

**Fellowship Square Board**  
**2022 Annual Meeting Business Meeting**  
**June 21, 2022**  
**6:30pm - 7:30pm**  
**Zoom Meeting**

**Welcome** - Call to order at 6:32 pm

**Devotion** –Rev. Mark Edwards

**1) Presidential Remarks**

In challenging times, our motto is "We Are Still Standing Strong". Things are getting back to normal, however; stay vigilant. The virus is still around. Looking back to mid-January 2021 our residents were among the first in the nation to receive the COVID-19 vaccination thanks to Walgreens and CVS pharmacies. We went door to door offering vaccinations to over 800 fellowship house residents. Our vaccination rate was close to 85%, we had outstanding participation inside our houses. Management, along with Christy and her team, did an outstanding job to avoid a lot of the difficulties that other places around the country experienced.

In May, we started having events again. The weather is getting nicer and we are getting rid of the mandatory mask and social distancing. We are still keeping clean buildings and reminding people to still be safe, but we are trying to get back to normal.

Lake Anne redevelopment projects and Hunters Woods renovations continue with great momentum. We have completed property improvements at Lake Ridge and Largo Landing Fellowship Houses. Next year we will talk about moving people to the new Lake Anne building and the development of housing after we take down the old Lake Anne building.

The *Winter Wonderland* fundraiser was our best yet. We raised more money than we have ever raised before. It had a really powerful performance as far as the number of people who attended and the number of donations we received.

At the end of 2021, we put the finishing touches on our 5-year strategic plan. We are going to be a building down. We plan to continue our mission to find affordable housing for older Americans and elderly citizens that need affordable housing.

**2) Approval of the Minutes**

The FY 21 Annual Business Meeting minutes; moved/Seconded/Approved

**3) Governance Elections**

Dan Flavin, the President, presented the election results for Fellowship Corporate members and Fellowship Square board members of John Gray treasurer and Kristin Norris.

## **CEO Report**

We have a lot to celebrate. Our biggest endeavor is our Lake Anne redevelopment, which required a leap of faith. It is not your typical tax credit project. Support from many Fairfax County, Reston Association, our lenders, and investors. It took an experienced creative development partner, CPDC, now Enterprise Community Development, and a firm commitment from the Fellowship Board to see this project through. We needed the joint ownership structure now in place to make this project happen. This gives us a means for long-term cash flow to Fellowship Square.

This past year the Lake Anne Fellowship House board ceased to exist. The legal entity will wind down next year. This is a sad part of our history. However; it's a new journey in this partnership. Christy thanked Eddie Byrne for the thousands of hours he has spent on the project over the last 5 years and as he continues to work on the project.

The last phase for Lake Anne, the resident relocation, had begun. The project team developed the relocation plan last year that included everything from unit assignments to scheduling the move. We began holding town hall meetings with the residents and their families at the beginning of the year to help them prepare for the move. Our relocation specialist Housing to Home has been meeting with the residents since last fall to go over a checklist of items and how to prepare for the move. It has been very turnkey for the residents. We expect to have all the residents moved into the new building by mid-July. Phase 2 starts on August 1<sup>st</sup>. The demolition of Lake Anne Fellowship House. Once the old building is destroyed, the land graded and utilities installed, we will close on the sale of the property to Tripoint Homes next June for 12.4 million.

Hunters Woods has had an enormous number of renovations and major improvements throughout the project in phase 1&2. New HVAC units and new bathrooms. Twelve units were completely redesigned to be fully accessible. Throughout the building, we have new air handlers, exhaust vents, new heating and cooling with remote technology, new plumbing, and tenant storage lockers in the basement. Updating the front entry with keyless entry. Large social hall with movable wall and upgrades to the kitchen area. Management has gone above and beyond for the last 2 years. Lots of good things happening at Lake Ridge & Largo Landing.

## **Resident Life**

Katherine Alexander, Director of Resident life, has been doing a tremendous job working with the Service Coordinators. Social engagement continues to be our top priority. Fellowship Fresh has lots of food and volunteers that deliver food to the residents. We have 43 community partners, and 7 are new this year. Highlight this year for resident life is the free Wi-Fi at Lake Ridge and Largo Landing. We also received a donation of 426 google nest hubs for the residents. We have been able to provide training and support on how to use them in their home.

## **Fundraising Highlights**

Judy has done a great job. Strong fundraising attracts new donors, new partners, and new board members. People want to be a part of an organization that has strong fundraising. Sponsorship and contributions are up. We expect year-over-year fundraising efforts to continue.

We have developed new branding guidelines we have new house logos. We had 9 news articles about Fellowship Square. More networking and outreach are a priority for us next year.

## **Fellowship Square Operations**

Our staff is our best asset. We are back in the office 2 days a week. The staff has been fantastic both in and out of the office. We have started back having in-person joint staff meetings with the house managers, service coordinators, and senior staff. Team morale has been and continues to be a top priority. We had 11 interns this year, in areas such as social work, volunteer coordination, fundraising, and communication which ended up being about \$5,000 in stipends for the interns.

We promoted Judy Singer to Senior Director and will hire a full-time fundraising assistant. Suhani is now the director of finance and will hire a part-time accounting assistant. She was accepted into the University of Illinois online Master's program. Katherine Alexander was accepted into the emerging leader cohort. Karinne Dimeglio was hired as the new communications coordinator. She is an SL Nussbaum employee. We hired Shawnisha Hester as the new service coordinator at Largo Landing. Diane Beatley is moving into the programs department as program manager.

We opened Hunters Woods waitlist for one day and received over 267 applications.

## **Financials**

We have done well this year. Most of the Fellowship Square earned income comes from the houses. We also receive a development fee from the Lake Anne project. Most of our expenses are the operating cost of the property.

## **Questions**

What is the new branding?

The new branding has to do with our look and feel, so you can recognize Fellowship Square. We worked with a professional consultant on the new branding.

**Adjourned 7:25pm**