



ANNUAL HWO HOLDINGS, LLC BOARD MEETING MINUTES

Thursday, September 25, 2025

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 Thursday, September 25, 2025, at the Healthy West Orange Building. Chair J. Whiddon called the meeting to order at 3:49 p.m. A quorum was established, with the following **Directors Present:** C. Evans, J. Whiddon, K. Vargas, and N. Sutton (virtual). **Directors Absent:** B. Spong. **Staff Present:** T. Swanson, P. Brown, and K. Carter. **Guest:** J. Jonasen of Gunster.

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 1, 2025, 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 2025

P. Brown referred the Board to the previous discussion of the August 2025 financial reports in the Foundation Annual Meeting, calling attention to the subsections concerning HWO Holdings, LLC, and asked for any additional questions or clarifications or a motion.

Action Taken: Upon a motion duly made and seconded, the Finance Reports of HWO Holdings, LLC for August 2025 were unanimously approved.

BUDGET FYE 2026

P. Brown referred the Board to the FYE 2026 Budget and directed attention to the subsection concerning HWO Holdings, LLC, referring them to the previous HWO, Inc. budget discussions on August 12, 2025. P. Brown asked for any questions or clarifications or a motion.



Action Taken: Upon a motion duly made and seconded, the FYE 2026 Budget for HWO Holdings, LLC was unanimously approved.

BUILDING UPDATE

T. Swanson and P. Brown reviewed the building dashboard, noting repair and maintenance updates, successful community events held in the community space and tenant updates. All tenant rents are current through September. Discussion was held regarding the two tenants with payment instability and ongoing requests for rent relief. T. Swanson noted the team is exploring potential backfill options if either tenant defaults. C. Evans emphasized ensuring future tenants can afford market-rate rents to align with the building's mission.

RATIFICATION OF ACTIONS

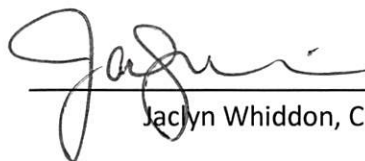
A motion was made to ratify, approve, and confirm actions taken by HWO Holdings, LLC during the 2025 fiscal year.

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 2025 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 4:11 p.m.



Jaclyn Whiddon, Chair