

**AREA AGENCY ON AGING OF PASCO-PINELLAS, INC.  
BOARD OF DIRECTORS MEETING MINUTES  
HELD AT BOARD OF COUNTY COMMISSIONERS BOARDROOM  
8731 CITIZENS DRIVE, NEW PORT RICHEY, FL 34654  
OCTOBER 20, 2025 / 9:30 A.M.**

AGENDA ITEM #7A

**Board Members Present**

Vice President, David Alvarez  
Secretary, Lena Wilfalk  
Dr. Stuart Strikowsky  
Anne Corona  
Julie Hale  
April Hill  
Mai Vu  
Michelle Cyr  
Commissioner Lisa Yeager, Pasco Board of County Commissioners  
Commissioner Dr. René Flowers, Pinellas Board of County Commissioners

**Others Present on Teams**

Anthony Koffman  
Tawnya Martino, Director of ADRC, Area Agency on Aging of Pasco-Pinellas  
Christine Didion, Director of Programs, Area Agency on Aging of Pasco-Pinellas  
Sandra Brown, HR Manager, Area Agency on Aging of Pasco-Pinellas  
Christine Krohn, Senior Director, Gulf Coast Jewish Family and Community Services

**Board Members Not Present:**

President Dr. Audrey Baria  
Treasurer, Lisa Shippy-Gonzalez

**Others Present in Person:**

Ann Marie Winter, Executive Director, Area Agency on Aging of Pasco-Pinellas  
Kristina Jalazo, Chief Financial Officer, Area Agency on Aging of Pasco-Pinellas  
Kerry Marsalek, Director, Healthcare & Community Innovation, Area Agency on Aging of Pasco-Pinellas  
McKenna O'Neill, Director of Strategic Advancement, Area Agency on Aging of Pasco-Pinellas  
Hillary Morales, Executive Assistant, Area Agency on Aging of Pasco-Pinellas  
Francisco Alvarado, Information Technology Manager, Area Agency on Aging of Pasco-Pinellas  
David Hochsprung, Certified Public Accountant, Cavanaugh & Co.

**Agenda Item #1 – Call to Order**

The Area Agency on Aging of Pasco-Pinellas, Inc. Board of Directors meeting was held on Monday, October 20, 2025, at the Board of County Commissioners Boardroom

located at 8731 Citizens Drive, New Port Richey, FL, 34654. Vice President David Alvarez chaired the meeting in the absence of President Dr. Audrey Baria and called the meeting to order at 9:34 a.m.

**Agenda Item #2 – Introduction of Audience**

Vice President David Alvarez invited the audience to introduce themselves, which they did.

**Agenda Item #3 – Public Meeting Notice**

Vice President David Alvarez announced the meeting was publicly noticed.

**Agenda Item #4 – Roll Call**

Ann Marie Winter, Executive Director, called the roll. A quorum of board members was present.

**Agenda Item #5 – Public Comments for Items on Agenda**

There were no public comments for items on the agenda.

**Agenda Item #6 – Addendum Item(s) or Any Item Requiring Discussion**

None.

**Agenda Item #7 – Consent Agenda**

Ms. Michelle Cyr made the motion to approve the Consent Agenda. Commissioner Dr. René Flowers seconded the motion. None opposed, motion carried.

**Agenda Item #8– Item(s) for Discussion from the Consent Agenda**

None.

**Agenda Item #9 – 2024 Draft Form 990 Return of Organization Exempt From Income Tax**

David Hochsprung, Certified Public Accountant, Cavanaugh & Co. LLP, reported that he met with the Finance Committee met on October 9, 2025 to review the 2024 Form 990 Return of Organization Exempt from Income Tax for the year ending December 31, 2024. The revenue, change in net assets and change in programs were reviewed. Mr. Hochsprung asked if there were questions and there were none. The Board voted to approve the Finance Committee's Motion to accept the 2024 Form 990 Return of Organization Exempt from Income Tax for the year ending December 31, 2024, and the vote passed unanimously.

**Agenda Item #10 – Strategic Plan Update**

Vice President David Alvarez reported that Board members and staff will provide updates on progress towards meeting the below mentioned 2022-2025 Board of Directors Strategic Plan goals.

Goal 1: Building Public Awareness of AAAPP:

Mai Vu, Marketing Workgroup Champion, reported that the Marketing Workgroup has completed the strategies and tasks associated with its Goal and will collaborate with the Funding Workgroup on messaging and fundraising.

**Goal 2: Increase & Diversify Funding:**

Vice President David Alvarez reported on behalf of President Dr. Audrey Baria, Funding Workgroup Champion. The Funding Workgroup has met the strategies and tasks of this Goal and will now focus efforts on planned giving and major gifts plans.

**Goal 3: Recruit & Retain Qualified Staff & Volunteers:**

Lena Wilfalk, Workforce Workgroup Champion, reported that all strategies and tasks of the Workforce Workgroup have been completed

McKenna O'Neill, Director of Strategic Advancement, also presented the strategies and tasks related to the volunteer aspect of this Goal.

**Goal 4: Diversify & Expand Partnerships and Services:**

Julie Hale, Services Workgroup Champion, recognized Valerie Anderson-Stallworth, Advisory Council Chair, who works hard for the Services Workgroup. Ms. Hale reported on progress to date which has included addressing affordable senior housing as the primary focus.

The Services Workgroup has followed continued progress made toward creating new senior housing opportunities and new partners to collaborate in reducing senior homelessness. Federal grants have been committed to the Pasco County Low Income Senior Housing Initiative. The Workgroup recommends bringing in additional stakeholders, new partnerships and identifying new funding resources. Senior Community Action Plans can help guide future progress.

