

Avita Community Partners
Board of Directors Meeting Minutes

DATE: August 26, 2026	TIME: 6:00 PM
PLACE: Thurmon Tanner Admin Building	PRESIDING: Samantha Turner, Chair

Attendance

Kandy Bond	☐ Yes ☒ No	Monika Knight	☒ Yes ☐ No	UNFILLED (Hart)	☐ Yes ☐ No
Barbara Bosanko	☒ Yes ☐ No	Rachel Mathis	☒ Yes ☐ No	Kim Stephens	☒ Yes ☐ No
Lora Brown	☐ Yes ☒ No	Bobby Mayfield	☒ Yes ☐ No	Samantha Turner	☒ Yes ☐ No
Kathy Cooper	☐ Yes ☒ No	Lisa McCall	☒ Yes ☐ No	David White	☒ Yes ☐ No
David Owens	☒ Yes ☐ No	Penny Penn	☒ Yes ☐ No	Carol Williams	☒ Yes ☐ No
UNFILLED(Habersham)	☐ Yes ☐ No	Joe Perkins	☐ Yes ☒ No	UNFILLED (Stephens)	☐ Yes ☐ No

Executive Team Member Attendance

Greg Ball	☒ Yes ☐ No	Lori Holbrook	☒ Yes ☐ No	Don Reimer	☒ Yes ☐ No
Cathy Ganter	☒ Yes ☐ No	Catherine Murphy	☒ Yes ☐ No		
Allan Harden	☒ Yes ☐ No	Hannah Quinn	☒ Yes ☐ No		

Agenda Items	Key Discussion Points/Outcomes/Decisions/Action Items
Call to Order	The Board Meeting was called to order at 6:02 PM by Samantha Turner, Chairman. A representative from DBHDD was in attendance.
Quorum	A quorum was present with 11/15 members.
Approve Agenda	Motion to approve the agenda made by Monika Knight, seconded by Bobby Mayfield, was passed unanimously.
Approval of Minutes	Motion to approve the minutes of July 22, 2026, was made by Monika Knight, seconded by Barbara Bosanko. Passed unanimously.
Board Chair Report	Nothing to report.
Oaths of Office	Kim Stephens was sworn in for her term ending 6/30/29 and parliamentarian for FY27.
CEO Report -Cathy Ganter	Plans continue for our Blairsville Outpatient Center that will house our outpatient behavioral health and intellectual and developmental disabilities services. Union County decided to have an attorney draw up the quit claim deed for the transfer of land from the Mountain Shelter Humane Society to Avita. The deed has been completed and is in the process of being reviewed by both organizations' attorneys. The drawings are complete, and we are very excited to move forward with bidding once the transfer is completed. The Lavonia/Royston change of location application was submitted in June 2025 and was finally approved on July 22, 2026! After a very long wait, the clients and staff moved into their new Royston location on August 17th. This lengthy process shows that patience and perseverance are key. Direct Support Professional Day was celebrated on August 14th. The theme was a Hawaiian Luau, and staff came dressed in their favorite Hawaiian clothing, everyone received a lei and was served food from Hillside BBQ. It was delicious – especially that banana pudding! Hannah Quinn provided education and training on various topics including the future of our IDD services. Awards were presented to many, and each received a prize of their choice. Congratulations to Venezuela Borders for Excellence in Person-Centered Support, Belinda Loudermilk for Safety & Crisis Response Achievement, Jamie Hunter for being the Community Inclusion & Engagement Champion, Alex Miller for Excellence in Professionalism & Ethical Practices, Cathy Burton for Best Team Player, Connie Eaves for Most Organized, and Heather Stout for Most Likely to Take on Challenging People. A special congratulations to Direct Support Professional of the year Lydia Stephens and IDD Admin of the year Tammy Herron!

