



## BOARD OF TRUSTEES' MINUTES

Tuesday, July 27, 2021  
1200 E. Plant Street, Ste 220  
Winter Garden, FL

The West Orange Healthcare District Board of Trustees met Tuesday, July 27, 2021 at the Healthy West Orange Building. Chairman, R. Talbot officially called the meeting to order at 3:59 PM after a quorum was established. **Trustees in Attendance:** K. Ardaman, W. Britt, D. Carter, L. Cervenka, M. Griffith, T. Keating, C. Miller, N. Sutton, R. Talbot, P. Taylor **Remote:** J. Murphy, J. Whiddon **Trustees Absent:** M. Lee, J. Sedloff, R. Wilsen **Staff Present:** L. Boettcher, L. Buckley, K. Harker, T. Swanson, J. Ziomek **Guest:** P. Brown

R. Talbot noted that since there were no members of the public in attendance, there would be no public comment period.

### APPROVAL OF MINUTES

**Board Action:** Upon a motion duly made and seconded, the minutes of the June 22, 2021 meeting of the Board of Trustees were unanimously approved.

### FINANCE COMMITTEE REPORT

Chair R. Talbot presented the report of the Finance Committee which met on July 20<sup>th</sup> and reviewed the investment portfolio and financial reports for June 2021.

R. Talbot commented that total assets of the District at June 30<sup>th</sup> were at \$71.9 million. There are \$15.9 million of restricted conditional grants, \$19.2 million of grants in progress and \$35.5 million of unrestricted assets at June 30.

Calling attention to the Statements of Changes in Net Assets for June, R. Talbot pointed out that the investment portfolio made \$220.5 thousand vs. a budget of \$6.7 thousand. For the year to date, investment income was \$8.6 million compared to a budget of \$60 thousand. As to expense categories, all were in alignment with the budget.

Moving to the Active Grant Status Report, T. Swanson pointed out that the restricted grants of \$15.9 million are comprised of \$6 million to Tuckers Ranch and approximately \$9 million for the Horizon's West and Cancer Center projects for OHCI. The Grants Payable of \$1 million are comprised primarily of the \$800 thousand remaining on the Windermere Rotary grant.

R. Talbot concluded his report and asked if there were comments, questions or a motion.

**Action:** Upon a motion duly made and seconded, the report of the Finance Committee Report was unanimously approved.

### 2021-2022 BUDGET FOR APPROVAL

In the absence of Finance Chair M. Lee, the budget for the fiscal year 2021-2022 was presented by T. Swanson. She informed the Board that the budget was considered by the Finance Committee at its last meeting and The Committee recommends it for approval by the Board. The budget is conservative given that all remaining assets of The District are expected to be utilized for approved grants by September 30, 2021. T. Swanson also explained the management and administrative fees received to and from Healthy West Orange are continued from the current year while both entities are active. She also pointed out that investment

income is only budgeted as an amount to cover investment fees as has been our practice in prior years.

R. Talbot asked if there were comments, questions or a motion.

**Action:** Upon a motion duly made and seconded, the Board unanimously approved 2021-2022 Budget for public notice effective August 1, 2021.

#### **PRIORITIES TASKFORCE REPORT**

R. Talbot shared that the Priorities Taskforce met July 12<sup>th</sup>. He then provided an update on the Orlando Health grant status. He highlighted the conversations he and District staff have had with two sets of consultants regarding approaches for advancing the creative aging concept. He then shared that the priorities taskforce is recommending to the Board to approve developing a grant with the Foundation for a Healthier West Orange for two tranches of funds to advance the work and continue facilitating earnings for the creative aging project. Discussion ensued relative to the benefits of empowering the Foundation to advance the work.

**Action:** A motion was made, seconded and unanimously approved by the Board authorizing and directing the Board Chair and CEO to negotiate a Grant Agreement with the Foundation for a Healthier West Orange (“HWO”) to receive a \$17 Million Grant for HWO (i) to spend up to \$500,000 of the Grant funds to facilitate the development of a schematic concept design and operational proforma for a creative aging campus in west Orange County, (ii) to maintain the remaining \$16,500,000 Grant funds in an earmarked and accounted for manner in the Foundation’s investment portfolio, and (iii) to invest the \$16,500,000 and use the earnings therefrom for the completion of the Project. If for any reason there are remaining Grant funds that are not needed for the Project, unless otherwise specified in the Grant Agreement they will be directed by the HWO Board to other projects and initiatives that promote the health and wellbeing of seniors in west Orange County, and *Further Resolved*, that the Grant Agreement, as negotiated by the Board Chair and CEO shall be presented to the Board for final approval prior to execution.

#### **TRAILS MASTER PLAN REPORT**

Ginger Corless presented the final report and recommendations of the HWO Trails Master Plan, renamed HWO Trails Initiative. Discussion ensued over future investment in trails and the District’s role in this future work, specifically capital and safety improvements. One recommendation of the Initiative’s interjurisdictional committee was to contract with an outside non-profit for the facilitation of future collaboration under the title Healthy West Orange Trails Connection. Ginger Corless, on behalf of the committee, presented the recommendation of Bike/Walk Central Florida as a potential facilitator of the Healthy West Orange Trails Connection. Significant discussion ensued.

**Action:** A motion was made, seconded and unanimously approved by the Board authorizing and directing the Board Chair and CEO to negotiate and execute a \$5.5 million Grant Agreement that provides for the Foundation for Healthier West Orange (“HWO”) to receive a Grant for HWO (i) to spend up to \$500,000 of the Grant funds to facilitate the ongoing collaborative work of the Healthy West Orange Trails Initiative as proposed by the governing board of the Healthy West Orange Trails Connection, subject to approval of the HWO Board; (ii) to earmark and maintain the remaining \$5,000,000 Grant funds in the Foundation’s investment portfolio, and (iii) to invest the \$5,000,000 and use the earnings therefrom for the completion of the trail capital enhancements and improvements as proposed by the governing board of the Healthy West Orange Trails Connection, subject to approval of the HWO Board. If for any reason there are remaining Grant funds that are not needed for the Project, unless otherwise specified in the Grant

**Agreement they will be directed by the HWO Board to other capital enhancements and Health and Wellbeing improvements of the west Orange trails system.**

**OPEN FORUM**

T. Swanson informed the Trustees of the February 2021 Nehrling Gardens grant resolution status and her and the Board Chair's intention to allow up to \$200k of the \$1M grant to be used for payoff of existing mortgage.

**Adjourned: 6:15 PM**



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R. Talbot, Chairman