

## MINUTES

### LEON COUNTY EDUCATIONAL FACILITIES AUTHORITY

October 14, 2010

The Leon County Educational Facilities Authority met Thursday, October 14, 2010 at 11:30 AM at SouthGate Campus Centre, Tallahassee, FL pursuant to public notice.

Authority Members Present: Bob Kellam, Billy Hilaman, Joe Weil, Henry Lewis, Craig Fletcher and Liz Maryanski.

Authority Members Absent: Randy Guemple

Others in Attendance: Calvin Ogburn; Terry Madigan; Trish Raub, James Moore and Co., and Heritage Grove Manager Tom Kadel... After the lunch break, the SouthGate team – Randall Husmann, Ken Mills and Jason Fort - joined the meeting.

The meeting was called to order at 11:40 a.m. by Chairman Kellam.

The Heritage Grove report was presented by Tom Kadel. He said that 87% of the population are now fraternity members (86 residents are non-fraternity at this time). The goal for the property is to become 100% Greek Life once the Sig Eps and the ATO's build their houses. The ATO's are now back on campus and repopulating their chapter and it is anticipated that the Sig Eps will be readmitted in January 2011. Currently there is only one chapter house not being used by a fraternity, however, negotiations are underway with the ZBT Fraternity to become residents next year. Greek rush this year was very successful and no major problems were encountered.

Discussion was held pertaining to the rent rate to be charged for next year (2011-2012). It was agreed that the rent would be increased to \$499 per month per bedroom and bath. In addition the current \$175 per month hassle free fee will be increased to \$225, and the application fee will be raised from \$25 to \$35.

Other items discussed were the probability of a spring volleyball tournament to be hosted on the property. After discussion of the FSU PD contract, it was Joe Weil's suggestion that there is a need to access and review the police log more frequently. All exterior locks have been replaced with Quik Set Smart Locks in place of the older electronic locks which are experiencing a high failure rate. A water/sewer savings program was discussed. This has been instigated by routinely checking each unit and repairing water leaks which has resulted in a 7% savings or \$14,000. Heritage Grove committee member, Billy Hilaman participated in Tom's report and in addition he said that he communicates with Coastal Properties Ray Allen twice a month. The Heritage Grove, Year Seven Report is included in the file. The Heritage Grove report was accepted by the Authority.

The minutes of the meeting July 28, 2010 were approved with a motion by Billy Hilaman, seconded by Craig Fletcher. Everyone was in favor.

Chairman Kellam called on Terry Madigan for a report on the Pike's vs FSU PD issue. It is alleged that the FSU PD raid was instigated due to underage drinking and possibly selling of alcohol to students. It is further alleged that FSU PD overreacted and abused their authority and perhaps were using a defective search warrant. A draft copy of the private investigator's (who is employed by the defense) report was circulated to the members. The Authority expressed extreme concern about this incident and instructed the general counsel to continue to monitor the situation and report back to the Authority when proper.

*(12:35 p.m. – Henry Lewis arrives)*

The nominating committee of Billy Hilaman and Craig Fletcher recommended that Chairman Kellam and Vice Chair, Liz Maryanski continue for another year. At that time Bob Kellam will ascend to a newly created position of Chairman Emeritus, Liz Maryanski will become Chairman and Randy Guemple will become Vice Chairman/Chairman Elect. After discussion, it was agreed that the by-laws would be changed to allow the newly created Chairman Emeritus position and reflect that the Vice Chairman will be Chairman Elect. A motion to approve this change was made by Craig Fletcher, seconded by Joe Weil and all were in favor.

*(12:40 to 1:20 p.m. – a lunch break was taken and Liz Maryanski departed)*

The SouthGate team then presented the marketing plan for the year 2011-2012 which include the proposed rates for this period as seen on page 10a of the report attached. The proposed rates reflect an approximately 7% increase to the current rates which will place SouthGate in the middle of the FSU campus rates. It is proposed that the number of single rooms will be reduced substantially next year in favor of the more traditional double rooms. The recently renovated exercise rooms, multi-use ball room and study rooms were described and discussed. In answer to a question, lease renewal specials will be offered throughout the winter and spring of this year. A motion was made by Craig Fletcher, seconded by Billy Hilaman that the proposed rates be approved. All were in favor. It was explained that payment can be made by cash, credit card or financial aid commitment.

Proposed officers and director's liability insurance premiums were discussed by the Executive Director. No action was taken as additional quotes are expected.

Committee Assignments for the new year were discussed and selected and are attached.

The meetings for next year are scheduled for:

Thursday, January 13  
Thursday, April 14  
Thursday, July 14

Thursday, October 13

Terry Madigan briefly reviewed the financial disclosure report which is required to be filed by all members. He reminded members that the Sunshine law applies to all meeting and e-mails between members. It was disclosed to the Authority that member Randy Guemple serves on the Prime Meridian Bank Board and member Henry Lewis is currently serving on the Capitol City Bank Board and that Billy Hilaman is affiliated with Raymond James and Co. The Executive Director reported that from time to time the Authority may do business with any one of these businesses.

Terry Madigan reported that the Authority is seeking a waiver from ACA to waive the debt service ratio requirement. ACA is the Heritage Grove bond insurer. He then discussed the role of "LCEFA Ocala RD LLC" as that of being the lease holder of record in accordance with the bond documents.

Henry Lewis briefly reported that scholarship money had been allocated to all three schools and that several scholar recipients were now living at SouthGate.

There being no further business the meeting was adjourned at 2:20 p.m. by Chairman Kellam.

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Robert E. Kellam, Chairman

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Calvin P. Ogburn, Executive Director