

Alan Wittmier
Co-Chair

Jamie Gray, Governing Board Chair

Jeffrey
LaChapelle
Financials

Latasha Timmons
Teacher Liaison

C.O.A.S.T.
WAKULLA'S CHARTER SCHOOL OF THE ARTS, SCIENCE & TECHNOLOGY

MRS. FRANKIE HARVEY, PRINCIPAL
CHRISTINE DICHIO, DEAN OF STUDENTS

Amy Delaney
Parent Liaison

Governing Board Meeting Agenda

Monday, 03/30/2026

- Call to Order
- Public Comments
- District Comments
- Approval of January 26, 2026 Meeting Minutes*
- Ratify Appeal / Request for Hearing to Challenge the Nonrenewal*
 - Appeal sent 3/19/2026 (last day of the 14 day deadline)
 - Legal Council will file a formal Petition/Brief that will include all facts, timeline, etc.
- Charter Options*
 - Plan B
 - Plan C
- Financials:
 - Budget Updates / FTE Adjustments
 - Transfer of Bank Accounts (From Prime Meridian to Centennial, all accounts)
 - Discussion / Proposal to pay out accrued leave, or a percentage of leave, depending on available funding, should school not remain open at the conclusion of the 25-26 SY.*
- School Updates
 - Structural Engineer Report – Conducted 2/19/2026 by Southeastern Consulting Engineers, Inc.
 - Bids for Building 1 Modifications*
 - Progress Monitoring / Grade Projections
 - Computer/Technology Needs prior to PM 3 beginning in May
 - Employee Updates
 - Upcoming Events – School Board Participation/Representation
 - 8th Grade Graduation
 - Pre-K Graduation
 - Upcoming Parades, Community Events
- Adjourn*

Next Meeting: Monday, May 18, 2026 @ 6:00 PM

***Requires Board Action**

48 SHELL ISLAND ROAD, ST. MARKS, FLORIDA, 32355



WWW.COASTCHARTER.US



FRANKIE.HARVEY@COASTCHARTER.US



850-925-6344

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 Budget Updates

School Recognition Funds

Awarded: \$13,996 (for improving from D → C grade)

Proposed distribution (Option A):

55% → Full-time certified instructional staff (~\$1,099 each)

40% → Full-time non-certified (~\$559 each)

5% → Part-time staff (~\$178 each)

Includes all staff (bus drivers, etc.)

Final decision requires:

SAC approval ✓

Faculty vote (majority)

Comprehensive Support Grant (CSG)

Awarded: \$79,349.45

Purpose:

Fund ESE teacher salary

Support intervention + data tracking

 Staffing Updates

ESE department restructuring:

2 full-time staff now handling roles previously split across 3

Key roles:

Speech pathologist = ESE Coordinator

ESE service provider = RTI Coordinator

New certifications:

- PE teacher now certified K–12

• Enrollment:

- 129 students

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🕒 6:00 PM – Call to Order

Meeting officially called to order
No public comments or district comments.

📄 Approval of Previous Meeting Minutes
December 15 meeting minutes presented.

Motion: Alan

Second: Amy

✅ Approved unanimously

⚖️ Legal Representation Introduction (Tripp Scott Law Firm)

Maria Rojas and Thomas Sternberg introduced.

Firm specializes in:

Educational law

Charter schools & nonprofits

Expressed:

Support for school's mission

Experience with charter school challenges (legal, regulatory, political)

Goal: Handle legal burdens so school can focus on education.

🏠 Charter Renewal + Governance Items

Charter renewal package:

Prepared in workshop

Reviewed by attorney

Included:

Vision & Mission statement (from workshops)

Policy registry (already updated/approved previously)

Motion to approve all items:

Motion: Amy

Second: Alan

✅ Passed

💰 Budget Updates

1. School Recognition Funds

Awarded: \$13,996 (for improving from D → C grade)

Proposed distribution (Option A):^{48 SHELL ISLAND ROAD, ST. MARKS, FLORIDA, 32355}

📍 WWW.COASTCHARTER.US

✉️ FRANKIE.HARVEY@COASTCHARTER.US

📞 850-925-6344

55% → Full-time certified instructional staff (~\$1,099 each)



Prepared by:
 Chase Watkins
 C (850) 545-5500
 chase@shoreupfoundationrepair.com
 ShoreUpFoundationRepair.com
 O (850) 270-3203
 License# CBC1267770

Prepared for:
 Frankie Harvey
 C.O.A.S.T Charter School
 frankie.harvey@coastcharter.us
 C (850) 519-2496

Job location:
 48 Shell Island Rd
 Saint Marks, FL 32355

Prepared on:
 12-12-25

Project Summary

- Permanently Stabilize Floors
- Sub Floor Replacement
- Replace Beams
- Floor Joist Replacement
- Gluedown Vinyl Plank Flooring

Total Investment	\$116,364.00
Total Contract Price	\$116,364.00
Deposit Required - 20%	\$23,272.80
Deposit Paid	\$0.00
Amount Due Upon Installation	\$116,364.00

