

<6-14-24 JHA BOC Finance Committee>Meeting

Page 1	Page 3
<p>1 2 3 4 5 6 JACKSONVILLE HOUSING AUTHORITY BOARD OF COMMISSIONERS 7 FINANCE COMMITTEE MEETING 8 9 10 TAKEN: Friday, June 14, 2024 11 TIME: 9:30 a.m. to 9:53 a.m. 12 PLACE: Jacksonville Housing Authority 13 1300 North Broad Street 14 Jacksonville, Florida 32202 (and via videoconference) 15 Taken by Carol DeBee Martin, court reporter. 16 17 18 19 20 Carol DeBee Martin 21 Jacksonville Court Reporting, Inc. 22 1620 Bartram Road, Apt. 6111 23 Jacksonville, Florida 32207 24 (904) 465-0787 (cell) 25 debeemartin@aol.com</p>	<p>1 PROCEEDINGS 2 June 14, 2024 9:30 a.m. 3 CHAIRWOMAN WEATHERBY: Well, good morning, 4 everyone. We'll go ahead and call the meeting to 5 order. We'll start with public comments. 6 Are there any public comments in the room or 7 any public comments online? 8 (no response) 9 CHAIRWOMAN WEATHERBY: Hearing none, 10 we'll go ahead and move to the approval of the 11 minutes. Hopefully, everybody has had a chance 12 to review them. 13 Any questions or comments on the minutes? 14 Corrections? 15 Yes, ma'am, Commissioner Brock. 16 COMMISSIONER BROCK: Madam Chair, 17 we said that we had Commissioner Rogers on the 18 line. 19 CHAIRWOMAN WEATHERBY: Uh-huh. 20 COMMISSIONER BROCK: We have to make a 21 motion to allow him to be able to vote in this 22 meeting, because he's online, if you so desire. 23 CHAIRWOMAN WEATHERBY: Yes. I think that's 24 correct. 25 COMMISSIONER BROCK: Okay.</p>
Page 2	Page 4
<p>1 APPEARANCES: 2 CHAIRWOMAN LISA STRANGE WEATHERBY 3 COMMISSIONER HARRIET BROCK 4 COMMISSIONER HANK ROGERS 5 EVANN MORRIS 6 ANTONIO PEREZ 7 VANESSA DUNN, Acting President & CEO 8 KORT PARDE, CAO 9 LINDA FITZGERALD 10 REYNOLD PETERSON 11 CRYSTAL BLACKMER 12 HARRY M. "Reece" WILSON, ESQUIRE (OGC) 13 ANTHONY PALMER (Kubas Keller Associates) 14 15 VIA VIDEOCONFERENCE 16 COMMISSIONER HANK ROGERS (at the beginning) 17 JULIE ST. CLAIR, HR Manager 18 DANIEL HERNANDEZ 19 DIARRA WEATHERS 20 CHRISTINE PERUE 21 ALYCE DECKLER 22 XIOMPRA RODGERS 23 --- 24 25</p>	<p>1 CHAIRWOMAN WEATHERBY: All right. We need 2 a motion to allow Commissioner Rogers to vote 3 online. 4 All in favor say, "Aye." 5 Aye. 6 COMMISSIONER BROCK: Aye. 7 CHAIRWOMAN WEATHERBY: Okay. Commissioner 8 Rogers, you're in. 9 COMMISSIONER BROCK: Can he hear us? 10 COMMISSIONER ROGERS: Madam Chair and 11 members, good morning. I do indeed apologize. 12 I'm actually less than 5 minutes away, 13 and I will be there in person. 14 COMMISSIONER BROCK: Oh, okay. 15 COMMISSIONER ROGERS: I did want to also join 16 online should I not get there at the start of the 17 meeting, but I am on my way. So thank you so 18 much, Commissioner Brock, for allowing me to join. 19 COMMISSIONER BROCK: Thank you. 20 CHAIRWOMAN WEATHERBY: So, if there are no 21 further comments about the minutes, all in favor 22 say, "Aye." 23 COMMISSIONER BROCK: Aye. 24 CHAIRWOMAN WEATHERBY: Motion carries. 25 Next is the agency financial overview.</p>