Dr. Stuart Strikowsky made a motion to accept the reports and to draft a new Strategic Plan for 2026. Commissioner Dr. René Flowers seconded the motion. None opposed, motion carried.

**Agenda Item #11 – 2026 AAAPP Legislative Priorities**

Ms. Winter presented the legislative priorities that AAAPP will advocate for inclusion in the State of Florida budget 2026-2027 and that she has been meeting with members of the Pinellas and Pasco Florida legislative delegations, advocating for increased funding for Community Care for the Elderly, Alzheimer's Disease Initiative and Home Care for the Elderly programs. Ms. Winter presented the legislative priorities at the Pinellas County Legislative Delegation in September 2025 and will again present at the Pasco County Legislative Delegation on November 10, 2025.

Ms. Winter asked Board members to support her in advocating on behalf of seniors so that more individuals can be taken off the wait list. Commissioner Dr. René Flowers made

a motion to support the 2006 AAAPP legislative priorities. Ms. Julie Hale seconded the motion. None opposed, motion carried.

**Agenda Item #12 – Revised Area Plan Contract Module for FY2026**

Kristina Jalazo, Chief Financial Officer, presented the revised FY 2026 Area Plan Contract Module based on revised allocations received from DOEA on October 9th, 2025. The document has been revised due to a decrease in the OAA Title IIIA and IIIB allocations. Commissioner Dr. René Flowers made a motion to approve the revised Area Plan Contract Module for FY 2026. Ms. Julie Hale seconded the motion. None opposed, motion carried.

**Agenda Item #13 – Revised Area Plan Budget for FY2026**

Kristina Jalazo, Chief Financial Officer, presented the FY 2026 Area Plan Budget for based on revised allocations received from DOEA on October 9th, 2025. Commissioner Dr. René Flowers made a motion to approve presented the revised FY 2026 Area Plan Budget. Ms. Julie Hale seconded the motion. None opposed, motion carried.

**Agenda Item #14 – Housing Grants Final Summary**

Kerry Marsalek, Director, Healthcare & Community Innovation, provided a summary of how the four organizations that were awarded grants used their funds based on their final grant reports. The four organizations include: Disability Achievement Center, Home Share Pinellas, Homeless Empowerment Program and Metropolitan Ministries. These 4 grantees provided services to 166 seniors that were geared toward senior affordable housing. This was for information only.

**Agenda Item #15 – Pasco Housing Project Update**

Kerry Marsalek, Director, Healthcare & Community Innovation, provided an update on the Congressman Gus Bilirakis Senior Center/Housing development project in Pasco County. Ms. Lena Wilfalk asked a question which Ms. Marsalek answered. This was for information only.

**Agenda Item #16 – Development Update**

McKenna O'Neill, Director, Strategic Advancement, provided a year-to-date development update and report on the most recent appeal sent to donors. Year-to-date, \$233,230.72 has been raised, 79% being from corporate sponsors. Ms. O'Neill reviewed the results from 2 housing appeals sent in September and October 2025. The September housing appeal raised \$600.

Ms. O'Neill invited Board members to attend Project Heartfelt: Salute to Our Veterans, a Veterans Day card writing event on October 23, 2025, at the AAAPP conference room. Cards will be distributed to veterans in the Veterans Directed Care Program. This was for information only.

**Agenda Item #17 – 2025 Annual Luncheon Update**

McKenna O'Neill, Director, Strategic Advancement, provided a comprehensive update and logistics overview of the 2025 Annual Luncheon. Ms. O'Neill thanked Board

members for their support and contributions to the luncheon. To date, over \$118,400 has been raised which is 80% to goal and tickets are sold out. This was for information only.

#### **Agenda Item #18 – Cyber Security Audit 2025**

Francisco Alvarado, IT Manager, presented the results of the 2025 Cyber Security Assessment completed by Infotect. Overall, AAAPP received a positive report and the system is secure. This was for information only.

#### **Agenda Item #19 – President's Report**

None.

#### **Agenda Item #20 – Executive Director's Report**

Ms. Ann Marie Winter thanked Pasco County and Commissioner Lisa Yeager for hosting the AAAPP Board of Directors meeting at the Pasco County Board of Commissioners Board Room.

Ms. Winter highlighted the SHINE program which is federally funded and provides non-biased Medicare counseling. SHINE Open Enrollment is ongoing through December 7, 2025. Ms. Winter thanked Kerry Marsalek, Director of Healthcare & Community Innovation, Geralyn Fortney, SHINE Program Manager, and the SHINE staff and volunteers for their hard work.

Ms. Winter reported that the federal government shutdown is not affecting AAAPP and the organizations it funds. The agency is using FY 2025 funds to run its operations and provide funds to its contracted partners through December 21, 2025.

Ms. Winter provided an update on Flipcause, the company that hosts the AAAPP website and donor platform. Flipcause withheld \$40,000 in donations beginning in April 2025. Since then, all funds have been recovered with the help of the Finance team, our agency's legal counsel and a television story that aired on the local NBC affiliate. The agency recently switched to PayPal and no longer uses Flipcause as its donor platform. The agency is in the process of working with a website developer on a new website.

Ms. Winter Provided an update on Helpline and Intake operations. The Board Strategic Planning process will commence in November 2025.

#### **Agenda Item #21 – Board Member Comments**

Lena Wilfalk thanked Commissioner Dr. René Flowers, Michelle Cyr and Anthony Koffman for joining the Workforce Workgroup and helping to meet the goals.

#### **Agenda Item #22 – Open Agenda/Public Comments**

None.

**Agenda Item #23 – Adjourn**

There being no other items for discussion Vice President David Alvarez adjourned the meeting at 10:30 a.m.

Respectfully Submitted,

Approved, if signed.

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Hillary Morales  
Recording Secretary

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Lena Wilfalk, Secretary  
Date\_\_\_\_\_