Customer Consent

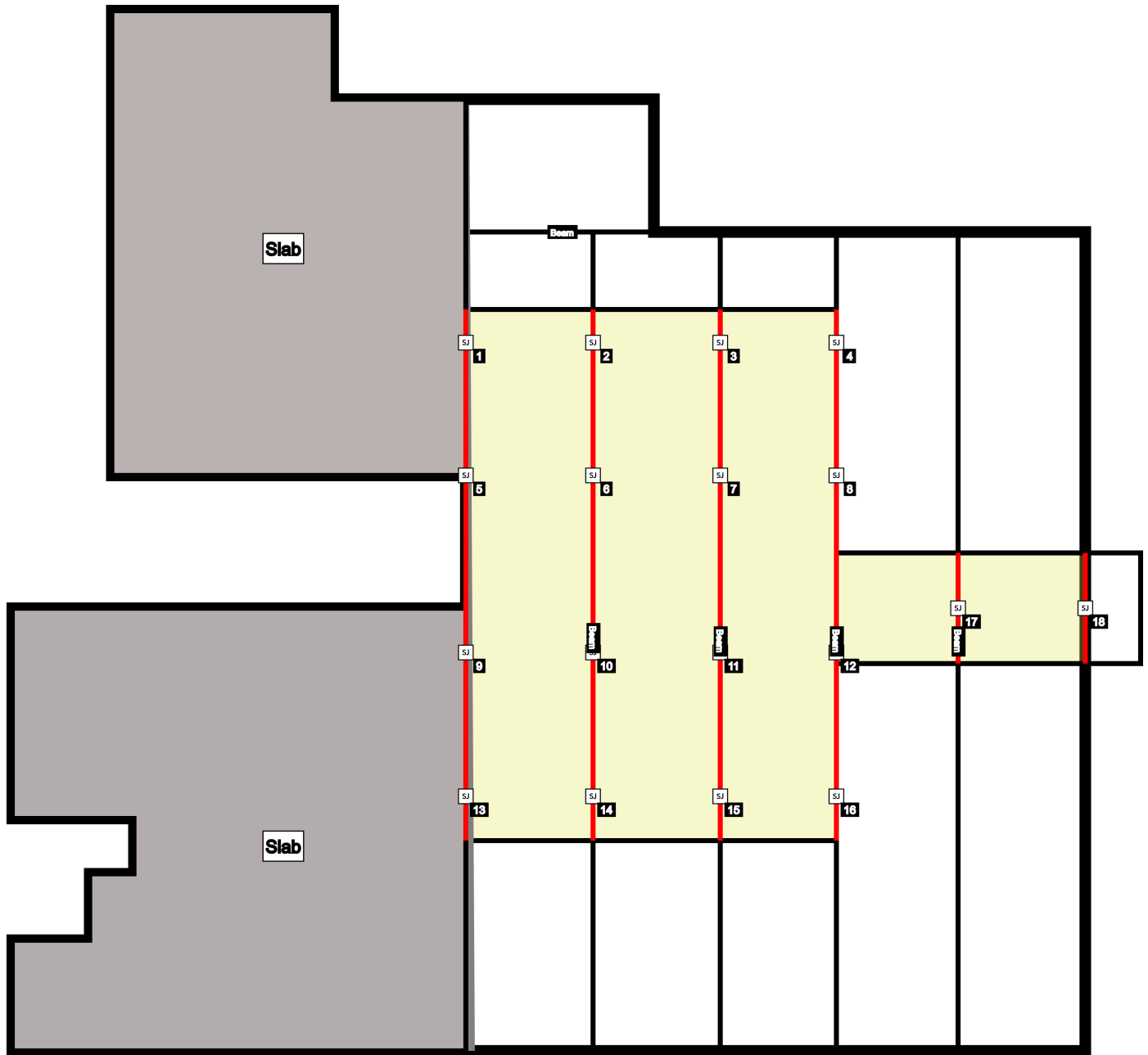
Any alteration from the above specifications and corresponding price adjustment (if necessary) will be made only at the Customer's request or approval. Completing the work in this Proposal at the time scheduled is contingent upon accidents or delays beyond our control. This Proposal is based primarily on the Customer's description of the problem. This Proposal may be withdrawn if not accepted by the Customer within 120 days.

Authorized Signature _____ **Date** _____

Acceptance of Contract— I am/we are aware of and agree to the contents of this Proposal, the attached Job Detail sheet(s), and the attached Limited Warranty, (together, the "Contract"). You are authorized to do the work as specified in the Contract. I/we will make the payment set forth in this Contract at the time it is due. I/we will pay your service charge of 1-1/3% per month (16% per annum) if my/our account is 30 days or more past due, plus your attorney's fees and costs to collect and enforce this Contract.