<6-14-24 JHA BOC Finance Committee>Meeting

Page 5	Page 7
<p>1 MS. DUNN: Good morning, Commissioner 2 Weatherby. We have Mr. Anthony Palmer with us 3 here this morning to present the agency financial 4 overview for the month of May. 5 MR. PALMER: Good morning. So, on the 6 summary sheet here, I'll just go through it pretty 7 quickly. You'll notice the -- probably the big 8 thing that sticks out to some people would be that 9 the COCC is showing an operating loss of over 10 a half a million dollars. 11 That is simply because, as of June 7th, 12 we weren't able to book all the entries that were 13 needed to be booked simply because there's just 14 not enough people and not enough time right now to 15 do all those entries. 16 That has been booked now, and that should 17 probably almost completely flip as a result of 18 that entry. But, as of Friday -- or I guess it 19 was, what, Tuesday, when I finally finished it up 20 and gave it to you? -- 21 MS. DUNN: Uh-huh. 22 MR. PALMER: -- it hadn't been done. 23 So I just prepared it as of what was in the 24 system, and so that's why that doesn't look great. 25 But don't worry. It's not really that bad.</p>	<p>1 not enough time, not at an agency this large. 2 CHAIRWOMAN WEATHERBY: I agree. 3 MR. PALMER: Okay. Thank you. 4 CHAIRWOMAN WEATHERBY: Thank you. 5 MR. PALMER: So public housing, again, 6 looks very strong, very healthy. I do think that, 7 again, I'm going to take all of these numbers 8 right now still with a grain of salt, because 9 there is a lot of review that needs to happen. 10 There is a lot of reconciliations that need to 11 happen that have not happened for months. 12 Okay. And I can't, along with the staff, 13 fix all of them and reconcile everything in two 14 weeks or a month or six months -- all right -- 15 three months. 16 On the Housing Choice Voucher, I did make a 17 change, and this was actually updated on the 18 board meeting financials. 19 Before, you just had income, expense, income. 20 Okay? 21 And I think it's important for everybody to 22 see the difference in Section 8. There are really 23 two pots of money that we get funded for and that 24 we expend. 25 You've got your HAP money, and then you've</p>
Page 6	Page 8
<p>1 CHAIRWOMAN WEATHERBY: I'm sorry to 2 interrupt. 3 When you said it would flip it upside down, 4 could you elaborate on that? 5 MR. PALMER: So, instead of it being a 6 \$500,000 loss, it could be close to a 7 \$500,000 profit -- give or take. 8 CHAIRWOMAN WEATHERBY: We like that. 9 COMMISSIONER BROCK: Yeah. 10 MR. PALMER: So, with that, it actually 11 leads to a good point. So, in my mind, 12 at the end of a month, there is a month end close 13 process that needs to happen. 14 And, in order to do that, I don't think four 15 or five working days is enough time to give you 16 complete, accurate financial statements. 17 So I would make the recommendation to 18 consider moving this meeting back a little bit. 19 You know, usually, you don't really start talking 20 about a month's finances until at least 15 working 21 days after the month is closed. 22 CHAIRWOMAN WEATHERBY: I agree. 23 MR. PALMER: Okay. So you guys can make that 24 consideration and figure out what you want to do, 25 but six working days or five working days is just</p>	<p>1 got your admin money. 2 So I think it's very important to see that, 3 yeah, while our operating income is really a 4 deficit of 1.5 million dollars, which would be 5 like, "Oh, my gosh. What's happening here," 6 it's not from an administrative standpoint. 7 It's the fact that we haven't gotten funded 8 accurately from HUD, or there is a catchup, 9 right? 10 We're leasing up more, or our average HAP 11 payment is more. So we're spending more money 12 than what we're getting from HUD. 13 Now, in some instances, that may be something 14 that they've planned, because we've had previous 15 years where we got too much money. And they want 16 to reduce that reserve that we're holding onto. 17 So it's not unusual to see -- again, 18 for a housing authority of this size, to see a 19 loss in the current year. You may have had 20 \$3,000,000 or \$4,000,000 from previous years that 21 you've built up and accumulated through the 22 years. 23 But I do think that it's important to be able 24 to see that even at just the high-level like that 25 to say, "Okay. 1.5 million dollar loss,"</p>