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	From August 2nd through the 4th, Samantha Turner and I attended the annual GACSB Board Retreat. The purpose of the retreat is to develop the GACSB Strategic Plan for the next year. This year we are changing the structure of the GACSB committees to include the following – Board Engagement, Professional Development, Strengthening Community Partnerships and Developing Relationships with Other Community Associations. In the past, our GACSB committees have been led by one of the Community Service Board’s CEOs. The plan for the next year is to have a board member serve alongside the CEO as the co-chair. This will help to strengthen board involvement. As reported previously, Samantha Turner is our new Vice President of the GACSB, and I am the new Treasurer. We meet on a regular basis with the rest of the Executive Leadership of the GACSB to work toward implementation of our new Strategic Plan. On August 11th, Lori Holbrook and I attended an Open House at Twin Lakes Recovery in Gainesville for their new Substance Use Intensive Outpatient program. We were able to meet several of the key players and will be meeting at a future date with them to develop the partnership and determine how we can best meet all our clients’ needs. Also on August 11th, Lori Holbrook, Allan Harden and I met with a new peer support program called RadleyCare. They are an Ohio based organization working toward moving into Georgia. They hire Certified Peer Specialists to help with outreach and connecting individuals to services. We are hoping for it to become a beneficial partnership for us. On August 13th, Lori Holbrook and I attended Legislative Day with Georgia Highlands in Cumming. Lunch was served and there were several keynote speakers including Todd Shifflet, the Director of Georgia Highlands, Representative Matthew Gambill, U.S. Representative Rich McCormick, Lynn Jackson, CEO at Northside Forsyth, and Dr. Theresa Jacobs, Clinical Director of the Georgia Primary Care Association. It is always a pleasure to be a part of their day. We have made some progress toward the purchasing of property for our Intellectual and Developmental Disabilities group homes. We have signed an agreement for approximately 3.74 acres of land off Athens Highway in Hall County. We are now in the due diligence phase of completing the potential purchase with a survey and soil samples. Hannah Quinn and Mandy Phillips continue to attend monthly training to work with the individuals we will serve in the homes. At WTRS, during the month of July, staff planned and executed an end of summer bash for the clients and their children. Games were played and prizes were provided for the children. The park had a splash pad the children were able to enjoy. Lunch was provided for both the mothers and children. The Blairsville IDD group went to Vertigo Pinball in Blue Ridge. The individuals enjoyed playing their favorite game with friends, surrounded by big-screen TVs and an atmosphere that’s fun and inviting. Dahlonega IDD had a wonderful experience at Sojourn Adventures in Johns Creek including a fun-filled day dedicated to rope climbing and engaging in team-building activities. This experience not only tested their skills but also reinforced the importance of collaboration and communication with one another. The group also celebrated our country’s 250th Independence Day. It was truly a monumental occasion that brought community together in wonderful ways. They gathered to set off fireworks in their backyards, sharing laughter and joy with others under the sparkling sky. Some of our individuals participated in parades, showcasing their pride and enthusiasm while marching alongside neighbors and friends. Demorest IDD decided to have a field/water activity day. They played games like passing the water bucket, water balloon fights, and marble fishing with their feet. They also had a water sprinkler “car” wash and enjoyed pizza and snow cones. They finished the day with tie-dyeing a t-shirt.