Customer Signature _____ **Date** _____

Job Details



Job Details (Continued)

Specifications

1) Install SmartJack supports as indicated on job drawing to support the floor joist system above. 2) Acquire appropriate permits and engineering per local building code. 3) Remove & Replace Subfloor 4) Remove & Replace Main Beams 5) Remove & Replace Floor Joists 6) Remove & Install New Vinyl Plank Flooring

Product List

Permanently Stabilize Floors

SmartJack, 1-3', Crushed Stone Base	18
Permits & Engineering	1

Sub Floor Replacement

2 layers 3/4" plywood	1688
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Replace Beams

(3) 2"x8"x12'	216
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Floor Joist Replacement

2"x10"x12'	1992
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Gluedown Vinyl Plank Flooring

Gluedown Vinyl Plank Flooring	1688
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Limited Warranty

Standard Exclusions Permitted By State Law

This Foundation Limited Warranty ("Warranty") is made in lieu of and excludes all other warranties, express or implied, and all other obligations on the part of Shore Up Foundation Repair ("Contractor") to the customer ("Customer"). There are no other verbal or written warranties and no warranties that extend beyond the description on the face hereof, including NO WARRANTIES OF EXPRESS OR IMPLIED MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.

Terms and Conditions

For the applicable time periods indicated below, this Warranty is transferable at no charge to future owners of the structure on which the work specified in this Contract is completed. This Warranty is in effect if the job specified in this Contract is completed and paid in full and, alternatively, is null and void if full payment is not received. Contractor does not warrant products not mentioned below, but some of such products may be covered by a manufacturer's warranty. All material used is warranted to be as specified in this Contract. All work will be completed in a workmanlike manner according to the standard practices of the industry.

Credit and debit card transactions may be subject to applicable merchant processing fees.

Compensation: Customer agrees to pay Contractor compensation as set forth in the Contract. Payment must be made in full upon completion of the Work. Failure by Customer to make payments when due shall constitute a breach of the Contract. A service fee of \$25 will be charged for each returned check, and interest at a rate of 1% per month shall be applied to any amounts owed by Customer to Contractor (both pre-judgment and post-judgment) if Customer fails to pay the amounts owed for the Work as agreed.

Notice and Contractor's Right to Cure: Customer shall promptly report, in writing, any problems with the Work to Contractor. If the problem with the Work is attributable to Contractor, Contractor will begin to repair/correct the problem within fourteen (14) days of receipt of written notice and shall complete the repair/correction in a reasonable time.

PRESUIT REQUIREMENT. The following notice is provided pursuant to Florida Law:

Section 558.005 FLORIDA LAW CONTAINS IMPORTANT REQUIREMENTS YOU MUST FOLLOW BEFORE YOU MAY FILE A LAWSUIT FOR DEFECTIVE CONSTRUCTION AGAINST A CONTRACTOR, SUBCONTRACTOR, SUPPLIER, OR DESIGN PROFESSIONAL FOR AN ALLEGED CONSTRUCTION DEFECT IN YOUR HOME. SIXTY DAYS BEFORE YOU FILE YOUR LAWSUIT, YOU MUST DELIVER TO THE CONTRACTOR, SUBCONTRACTOR, SUPPLIER, OR DESIGN PROFESSIONAL A WRITTEN NOTICE OF ANY CONSTRUCTION CONDITIONS YOU ALLEGE ARE DEFECTIVE AND PROVIDE YOUR CONTRACTOR AND ANY SUBCONTRACTORS, SUPPLIERS, OR DESIGN PROFESSIONALS THE OPPORTUNITY TO INSPECT THE ALLEGED CONSTRUCTION DEFECTS AND MAKE AN OFFER TO REPAIR OR PAY FOR THE ALLEGED CONSTRUCTION DEFECTS. YOU ARE NOT OBLIGATED TO ACCEPT ANY OFFER MADE BY THE CONTRACTOR OR ANY SUBCONTRACTORS, SUPPLIERS, OR DESIGN PROFESSIONALS. THERE ARE STRICT DEADLINES AND PROCEDURES UNDER FLORIDA LAW.

CONSTRUCTION LIENS: ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER." FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY.

Limitation of Liability: IN NO EVENT SHALL CONTRACTOR BE RESPONSIBLE FOR INDIRECT, SPECIAL, PUNITIVE, INCIDENTAL, OR CONSEQUENTIAL DAMAGES, INCLUDING BUT NOT LIMITED TO, LOSS OF USE OF THE SUBJECT PROPERTY, DAMAGE TO ANY PROPERTY NOT FURNISHED BY CONTRACTOR, ATTORNEYS' FEES, EXPERT FEES AND/OR COSTS.

FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND: PAYMENT, UP TO A LIMITED AMOUNT, MAY BE AVAILABLE FROM THE FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND IF CUSTOMER LOSES MONEY ON A PROJECT PERFORMED UNDER CONTRACT, WHERE THE LOSS RESULTS FROM SPECIFIED VIOLATIONS OF FLORIDA LAW BY A LICENSED CONTRACTOR. FOR INFORMATION ABOUT THE RECOVERY FUND AND FILING A CLAIM, CONTACT THE FLORIDA CONSTRUCTION INDUSTRY LICENSING BOARD AT THE FOLLOWING TELEPHONE NUMBER AND ADDRESS: (850) 921-6593, Construction Industry Licensing Board, 2601 Blair Stone Road, Tallahassee, Florida 32399.

