, Chair