

LCEFA Meeting Minutes
September 23, 2021
1st Floor Board Room
Capital City Trust Company Building
304 E. Tennessee Street (Corner of Tennessee and Calhoun)

Members Present – Chairman Ramsay Sims; Vice Chairman Todd Sperry; Rica Calhoun; Richard Givens; Tom Proctor (on phone); Dixie Daimwood (on phone at start of meeting; joined meeting in-person at 9:21 am).

Also in attendance were Assistant Executive Director Michael Kramer; Executive Director Fran Gilbert; Counsel Jason Merritt, Hopping Green & Sams.

The meeting was called to order by Chairman Ramsay Sims at 9:03 am.

Approval of Minutes

Motion by Todd Sperry, seconded by Richard Givens to approve the minutes of the July 9, 2021 meeting as distributed to the members. Motion passed unanimously.

Appointment of Substitute Receiver

Chairman Sims provided a summary overview of the Heritage Grove property. He noted that Emet Capital Management is now the sole creditor of Heritage Grove having acquired from ACA Financial Guaranty the outstanding bonds. Robert Rosenfeld, the current Receiver has petitioned the Court to be discharged.

Counsel Jason Merritt reviewed the documents relating to the motion to discharge the current Receiver and to appoint a Substitute Receiver. He advised that the Board authorize him to let the Court know LCEFA does not oppose the motion to discharge the current Receiver, nor does LCEFA oppose the motion to appoint a Substitute Receiver. The letter from Emet Capital Management confirms that the original Settlement Agreement dated October 29, 2019 remains in full force and effect.

Todd Sperry moved that the Board give authority to Hopping Green & Sams to prepare and file the necessary documents to consent to the removal of the existing receiver and to name substitute receiver. Richard Givens seconded the motion. Motion passed unanimously.

Financial Reports

Chair Ramsay reviewed the LCEFA Financials and noted that LCEFA Administrative Fund is on-budget. The Southgate Financials were also reviewed and it was reported that work on the 2020-2021 Audit has begun.

Heritage Grove

Mr. Kramer noted that Heritage Grove's leasing is currently 100% not including units 3 and 4. He noted that one of the Equity houses was being leased by Florida State University to use a quarantine space for students who test positive for COVID-19.

Mr. Kramer also reported that LCEFA received a Notice of Claim by the attorney for the family of the fraternity pledges who had been injured. Insurance has been notified and appropriate counsel

Southgate

Mr. Kramer reported that Southgate's leasing is currently at 81%.

Mr. Kramer reported that the RFP for the kitchen work at Southgate has been released and bids are being collected.

One of the two class action lawsuits brought against the property management company, Asset Living, and the LCEFA has been dismissed. The second lawsuit is currently on-going. Both regarded requests for refunds of room and board fees associated with FSU's decision to move to a virtual classroom model when Covid-19 cases increased in the US.

New Business

None

Adjournment

Meeting adjourned at 9:49 am.