Items For Which Customer Is Responsible

Customer shall: 1) make full payment to the crew leader upon completion of work; 2) prepare the work area for installation; 3) be responsible for any finish carpentry, painting, paneling, landscaping, etc. that may be necessary after Contractor's work is finished; 4) mark private lines (satellite, propane, sprinkler, etc.) 5) maintain positive drainage away from the repaired wall(s); 6) keep gutters clean and in good working order; 7) direct downspouts a sufficient distance away from the repaired wall(s); 8) maintain proper expansion joints in concrete slabs that are adjacent to the repaired wall(s); and 9) any items mentioned in this Contract under "Customer Will" or "Additional Notes."

SmartJacks®

Contractor warrants that the SmartJacks® will stabilize the affected area(s) against further settlement for the lifetime of the structure from the date of installation, or else Contractor will provide the labor and materials, at no cost to Customer, to make any necessary adjustments to the SmartJacks®. Additionally, the manufacturer of SmartJacks® warrants that SmartJacks® will, under normal use and service, be free from defects in material and workmanship for the lifetime of the structure from the date of installation (see manufacturer's warranty for more details). If changes occur due to excess moisture in the area(s) where SmartJacks® are installed, an encapsulation system, drainage, and dehumidification may be necessary in such area(s) at an additional cost to Customer.

Limited Warranty (Continued)

Exclusions

THIS WARRANTY DOES NOT COVER, CONTRACTOR SPECIFICALLY DISCLAIMS LIABILITY FOR, AND CUSTOMER HOLDS CONTRACTOR HARMLESS FROM: 1) exterior waterproofing; 2) plumbing damage; 3) Customer-caused damage; 4) dust from installation; 5) damage to real or personal property such as walls, countertop, or floor coverings, framing, sheetrock, exterior materials, cabinets, appliances, and so on, including any damage alleged to have been done by the Contractor's use of heavy equipment necessary to complete the job; 6) any injury or damage caused by mold to property or person; 7) failure or delay in performance or damage caused by acts of God (flood, fire, storm, methane gas, etc.), acts of civil or military authority, or any cause outside Contractor's control; 8) damage from a lifting operation; 9) basement water seepage; and 10) damage from heave, lateral movements/forces of hillside creep, land sliding, or slumping of fill soils. While Contractor assumes responsibility for utility damage that occurs as a result of Contractor's installation, such protection is limited to replacing/repair the area Contractor damaged and does not include any upgrades to utilities for code compliance or other reasons.

Notice of Right to Cancel

You are entering into a contract. If that contract is a result of, or in connection with a salesman's direct contact with, or call to you at your residence without your soliciting the contract or call, then you have a legal right to void the contract or sale by notifying us within three business days from whichever of the following events occurs last:

1. The date of the transaction, which is: _____ or
2. The date you received this notice of cancellation.

How to Cancel

If you decide to cancel this transaction, you may do so by notifying us in writing at:

○ (850) 270-3203
ShoreUpFoundationRepair.com
487 Industrial Park
Monticello, FL 32344

You may use any written statement that is signed and dated by you and states your intentions to cancel, or you may use this notice by dating and signing below. Keep one copy of the notice because it contains important information about your rights.

I wish to cancel.

Owner's Signature Date

Owner's Signature Date

The undersigned acknowledges receipt of the two copies of the Notice of Right to Cancel.

Owner's Signature Date

Owner's Signature Date



February 25, 2026

Frankie Harvey
C.O.A.S.T. Charter School
Attn. Chase Watkins
Shore Up Foundation Repair

**RE: SITE VISIT REPORT FOR FRANKIE HARVEY C.O.A.S.T. CHARTER SCHOOL
48 SHELL ISLAND ROAD, SAINT MARKS, FL 32355
SCE PROJECT NUMBER: 26-1754-16**

To Whom it May Concern,

On February 19, 2026, Lance Watson, P.E., Braden Baumgardner, P.E., and Kevin Tibbets, all with Southeastern Consulting Engineers, Inc. (SCE) performed a site visit, along with Chase Watkins and Jake Parker with Shore Up Foundation Repair, at the subject property to perform a visual inspection pertaining to the structural stability of the existing floor framing and sub-floor in the lunchroom/auditorium area as well as the East hallway exiting this location. At the time of the site visit, temporary plywood subfloor and temporary joist/beam support had been placed within the damaged areas to maintain use and safety during the inspection and design phase of the repairs. The damage observed is consistent excessive moisture in the crawl space. The crawlspace has recently been encapsulated, resolving the moisture issue, however the framing members and sub-floor are still in need of replacement. Please see the attached photos in Appendix A. This includes miscellaneous photos of the moisture damages to the wood members.

CONCLUSION AND RECOMMENDATIONS:

Given the previously stated observations, it is SCE's opinion that the repairs should be made to replace all the damaged beams, joists, and sub-floor, as well as install an intermediate floor support jacks between columns as needed. The final sizing of all members, column/support jack spacing, and connections (beam to column and joist to beam connections) shall be specified by a Florida Licensed Professional Engineer.

