



Welcome to this Congregation Meeting

SUNDAY, APRIL 25, 2021

12:15 PM

ZION EVANGELICAL LUTHERAN CHURCH



Opening Prayer

GOD OF GRACE AND GOD OF GLORY, ON YOUR PEOPLE POUR YOUR POWER. GRANT US WISDOM, GRANT US COURAGE FOR THE FACING OF THIS HOUR. –HARRY FOSDICK.

OPEN OUR EYES, OUR EARS, OUR MINDS, AND OUR HEARTS THAT WE MAY SEE YOU, HEAR YOU, BE GUIDED BY YOU, AND EMPOWERED BY YOU IN THIS MEETING. WE ASK THIS IN JESUS' NAME. AMEN.



Reason For This Meeting

Introduction

- Gustavus Adolphus College in St. Peter, MN
- Luther Seminary in St. Paul, MN
 - Ordained in 1985 / 36 years of ministry in June
- Married, two children, three grandchildren
- Churches Served:
 - First Lutheran of Worthington, MN
 - St. John Lutheran of Lake Park, FL
 - Salem Lutheran of St. Cloud, MN
 - St. Stephen of Pompano Beach, FL
 - Immanuel of Palm City, FL
 - St. Thomas by the Bay of Palmetto Bay, FL

Introduction

- Chaplain/Spiritual Care Counselor
 - St. Cloud (MN) V.A. Medical Center
 - Minneapolis (MN) V.A. Medical Center
 - Hazelden/Betty Ford in Center City, MN and Naples, FL
 - Hanley Center of Origins
- MCAP = Master of Certified Addiction Professional

History of Zion Evangelical Lutheran Church

- Founded in 1958
- First sanctuary (now Katie Luther Chapel) built in 1958
- Offices and Sunday School classrooms (now Evergreen Academy of Zion) built in 1958
- Current sanctuary built in 1968
- Zion Church School built in the 1984

Insights

[See All](#)

Last 28 days : Mar 26 - Apr 22 ▼

People Reached

16,931

▲ 2140%



Post Engagements

1,134

▲ 29%

Page Likes

9

▲ 0%

 Like



Comment

[View comments](#)



Zion Evang

Published by

Tonight, we're dis
about finding the
at the kitchen tab
time to gether



ROOM 506

















WHAT'S
YOUR
LEGACY









\$24,000 – credit card
unpaid balance

UNAUTHORIZED PERSONAL PURCHASES BEING MADE ON THE CHURCH
CREDIT CARD

Educational Facilities Lease Agreement

This Educational Facilities Lease Agreement ("Agreement") is made and effective by and between ZION EVANGELICAL LUTHERAN CHURCH OF POMPANO BEACH-DEERFIELD BEACH, FLORIDA, a Florida Non-Profit Corporation ("Organization") and Somerset Academy, Inc., a Florida Non-Profit Corporation ("Charter").

Whereas, Charter is a non-profit educational organization that operates Public Charter Schools in Broward County, Florida, and desires to operate Organizations school; and

Whereas, Organization, a non-profit religious institution, desires to have Charter operate their school as a Broward County Public Charter School; and

Whereas, Organization and Charter are entering into this Agreement to provide educational services to public school students; and

Whereas, Organization is the owner of land and improvements commonly and legally known and numbered as 959 SE 6th Avenue, Deerfield Beach, FL 33441, and further attached hereto as *Exhibit A, (the "Premises")*, a portion of which, by and through this Agreement, Organization makes available for use by Charter (the "Leased Premises"), attached hereto as *Exhibit B*, and

Whereas, by and through this Agreement, Organization agrees to allow Charter to provide educational services on the Leased Premises during the term of this Agreement, at the amount and upon the covenants, conditions and provisions set forth herein; and

Whereas, by and through this Agreement, Charter agrees to pay Organization for the cost and use of the Leased Premises during the term of this Agreement, at the amount and upon the covenants, conditions and provisions set forth herein; and

NOW THEREFORE, in consideration of the mutual promises contained herein and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties hereto agree as follows:

1. Agreement Term

A. Initial Term. Organization hereby grants use of the Leased Premises to Charter, and Charter hereby agrees to use the same, for an "Initial Term" beginning April 1, 2016 and ending June 30, 2021.