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	Gainesville's IDD gardening club came together by growing tomatoes, cucumbers, corn, strawberries, okra, bell peppers, and learning how to plant a garden. They ultimately learned to be responsible for taking care of a garden and learning the process of growing plants this summer. Toccoa IDD celebrated National Recognition Day and that typically includes cooking, baking, and doing fun activities. Morgan Bolick, IDD Team Lead, plans these events with the input and collaboration of the clients. She makes it so much fun! Forsyth, Lumpkin, and White County Peer groups attended the White County Respite Center Luau. They participated in bingo, karaoke, house tours, lunch, and had a Kona Ice truck. Various community agencies were there, and Rick Smith, Case Manager, and Padgett Tate, Certified Peer Specialist, collaborated with them regarding client services. Hall County Outpatient observed Disability Pride month with pins, bracelets, and resources for the clients. Lori Holbrook participated in the Crisis Intervention Training with Forsyth County Law Enforcement and DBHDD. She facilitated a module called "Perceptions & Attitudes on Behavioral Health & Disabilities." The training is designed to help officers be prepared for interactions with individuals with mental health and substance abuse issues. Lori also served on a panel for the officers in their 'final exam.' The officers were expected to role play, then receive feedback from the panel, a peer and a supervisor. She also provided additional training in July to Cumming BH OP, Blairsville BH OP, Hall County BH OP, Housing Staff, and the Forsyth County Sheriff's Office employees including all of their School Resource Officers. This puts the LEAP Training numbers at over 350 for Forsyth County Sheriff's office! Keeping the youth engaged in the summer builds a connection that will last throughout the school year. Avita attempts to engage them as much as possible during these long hot summer days. In that respect, the Journey Clubhouse in Gainesville had an exciting July. They visited a variety of places: Dahlonega Museum, East Hall Rec Center, 300 Bowling Alley, movies every Tuesday, water parks in Helen, Frances Meadows Aquatic Center, visits at the local church for back to school, and a variety of restaurants, and the monthly Family Day. There were also back to school haircuts at Cornelia and each person got to pick out their very own style. The Rabun Clubhouse's youth enjoyed several trips to the lake, along with hiking local trails. They also practiced their skills playing pool at Clarkesville Lanes. Our 6–10-year-old group had a blast this month going to the movie "David" and while there the Chic-fil-A cow stopped by to hand out free lunch gift cards. The students went on hikes to see waterfalls and participated in several activities at local libraries. The Rabun Library partnered with Home Depot, and they were able to do some hands-on building. In addition, they visited the Habersham Library for a family music concert. Debbie Rucker, from Supported Employment, hosted a celebration at the Toccoa center. Heather Valentine, Program Manager, provided pizza, drinks and dessert. The clients participated in a matching game that highlighted job skills and received a door prize for their participation. These events help build confidence, create friendships, and build momentum for their job searches. As always, Avita would like to recognize the following staff for going "Above and Beyond:" Janelle Luczka. Thanks for all you do!
Financial Update	Greg Ball reviewed the following in his report: • July saw an \$8,000 surplus. • Current FY27 revenues are \$236,000 below prior year revenues. • Current FY27 expenses are \$86,000 above prior years expenses. • Our Key Performance Indicators (KPIs) continued to exceed the targets established by DBHDD: ○ Cash on Hand is 126 days—well above the 30-day minimum ○ Current Ratio – 9:1

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	○ Days of Covered Expenses – 129 days –well above the minimum of 60 days and 30 more than last month ○ Long Term Debt Ratio – .19:1 – well below the maximum of 2.5:1
PSH Grant from DCA, \$50,000	Motion made by Monika Knight to accept the \$50,000 PSH grant (contract ID 26C183), seconded by Barbara Bosanko. Passed unanimously.
Corporate Compliance Report	Catherine Murphy shared the results for the 2nd Quarter of Calendar Year 2026: <u>Patterns & Trends Q2 25 vs Q2 26</u> • Number of reports increased • Internal reports increased: 85 < 296 • External reports remained the same: 2 = 2 • Subject area increases: • Health & Safety: 35 < 202 • Management Practices: 12 < 23 • Service Quality: 40 < 73 • Subject area decreases: 0 • Subject area equal: Business Practices: 0 = 0
Strategic Plan	Catherine Murphy shared the detailed updated spreadsheet for the 3-year calendar plan. June 30 th marked the ½ way point. Some of the main points included: Customer: 1.1 we are exceeding our goal of 65% to %68.33% Learning and Growth: 1.1 and 1.2 we are exceeding the quarterly requirement with 4 leadership at lunches and 3 supervisor trainings. Processes: 1.4.1 we are exceeding our fee-for-service dollar thresholds. Financial: 1-6 greg covered our exceptional numbers with his financial report and 7 where 4 board members informed their county commissioners of Avita’s work.
New Board By-Laws	Consensus was discussed that board members need more time to look over the new Bylaws and will take it up next month.
Committee Reports	Finance: Greg gave the committee an overview of the new financial system that has been implemented, effective July 1. The system is MIP Accounting, a cloud-based accounting system for non-profit businesses. Momentive Software is the vendor. 9 of the 22 CSBs use this platform. Avita has implemented the general ledger, accounts payable, and accounts receivable modules. Over the coming months, they will also be implementing a new online purchasing, receiving, and invoice approval system that will eliminate much of the paperwork involved in these processes. We viewed a couple of videos that showed the basic functionality of the system and some of the major reporting that is available. Governance: Monika Knight reported they reviewed the in-kind and cash donations per county for the yearly allocation of the 4 elected officials. She reported there were no changes to the 4 we currently have. Community and Client Relations: Reported on some specific activities of IDD, BH, BHCC and other programs. • BHCC ○ Medical Emergencies & EMS Utilization – There were 39 incident reports in April. ○ Medication Management & Pharmacy Report – In April - June, there were a total of 12 medication errors (1 with adverse effect) reported. ○ Clinical Operations, Intake, & Regulatory Compliance – The Harm Reduction Vending Machine is ranked #2 in the state for utilization behind Fulton County. ○ Safety, Incident Reviews, & Emergency Interventions – There were no critical incidents (deaths/elopements/suicide attempts) in April – June. ○ Contraband Trends & Environmental Safety – There were 21 incidents of contraband at the BHCC. ○ Facility, Staffing, & Fleet Management – We are continuing to recruit to fill the vacant behavioral health specialist position. • Chief Clinical Officer’s Report ○ Lori has been able to facilitate LEAP trainings for staff in Lumpkin, White, Habersham, Hart, Hall, ACT, CST, Gainesville Clubhouse, and Housing Programs.