<6-14-24 JHA BOC Finance Committee>Meeting

<p style="text-align: right;">Page 9</p> <p>1 but it's really made up of two different sets of 2 monies. 3 All right. Gregory West. So Gregory West -- 4 if you go -- not, "if you go," -- if I go to -- 5 it is here somewhere. I must have missed it. 6 It should be the one before that. 7 (Commissioner Rogers entered the room.) 8 MR. PALMER: All right. I'll see if 9 I can find it. At the end of the day, 10 we get information from a managing company who 11 manages Gregory West. 12 Okay? 13 That information was not entered for the 14 month of May. Again, just a time thing -- 15 not enough time to actually put that information 16 into our system. So that's -- I swear it was in 17 there. 18 Did I miss it? 19 It's possible. 20 MR. PEREZ: It's right here (indicated). 21 MR. PALMER: Oh, there you go. Thank you, 22 sir. 23 So, as you can see, all your period to date, 24 which is the month of May -- there is no activity. 25 All right?</p>	<p style="text-align: right;">Page 11</p> <p>1 MS. DUNN: Yes. 2 MR. PALMER: -- thank you -- on Monday. 3 So we'll have some more people back there that 4 will now be able to take some more time to look at 5 these variances and see exactly what is causing 6 them. 7 Brentwood Lake I think is kind of almost on 8 the opposite side. 9 Like, why is that operating income so low, 10 right, through -- what's this -- eight months? 11 I would prefer to see that to be a little bit 12 higher, right, after eight months? 13 "Why?" 14 I don't know. We got to look into it. 15 So, overall, from your big programs here at 16 the housing authority, Section 8, public housing 17 and the business activities, it's over -- 18 a little bit more than 2.4 million dollar 19 operating income. That will probably change. 20 Obviously, Gregory West needs to be included, 21 and we need to put in some more expenditures and 22 some things are just not booked yet. 23 Okay. Any questions? 24 CHAIRWOMAN WEATHERBY: Any questions? 25 (no response)</p>
<p style="text-align: right;">Page 10</p> <p>1 And that's because we don't control the 2 day-to-day stuff. It's done by another department 3 or another agency. They send us the information. 4 We load it. 5 So I wanted to bring that to your 6 attention in case you saw it and were like, 7 "What happened?" 8 Okay. Can you scroll all of the way back up 9 to Jax Beach Apartments? 10 (Mr. Perez complied.) 11 MR. PALMER: Thank you, sir. 12 Jax Beach Apartments, again, based on the 13 financials in the system, look pretty good. 14 This was one of the ones where it also seemed 15 like the income for the year is a little bit 16 higher than what we would have anticipated. 17 I don't know if that's just because we 18 were leasing there a lot better. Maybe the amount 19 of tenant rent in the calculation has gone up 20 dramatically over a period of time. 21 It just needs to be looked at a little bit to 22 see, "Okay. Why is that?" 23 And I apologize I don't have an answer for 24 you right now. We are getting some additional 25 help starting on -- am I allowed to say that? --</p>	<p style="text-align: right;">Page 12</p> <p>1 CHAIRWOMAN WEATHERBY: You did such a great 2 job, we have no questions. 3 COMMISSIONER ROGERS: Well, the questions or 4 concerns I had he addressed. 5 MR. PALMER: There you go. 6 COMMISSIONER ROGERS: Yes. 7 MR. PALMER: So, you know, again, one thing 8 to remember from my standpoint is -- is that, 9 you know, variances are going to happen. 10 Right? 11 Sometimes something is not recorded, 12 because we might not have the information to 13 record it. But it should all be explainable. 14 Right? 15 So, if there is a huge difference somewhere, 16 it's not the end of the world as long as we can 17 give you a reasonable explanation as to why that 18 might be. 19 Right? 20 And, like you just said, I answered all your 21 questions. So that's good. 22 (People laughed.) 23 MS. DUNN: Tony's part-time job is 24 stand-up comedian. 25 (People laughed.)</p>

