

**Housing Finance Authority of
St. Johns County, Florida
Regular Meeting (On-Site Tour)
January 22, 2026**

Minutes

The Housing Finance Authority of St. Johns County met at the clubhouse of Oak at St. Johns, located at 210 Nettles Lane, Ponte Vedra Beach, Florida 32081. The meeting was properly noticed and conducted as an on-site tour of the Oak at St. Johns development. The tour convened at 3:00 p.m. by Michael O'Donnell, Chair.

Members Present:

Michael O'Donnell, Chair

Erick Saks, Board Member

Linda DeGrande, Board Member

Robin Pfalzgraf, Board Member

Others Present:

Commissioner Ann Taylor – St. Johns County Board of County Commissioners

Laura Lavelle – Administrative Coordinator, Housing & Community Development

Joseph Cone – Assistant Director, Health & Human Services, St. Johns County

Jenny Harvey – Housing & Community Services Manager, St. Johns County

Rich Komando – Authority Counsel, Bradley, Garrison & Komando

Priscilla Howard – Executive Director, Housing Finance Authority

John Rodriguez, Government Relations Manager, Southeast Region for Dominion

Notices regarding the meeting were sent to all members and the public. The tour was conducted as a workshop for informational purposes; therefore, a quorum was not required, and no formal action was be taken.

Chair's Opening Remarks

- The Chair noted for the record that the January 22, 2026, Board meeting was being conducted as an on-site tour of Oak at St. Johns, a development recently financed by the Housing Finance Authority for rehabilitation. The purpose of the meeting was to allow Board members to view the property as part of the Authority's oversight responsibilities.
- The Chair further noted that the meeting was not being held at the Authority's normal meeting location and that virtual or Zoom access was not provided. Remote access is not required for meetings and has historically been offered only as a courtesy.

- The Chair stated that there was no formal action items scheduled for this meeting. Financial Reports and the County Staff Report were provided to the Board for informational purposes only. These reports will be submitted in writing, attached to the January meeting minutes, and discussed at the February Board meeting.

The Chair advised that the Board will consider and approve the November 2025 and January 2026 meeting minutes at the February Board meeting. The Executive Director will take notes for minutes' purposes.

Oak at St. Johns Tour

- Mr. John Rodriguez, Government Relations Manager, Southeast Region for Dominion, representing the developer, welcomed Board members and guests to Oak at St. Johns. Mr. Rodriguez conducted the on-site tour of the development, highlighting work done during the rehabilitation: improvements, amenities, and overall site conditions. He gave a brief history of Dominion and discussed the company's long-standing commitment to the development and preservation of affordable housing.
- Mr. Rodriguez shared background information on the Oak at St. Johns property and led the Board on a guided tour of the development, including a two-bedroom, two-bath residential unit. During the tour, he responded to questions from Board members regarding tenant programs, ongoing maintenance of the units and the property. He pointed out Dominion's interest in expanding affordable housing opportunities and developing additional units within St. Johns County.
- Guests were welcome to provide comments during the tour, and were encouraged to provide additional comments in writing.
- The Executive Director was there to take notes for preparation of the minutes.

Adjournment

At the conclusion of the on-site tour, the Board meeting was automatically adjourned 3:45pm

Next Regular Meeting Date: February 26, 2026