BOARD MEETING MINUTES 3-17-2026

A FLORIDA NOT FOR PROFIT 501(c)4 CORPORATION

1. Introductions and Attendance: Elaine Miller, Kathi Obendorfer, Leslie Brown, Eric Wickson, Allan Nobles, Regina Kowalski and Jim Schepers. Debbie Marks and Taylor Meals were excused.

2. Call to Order: President Miller called the meeting to order at 4:01 p.m. EST

3. Approval of the Annual Board Meeting (2-17-2026): The minutes were sent previously by email. Kathi Obendorfer made motion to approve and was seconded by Regina Kowalski. Motion passed unanimously.

4. Officer Reports:

   Vice President Report: Kathi began by talking about the recent Treasurer resignation and how the job duties were to split between herself and the Secretary. This arrangement will continue if they can sustain the additional duties. It is their hope we can identify a new treasurer in the near future. She also talked briefly and remarked about the updated process for the county's Temporary Use Permit for the use of Pioneer Plaza.

   Treasurer Report: Secretary Schepers had previously emailed the report. There was some brief discussion about the accounts at Centennial Bank. A decision to consolidate the accounts may be forthcoming. Leslie Brown made a motion to approve and was seconded by Regina Kowalski. Motion approved unanimously.

   Secretary Report: Secretary Schepers announced the upcoming Neighborhood Workshop at the Library, on March 25 from 6-7 p.m. It is the rezoning of property for a new parking facility. There was limited discussion on attendance and whether the organization needed to make a statement in support. It was

decided attendance would not be critical as some members expressed their intent to be present because they owned property on Dearborn Street.

The meeting was then turned over to President Miller for her comments. She started by looking at upcoming expenses the Board would incur in the coming months. She wanted to make sure the organization could prepare for ideas that would be put forthcoming concerning the need for both revenue and membership growth. She asked the Vice-President and Secretary to put together a budget based on past years' expenses.

The President talked about one of these ideas. It was about a decorating contest for the merchants on Dearborn Street, that OEVA could sponsor. She asked Director Brown to explain the proposal she had submitted to the President. It could be in conjunction with the Halloween Safewalk and/or December Holiday Festival. After discussion it was determined that a 4th of July event would be better than the Safewalk. She also talked about other ways to build value for members such as a discount card or some sort of perks for being a member. After a little more discussion, it was determined to "earmark" up to a $1,000 for a decorating contest.

The President then put forth an idea of contracting with a marketing person to help OEVA develop a program. The program would help expand our base and enhance our image in the community. She informed the board of a phone call she wishes to make to a person waiting. She phoned Palma Frable who had experience in the area and knew several of the board members. Ms. Frable spoke about how she could help expand our base and update OEVA's website. After more discussion it was agreed that she would put together a proposal for the board to consider.

The President then addressed the vacancies on the board. She informed the Board that Mr. J.P. Eason had submitted his name for consideration. The Board briefly discussed his credentials and Secretary Schepers made a motion to appoint Mr. Eason to seat #7 with an expiration of 12/31/2028, It was seconded by Kathi Obendorfer and passed unanimously.

The CRA Advisory Board Meeting was the next topic. She updated the board on issues of no parking signs and the building of a parking facility. She informed the Board that there may be no more capital projects funded in year end 2026 if it could not be attributed to a line item already in the CRA plan. The county attorney was tasked to report back to the CRA Advisory Board if indeed that is correct at their next meeting. OEVA will need to stay focused on this issue.

The President noted that a future topic for discussion will be which committees for directors to serve on. It was suggested that email correspondence amongst the Board could facilitate identifying committees and its directors. The Secretary followed that up with his role on Governance Committee and handed out Conflict of Interest forms for the directors present.

5. **NEW BUSINESS**

A. Vacant Board Positions and upcoming meetings. Covered in President's Report.

B. CRA update Covered in President's Report

6. **ANNOUNCEMENTS:** Secretary announced the next CRA Advisory Meeting is April 13th

7. **ADJOURN:** Regina Kowalski _____

Seconded by __Jim Schepers_____

Time of Adjournment: _5:24 p.m. EST_____