<6-14-24 JHA BOC Finance Committee>Meeting

Page 13	Page 15
<p>1 MR. PALMER: Trust me, if I wasn't, 2 I'd go crazy. 3 CHAIRWOMAN WEATHERBY: I think he's got a 4 bright future. 5 MR. PALMER: As in accounting or a stand-up 6 comedian? 7 (People laughed.) 8 MR. PALMER: Thank you. 9 Do we have the other slide for the RAD? 10 Is that not part of this? 11 Up there. There you go. So these are 12 your RAD programs. 13 One thing that's come to my attention is, 14 with these RAD programs, there is usually some 15 reporting requirement that the investors want to 16 see, and, from what I've heard -- and I've talked 17 to a few of these folks -- the information that 18 they were given, if ever given anything, 19 was not always timely. 20 And, you know, per them, they said, you know, 21 they didn't necessarily trust the numbers, 22 as well. So I'm working with them. 23 They understand. I have made two of the three 24 I think understand -- and, no. I don't think 25 I've talked to anybody about The Waves.</p>	<p>1 that, you know, are going to change some of those 2 numbers. 3 So I wouldn't expect Hogan Towers to be 4 making \$241,000 in three months. There is 5 probably some expenditures that we just haven't 6 got yet that will reduce that number as we go 7 forward. 8 And then the same thing there with 9 The Waves. While our numbers look good, 10 as far as being on target, you know, 11 they're 45-, and they should be at 41. 12 That's not bad. 13 I'd like to look into that, because, again, 14 that just seems like an awful lot of money to be 15 making in three months at a site of this nature. 16 But, hey. I'll take it, right, if that's the 17 case, but I'm just going to need some time to 18 delve into that. And, you know, that will also 19 be the new CFO's -- more so his responsibility 20 than what I'm going to do over the course of the 21 next month or so. 22 Any questions on any of those properties? 23 CHAIRWOMAN WEATHERBY: Commissioner Brock. 24 COMMISSIONER BROCK: Through Madam Chair, 25 not on the financials, but I just want to ask you</p>
Page 14	Page 16
<p>1 Anyway, I talked directly with two of the 2 people involved there. They understand our 3 situation. One I've actually already given -- 4 I've given them the first quarter of 2024. 5 Remember, they're on a calendar year basis. 6 I've given them a first quarter report, which -- 7 they came back with some questions that I'm trying 8 to get some answers to. 9 But there is that outside reporting 10 requirement that we have to give them financial 11 statements, as well, because, remember, they're 12 getting, at the end of this, a tax return. 13 And they want to make sure that things look 14 correct, as well. 15 With that being said, Centennial Towers -- 16 again, based on the numbers, it looks like it's 17 operating well. Revenue is a little bit higher 18 than expected, and expenses are a little bit lower 19 than expected. 20 Hogan Towers seems to be running very well, 21 as well. \$241,000 profit through three months. 22 The problem, when you're looking at budgets -- 23 the actuals are only three months. 24 Some of your budget -- the actuals may be 25 skewed, because you haven't gotten some bills</p>	<p>1 what I need to ask Ms. Dunn. 2 Have Hogan Creek -- I thought Hogan Creek was 3 Hogan Creek Towers. 4 So, is it now just, "Hogan Towers"? 5 MS. DUNN: No, ma'am. It's just an 6 oversight. 7 COMMISSIONER BROCK: Okay, okay. I just 8 didn't want nobody to say, "Well, where is that 9 property at?" 10 MS. DUNN: No, no. 11 COMMISSIONER BROCK: Okay. All right. 12 CHAIRWOMAN WEATHERBY: We had a new property 13 and didn't even know it. 14 COMMISSIONER BROCK: Right. 15 MR. PALMER: I'll try and remember that. 16 It should say, "Hogan Creek." I agree with 17 you. 18 COMMISSIONER BROCK: Yeah. 19 MR. PALMER: That's how I know it. 20 COMMISSIONER BROCK: I know. Yeah, me, too. 21 So I knew you were right, you know, as far as your 22 numbers, but I was just talking about the name in 23 case somebody online, you know -- 24 MR. PALMER: It's probably been called seven 25 other things, too, you know.</p>