This letter applies to the repairs of the above-mentioned items and locations only. Due to the nature of this project, unforeseen structural problems may arise during repairs. SCE shall be notified of such discoveries prior to commencing any further work. Should you have any questions, please do not hesitate to contact me any time at 850.639.3860.

Sincerely,
SOUTHEASTERN CONSULTING ENGINEERS, INC.

A handwritten signature in blue ink that reads "Lance Watson".

Lance Watson, P.E., Vice President

120 N. HWY 71
P. O. BOX 141
WEWAHITCHKA, FL 32465
(850) 639-3860
WWW.SOUTHEASTERNCE.COM

115A SAILORS COVE DR
P. O. BOX 951
PORT ST. JOE, FL 32457
(850) 227-1297
INFO@SOUTHEASTERNCE.COM

LIST OF APPENDICES

Appendix A: Site Visit Photographs

Exhibit A.1 – A.2: Moisture Damaged Beams and Joists With Temporary Supports Added

Appendix B: Franklin County Property Appraiser and GIS Property Information

APPENDIX A
SITE VISIT PHOTOGRAPHS

Exhibit A.1: Moisture Damaged Beams and Joists With Temporary Supports Added



Exhibit A.2: Moisture Damaged Beams and Joists With Temporary Supports Added



APPENDIX B

GIS & PROPERTY INFORMATION

48 Shell Island Rd. - GIS Information
Wakulla County Parcel No. 02-4S-01E-000-05625-001



Wakulla County, FL

[Log In](#) Search

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- Search
- Results
- Report**
- Sales & Comp
- Applications & Forms
- Tax Estimator
- TPP E-File



Parcel Disclaimer

MAP LINES ARE NOT LEGAL BOUNDARIES AND MUST NOT BE USED AS OR FOR LEGAL DOCUMENTS. THE LINEWORK ON THE MAPS HEREIN ARE FOR LOCATING PARCELS FOR TAX PURPOSES USE ONLY. THEY ARE NOT ACCURATE DUE TO THE NATURE OF HOW THEY ARE PRODUCED. FOR ANY LEGAL BOUNDARIES PLEASE REFER TO LEGALLY DOCUMENTED PLATS OF SURVEY.

Parcel Summary

Parcel ID	02-4S-01E-000-05625-001
Location Address	48 SHELL ISLAND RD ST MARKS 32355
Tax Description	P-78-M-83B A PARCEL LOCATED ON SHELL ISLAND RD ON ST MARKS TRAIL THE OLD SCHOOL LOT CONT 4 AC OR 231 P 215
Property Use	MUNICIPAL
Sec/Twp/Rng	
Tax District	2-ST. MARKS
Acreage	4
Homestead	No

[View Map](#)

Owner Information

Primary Owner
[CITY OF ST MARKS](#)
P O BOX 296
ST MARKS, FL 32355

Information



Wakulla County, FL
3115-A Crawfordville Hwy.
Crawfordville, Florida 32327
[Home Page](#)

