

BOARD OF DIRECTORS MEETING MINUTES

November 12, 2025 – 12:00 P.M.

101 N. 14th Street, 11th Floor, Board Room

Available by Public Teleconference: (434) 230-0065, 570 751 998#

Available by Microsoft Teams Meeting ID: 2717147714878 Passcode: v2nY7Py2



Present Board Directors:

Myron Nahra (Chair)
Mary Margaret Kastelberg (Vice Chair)
Tarick Gamay
Jay Mahone
Naumaan Nasir

Kwesi Robotham
John Scheib
Duc Truong
Victoria Vasques

Absent Board Directors:

Vanitha Khera
Willis Morris

David Richardson

VSBFA Staff present: *attended via electronic remote participation

Shari Adams
Arnold Blackmon
Todd Boyle
Donald Jacubec

Dewayne Johnson
Angela Reese
Terrance Rogers
Karen White*

Others present: *attended via electronic remote participation

Kevin Harber (Office of the Attorney General)
John Albert (CSM Senior Living Management)
Courtney Friedlein (SouthState Bank)
Kevin Harber (Office of the Attorney General)
Richard Hurlbert (Haneberg Hurlbert PLC)
Christopher Kulp (Hunton Andrews Kurth LLP)

Michael McGee (The Catholic Diocese of Richmond)
Kathryn Overacker (CSM Senior Living Management)
David Rawlings (CSM Senior Living Management)
Denise White (CSM Senior Living Management)*
Tom Zachry (SouthState Bank)

I. Call to Order

- a. Chairman Nahra called the meeting to order at 12:00 p.m.

II. Approval of Minutes

- a. Mr. Scheib motioned to approve October 14, 2025, Board of Directors Meeting Minutes, seconded by Mr. Robotham. Motion passed unanimously by all present members.

III. Open Public Hearing

- a. Chairman Nahra opened the public hearing at 12:01 p.m.

IV. Tax-Exempt Bond Inducement Resolution and Public Hearing

- a. Chairman Nahra called for comments from the public after resolution was presented. No comments were made.
- b. Ms. Vasques motioned to approve the \$34,750,000 bond inducement resolution for The Catholic Diocese of Richmond and Affiliates, seconded by Ms. Khera. Motion passed unanimously.

V. Close Public Hearing

- a. Chairman Nahra closed the public hearing at 12:19 p.m.

VI. Ratifications

- a. The Board reviewed seven (7) approved credit support and direct loan transactions in aggregate of \$2,856,400; and three (3) declined direct loans in aggregate of \$122,927; and one (1) modification for \$984,000.
Ms. Kastelberg motioned to ratify, seconded by Mr. Nasir. Motion passed unanimously.

VII. VSBFA Updates

- a. Mr. Blackmon and Ms. Adams presented VSBFA's Management Notes and Discussion.
- b. Ms. Adams presented updated financial statements.
- c. Mr. Boyle presented updates on the system updates.
- d. Mr. Blackmon presented updates on, pipeline, and closed deals.

VIII. Public Comment Period

- a. Chairman Nahra called for comments from the public, hearing none the comment period was closed at 1:31 p.m.

IX. Adjourn

- a. Mr. Gamay motioned to adjourn, seconded by Ms. Vasques. Motion passed unanimously. Meeting adjourned at 1:31 p.m.

DRAFT