<6-14-24 JHA BOC Finance Committee>Meeting

Page 17	Page 19
<p>1 COMMISSIONER BROCK: Yes. Thank you.</p> <p>2 CHAIRWOMAN WEATHERBY: Any other questions?</p> <p>3 Comments?</p> <p>4 (no response)</p> <p>5 MR. PALMER: Okay. Thank you.</p> <p>6 CHAIRWOMAN WEATHERBY: Thank you very much.</p> <p>7 Okay. We'll move on to the presentation of</p> <p>8 operations resolutions.</p> <p>9 Ms. Dunn.</p> <p>10 MS. DUNN: Yes. We only have one resolution</p> <p>11 to bring before the board this month, which is the</p> <p>12 Seacoast resolution. I was recently contacted by</p> <p>13 a representative there that, with the departure of</p> <p>14 the CFO, we no longer have a signator for this</p> <p>15 particular account.</p> <p>16 And so, to designate someone, the board would</p> <p>17 have to approve me to be the authorized signer</p> <p>18 for that account. So that is essentially what</p> <p>19 this resolution is about.</p> <p>20 CHAIRWOMAN WEATHERBY: Right. And we</p> <p>21 discussed this at the last meeting somewhat,</p> <p>22 and I think it was pretty clear that everybody</p> <p>23 thought that you should obviously be the signer</p> <p>24 on the account.</p> <p>25 Does anybody have any questions or comments</p>	<p>1 COMMISSIONER ROGERS: So, through the Chair</p> <p>2 to Ms. Dunn, what is their timeline that we have</p> <p>3 to have this executed in?</p> <p>4 MS. DUNN: By the month's end.</p> <p>5 COMMISSIONER ROGERS: By this month's end?</p> <p>6 MS. DUNN: Yes --</p> <p>7 COMMISSIONER ROGERS: Okay.</p> <p>8 MS. DUNN: -- to have at least someone</p> <p>9 designated on the account.</p> <p>10 COMMISSIONER ROGERS: So we'll have another</p> <p>11 resolution coming back before us once we onboard</p> <p>12 the --</p> <p>13 MS. DUNN: That is my understanding.</p> <p>14 COMMISSIONER ROGERS: -- okay.</p> <p>15 CHAIRWOMAN WEATHERBY: But that won't happen</p> <p>16 before month end; is that correct?</p> <p>17 MS. DUNN: No. Unh-unh. So, on June 24th</p> <p>18 when you approve this through the board,</p> <p>19 once Ms. Horovitz signs off, this will be sent</p> <p>20 over to them.</p> <p>21 And then, on July 3rd, we'll onboard,</p> <p>22 and the August meeting would be when you would</p> <p>23 approve. Because I just remembered that we don't</p> <p>24 meet in July.</p> <p>25 CHAIRWOMAN WEATHERBY: Commissioner Brock,</p>
Page 18	Page 20
<p>1 about that?</p> <p>2 COMMISSIONER ROGERS: The only question,</p> <p>3 Madam Chair, would be, who would be -- because we</p> <p>4 had two individuals on there.</p> <p>5 Who would be the second designee being that</p> <p>6 we don't have a CFO at this current time?</p> <p>7 So, who would be your backup?</p> <p>8 MS. DUNN: The CFO -- the incoming CFO will</p> <p>9 ultimately be. So this will go before the board</p> <p>10 June 24th. He's supposed to onboard July 3rd.</p> <p>11 So we're talking about a week in between.</p> <p>12 So he would be that second individual.</p> <p>13 COMMISSIONER ROGERS: Through the Chair,</p> <p>14 I mean I don't mind taking this up at this current</p> <p>15 time, but I'd rather do both, if that makes sense.</p> <p>16 I don't know if it's the will of the board,</p> <p>17 unless this is something that has to be done</p> <p>18 immediately, or are we going to draw something</p> <p>19 down?</p> <p>20 MS. DUNN: No. There has been no activity on</p> <p>21 this account. I don't anticipate there being any</p> <p>22 activity forthcoming on this account.</p> <p>23 But they have a timeline, as far as the</p> <p>24 bank. So I've been communicating with them to let</p> <p>25 them know when they can expect this resolution.</p>	<p>1 did you have a question?</p> <p>2 COMMISSIONER BROCK: Yes.</p> <p>3 Through the Chair, Commissioner Rogers was</p> <p>4 making a point about the signatures.</p> <p>5 My question is, once we get the new CFO and</p> <p>6 he becomes the signer, it would be him and the</p> <p>7 Chair that would be the signers, or would it be</p> <p>8 you and him?</p> <p>9 MS. DUNN: It would be the designated CEO and</p> <p>10 the CFO are the signers on this account --</p> <p>11 COMMISSIONER BROCK: Okay --</p> <p>12 MS. DUNN: -- and all of the accounts,</p> <p>13 just to be clear.</p> <p>14 COMMISSIONER BROCK: -- okay, okay.</p> <p>15 CHAIRWOMAN WEATHERBY: Commissioner Rogers,</p> <p>16 did you have any further comments?</p> <p>17 COMMISSIONER ROGERS: I don't. If we have a</p> <p>18 deadline to meet, I definitely want to --</p> <p>19 I'm not -- so we're going to --</p> <p>20 CHAIRWOMAN WEATHERBY: Send this to the board</p> <p>21 for a vote.</p> <p>22 COMMISSIONER ROGERS: We have a meeting this</p> <p>23 month?</p> <p>24 CHAIRWOMAN WEATHERBY: The 24th.</p> <p>25 COMMISSIONER ROGERS: So, no. If we have a</p>