Property Appraiser
[Donnie Sparkman](#)
(850) 926-0500

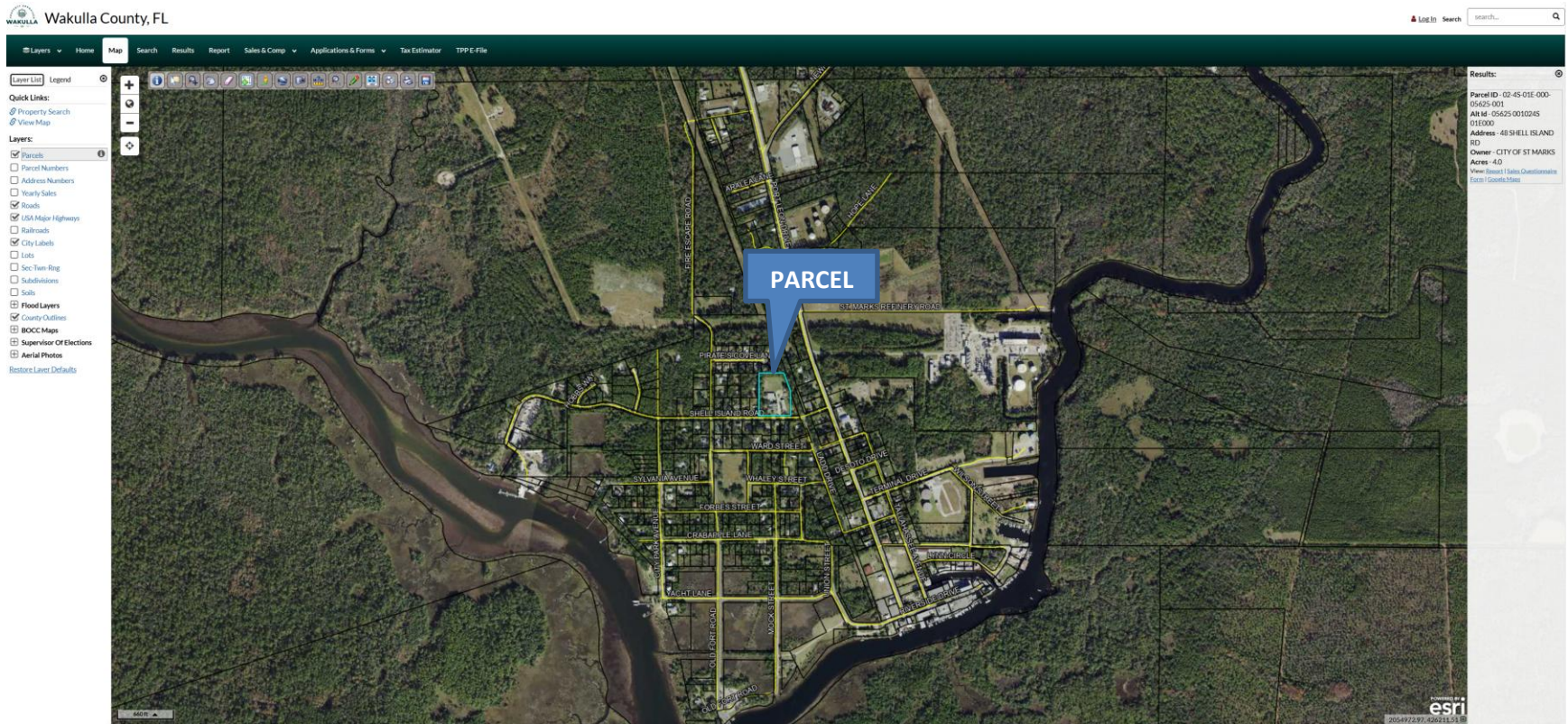
Announcements

Upcoming Office Closures:

[How to use the Beacon site - view Demo Videos](#)

Municipality: St. Marks

48 Shell Island Rd. - GIS Information
Wakulla County Parcel No. 02-4S-01E-000-05625-001



Exposure: B

48 Shell Island Rd. - GIS Information

Wakulla County Parcel No. 02-4S-01E-000-05625-001

Parcel Information:

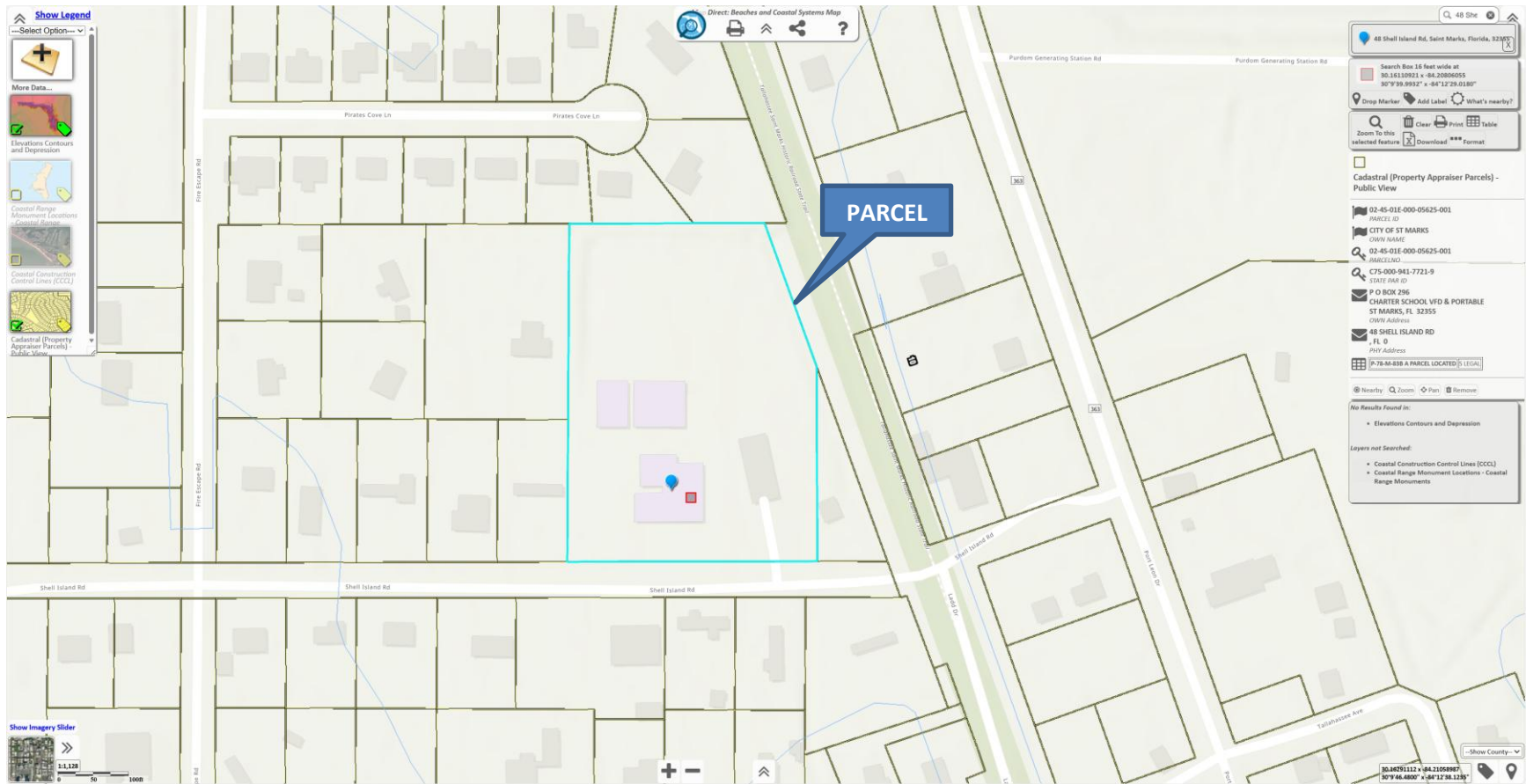
Parcel ID	02-4S-01E-000-05625-001	Alternate ID	05625 0010245 01E000	Owner Address	CITY OF ST MARKS
Sec/Twp/Rng	n/a	Class	MUNICIPAL	P.O. BOX	296
Property Address	48 SHELL ISLAND RD ST MARKS	Acreage	4.0	City	ST MARKS, FL 32355