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	○ We hired a new Certified Peer Specialist in Forsyth County for the Peer Program in July and have been able to restart services this month. ○ The Substance Abuse Intensive Outpatient Program started this month in Hall County. It will provide a minimum of nine hours a week of substance abuse counseling. ○ Lori and Cathy presented training on Clinical Supervision to our clinical staff to help them with leadership skills and providing clinical supervision. ○ There have been some changes with Medicaid Eligibility. Fortunately, there will be less of an impact for Georgia because Georgia was not a Medicaid Expansion state. ● Chief Operating Officer's Report ○ Assertive Community Treatment – The staff are working to increase the caseload. They are currently over 80 clients and are working on increasing to the maximum capacity of 100 clients. ○ Community Residential Rehabilitation Level 1 – One of the clients was able to be discharged back to living with his mother after being separated for many years. ○ Community Housing – We are seeing several of our permanent housing clients that are getting to the age where they are not able to live independently anymore. We have been able to successfully find placements for two of our clients in nursing residential facilities so they can get the 24/7 care they need. ○ Women's Treatment & Recovery Supports – We had a baby boy born this month substance free. We have 1 client that is graduating from the program this week and another one graduating next week. ● Intellectual and Developmental Disabilities Director's Report ○ August 14th was Direct Support Professionals (DSP) Day at Unico State Park. ○ The Royston site opened on August 17th. We will have the official open house in November. ○ Hannah went to Macon to a Southeast Therap Conference. Therap is the new system that the state is using now for IDD. Hannah learned a lot of things about the system that could be beneficial if we decided to move fully to this system for documentation. ○ In September, Hannah will be taking a direct support professional and a residential coordinator to the DD Learning Collaborative in Jekyll Island.
Closed Session Personnel and Negotiation reasons	Barbara Bosanko made a motion to go into closed session at 6:54 pm, seconded by Kim Stephens. Unanimous to go into closed session. Monika Knight made a motion to come out of closed session at 7:16 pm, seconded by Barbara Bosanko, passed unanimously.
Announcements Or Public Comment	Board Secretary reminded board members of the GACSB Leadership conference.
Adjourn at 7:16	Bobby Mayfield made a motion to adjourn, seconded by Monika Knight. Unanimously passed.

Samantha Turner

September 23, 2026

Presiding Officer Signature, Chair, Samantha Turner

Date Approved

Respectfully submitted,

Hariah Hutkowski

Hariah Hutkowski, Recording Clerk