<6-14-24 JHA BOC Finance Committee>Meeting

Page 21	Page 23
<p>1 deadline to meet and you're working with the 2 bank, then I don't mind approving this at this 3 current time. 4 MS. DUNN: Thank you. 5 COMMISSIONER ROGERS: But I will say this, 6 Madam Chair, I will approve with the necessary 7 corrections, because I think, "authorization," 8 on here is spelled incorrect. 9 So, with some changes to the resolutions, 10 if those minor things can be corrected prior to it 11 going to the full board, I will approve that. 12 CHAIRWOMAN WEATHERBY: Well, thank you. 13 All in favor? 14 CHAIRWOMAN WEATHERBY: Aye. 15 COMMISSIONER BROCK: Aye. 16 COMMISSIONER ROGERS: Aye. 17 CHAIRWOMAN WEATHERBY: Anybody online voting? 18 COMMISSIONER BROCK: No. 19 CHAIRWOMAN WEATHERBY: We didn't authorize 20 that I guess. Okay. Then we'll send this to 21 the board for a vote on the 24th. 22 COMMISSIONER BROCK: With the necessary 23 approval -- corrections. 24 CHAIRWOMAN WEATHERBY: Corrections. 25 (People laughed.)</p>	<p>1 CHAIRWOMAN WEATHERBY: All right. 2 Well, we had a good, short meeting today. 3 Commissioner Brock. 4 COMMISSIONER BROCK: I'm sorry. 5 CHAIRWOMAN WEATHERBY: No problem. 6 COMMISSIONER BROCK: While we are in a public 7 meeting, through the Chair to Commissioner Rogers, 8 I have a meeting with Ms. Kort after this meeting 9 for our Resident Relations meeting. 10 If you have anything that you would like to 11 see on the agenda, I'm sure she'll go over with 12 you what I come up with. 13 But, if you have anything else that you would 14 like to put on the Resident Relations Agenda for 15 the 28th, then you can, you know, get with 16 Ms. Kort. 17 I'm going to get with her after this 18 meeting, but we can't meet -- both of us can't 19 meet with her. 20 COMMISSIONER ROGERS: Absolutely. 21 COMMISSIONER BROCK: Okay. 22 CHAIRWOMAN WEATHERBY: We do not violate 23 sunshine laws. 24 COMMISSIONER BROCK: Right. That's right. 25 CHAIRWOMAN WEATHERBY: All right, everybody.</p>
Page 22	Page 24
<p>1 CHAIRWOMAN WEATHERBY: Proper spelling and 2 grammar are always exempt. 3 (People laughed.) 4 CHAIRWOMAN WEATHERBY: Any closing comments? 5 You look perplexed, Commissioner Rogers. 6 COMMISSIONER ROGERS: I'm always looking 7 perplexed, but I don't think it's for this 8 meeting. But I do want to -- I don't know when 9 the next time we have our HR meeting. 10 COMMISSIONER BROCK: Next Friday. 11 COMMISSIONER ROGERS: Next Friday is our 12 next HR -- 13 COMMISSIONER BROCK: Uh-huh. 14 COMMISSIONER ROGERS: -- okay. So I'll ask 15 that to the HR next week. Thank you so much. 16 CHAIRWOMAN WEATHERBY: Commissioner Brock? 17 COMMISSIONER BROCK: Just a reminder that 18 we're not to schedule any finance meeting for 19 July. That's our off month. 20 CHAIRWOMAN WEATHERBY: Yes. Thank you. 21 I'm with you on the off month. 22 (People laughed.) 23 CHAIRWOMAN WEATHERBY: Okay. Ms. Dunn, 24 any comments? 25 MS. DUNN: No, none at all.</p>	<p>1 Thank you. The meeting stands adjourned. 2 (Whereupon, the proceedings in the 3 above-titled cause concluded at 9:53 a.m.) 4 --- 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25</p>

1 CERTIFICATE
2 STATE OF FLORIDA)
3 COUNTY OF DUVAL)

4 I, Carol DeBee Martin, Certified Court
5 Reporter and Notary Public, certify that I was
6 authorized to and did stenographically report
7 to the best of my ability the foregoing proceedings
8 and that the transcript is a true and complete record
9 of my stenographic notes.

10 Dated this 27th day of June, 2024.

11 

12 _____
13 Carol DeBee Martin
14 Notary Public State of Florida
15 My Commission: HH 038064
16 Expires: 12-29-2024
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