Map Metadata:

District: 2
Brief Tax Description: P. 28-A 828-A PARCEL LOCATED
(Note: Not to be used on legal documents)

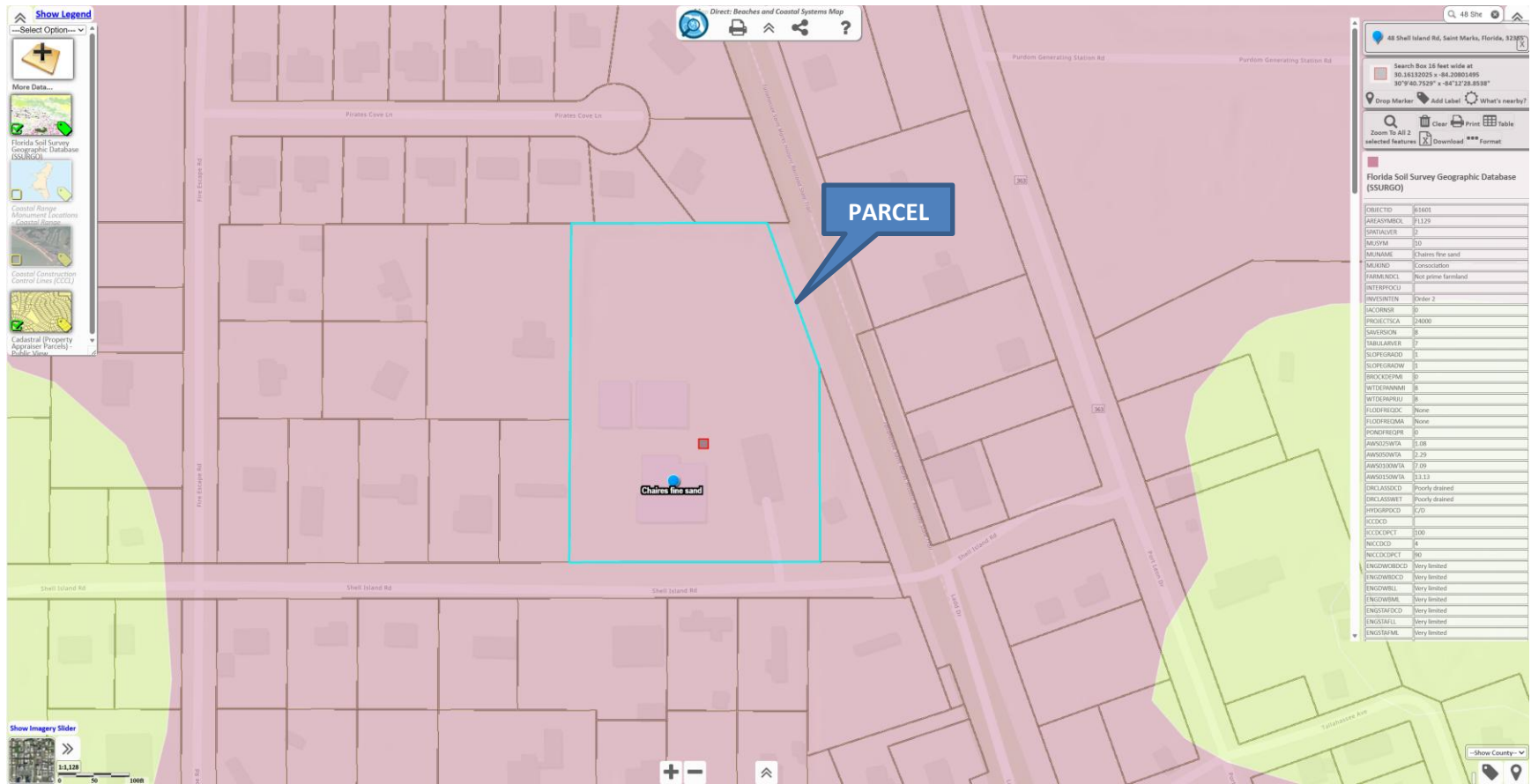
Map

48 Shell Island Rd. - GIS Information
Wakulla County Parcel No. 02-4S-01E-000-05625-001



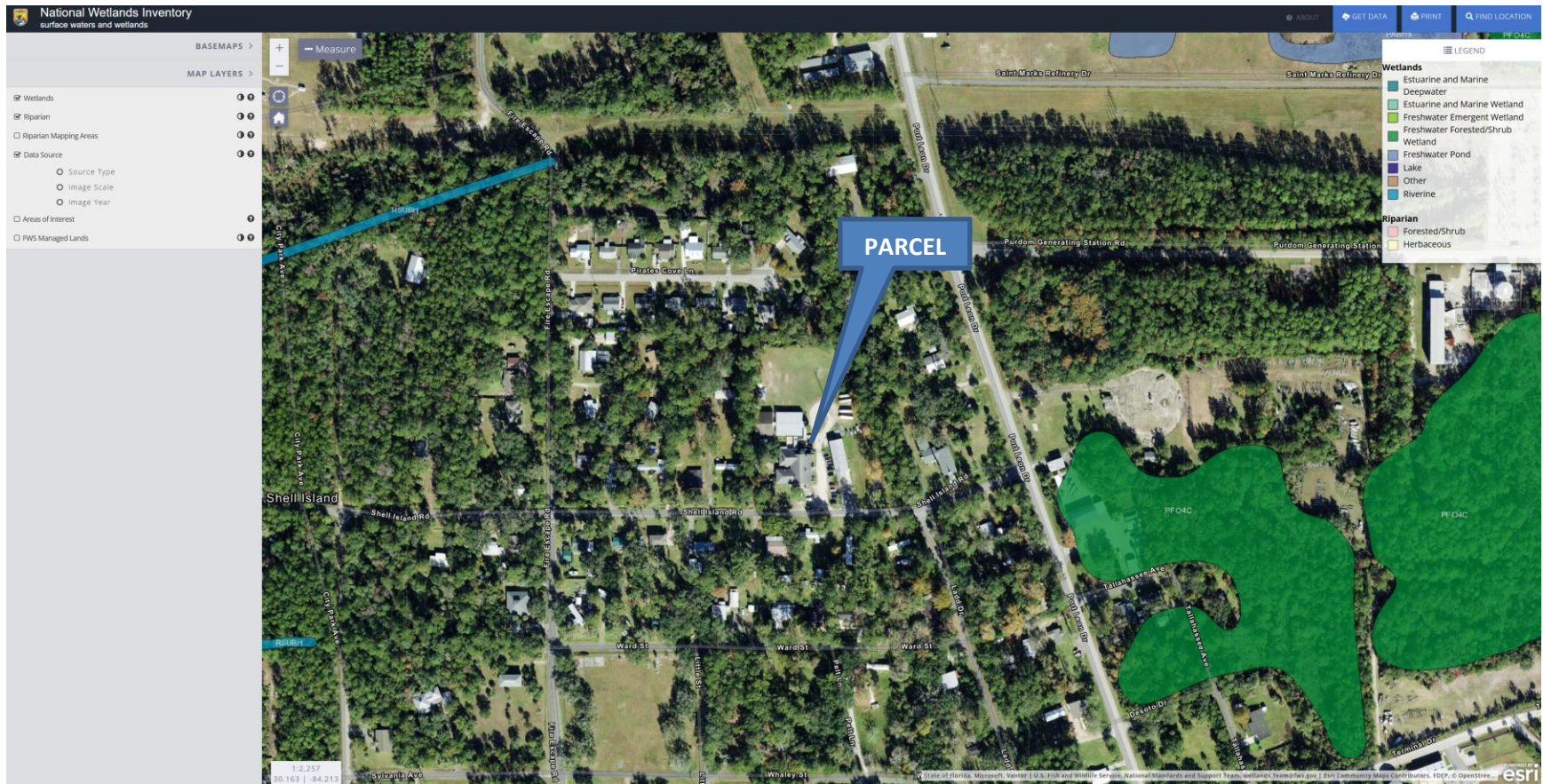
Existing Contours Per. Gulf County GIS

48 Shell Island Rd. - GIS Information
Wakulla County Parcel No. 02-4S-01E-000-05625-001



Soils: Chaires Fine Sand

48 Shell Island Rd. - GIS Information
Wakulla County Parcel No. 02-4S-01E-000-05625-001



National Wetlands Inventory

NWFWMD Flood Report

Effective BFE:	19.0 ft
Effective Fld Zone:	VE:100%;
Effective FIRM Panel:	12129C0265E
Parcel ID (approximate):	024S01E00005625001
Click Location (approximate):	30.161, -84.208
Effective Fld Zone at Clicked Location:	VE
Address (approximate):	48 Shell Island Rd, Saint Marks, Florida, 32355

Print:

Add custom title

Layout:

A4 Land... ▾

Basemap:

Imagery ▾

Print

Effective Flood Map: 2014-09-26



State of Florida, Vantor

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