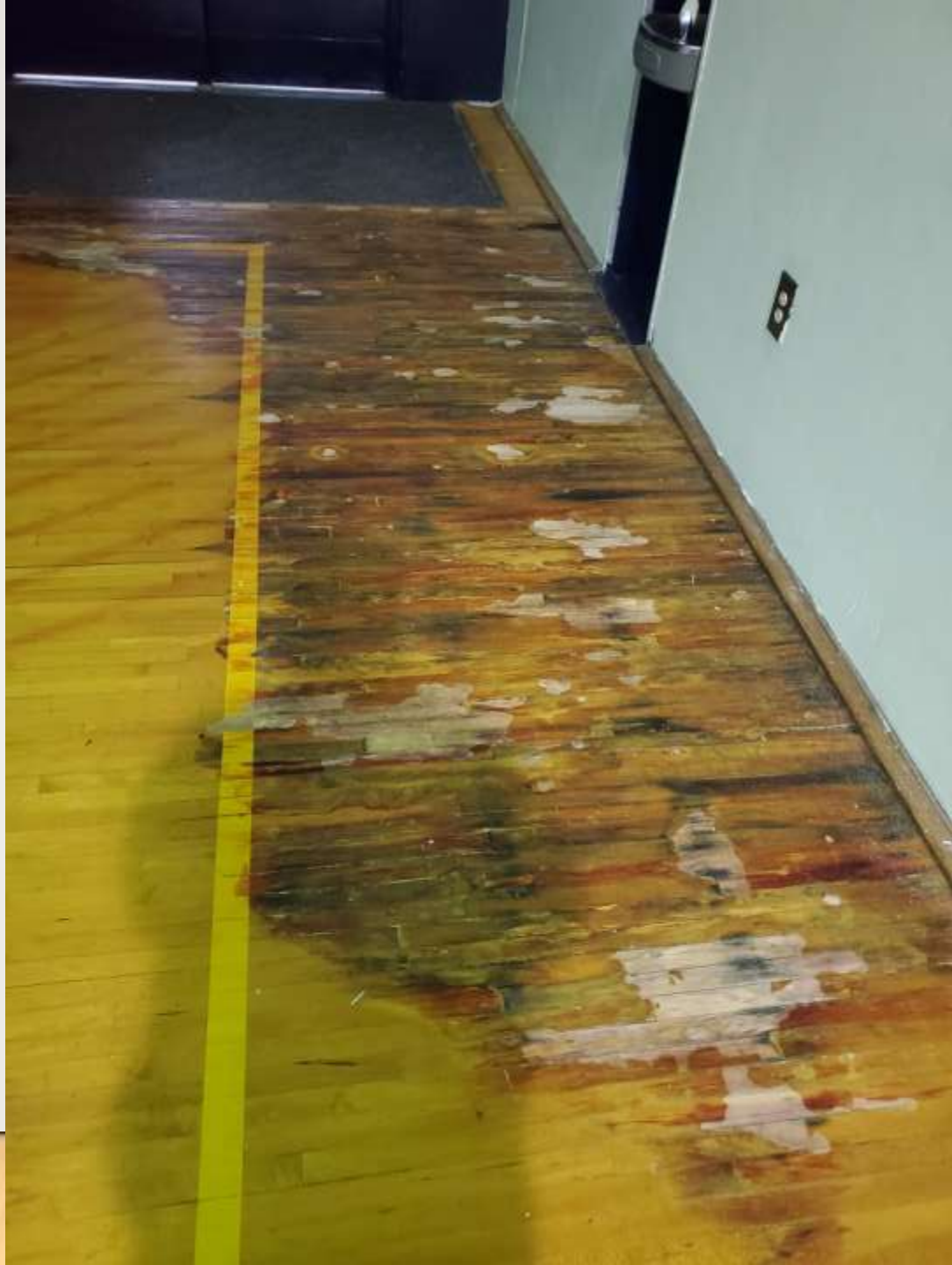
B. Renewal Term. Unless otherwise terminated as provided herein, at the expiration of the Initial Term or the respective Renewal Term as further defined, if Charter is not then in default under this Agreement after applicable notice and cure periods, Charter shall have the option to renew the term of this Agreement for eight (8) additional terms of five (5) years each, commencing on the day following the last day of the then-current term, and ending on the day preceding the fifth (5th) anniversary thereof, respectively, (each a "Renewal Term") provided that Organization receives a notice from Charter notifying Organization of Charter's intent to extend the Term (A "Renewal Notice") no later than ninety (90) calendar days prior to the expiration of then-current term (i.e. April 1, 2021 during the Initial Term) and no sooner than four hundred fifty-five (455) calendar days prior to the expiration of the then-current Term (e.g. April 1, 2020 during the Initial Term). Unless otherwise agreed to in writing by the Parties, the Renewal Term and subsequent renewal periods shall be at the Usage Reimbursement set forth in paragraph 2, "Rental" and upon the same covenants, conditions, and provisions as provided in this Agreement.

2. Usage Reimbursement

2. A. Rental Amount. Charter shall pay to Organization during the first year of the Initial Term and each subsequent year of the Term, including any Renewal Term thereafter, an amount of \$700 per student per annum, based on a minimum student enrollment of 600 students, for a minimum annual base rent ("Base Rent") of \$420,000.00 per annum. Base Rent shall be payable in twelve (12) equal monthly installments. Each installment payment shall be due in advance on the first day of each calendar month during the



\$796,768 owed














LIONS	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466	467	468	469	470	471	472	473	474	475	476	477	478	479	480	481	482	483	484	485	486	487	488	489	490	491	492	493	494	495	496	497	498	499	500	501	502	503	504	505	506	507	508	509	510	511	512	513	514	515	516	517	518	519	520	521	522	523	524	525	526	527	528	529	530	531	532	533	534	535	536	537	538	539	540	541	542	543	544	545	546	547	548	549	550	551	552	553	554	555	556	557	558	559	560	561	562	563	564	565	566	567	568	569	570	571	572	573	574	575	576	577	578	579	580	581	582	583	584	585	586	587	588	589	590	591	592	593	594	595	596	597	598	599	600	601	602	603	604	605	606	607	608	609	610	611	612	613	614	615	616	617	618	619	620	621	622	623	624	625	626	627	628	629	630	631	632	633	634	635	636	637	638	639	640	641	642	643	644	645	646	647	648	649	650	651	652	653	654	655	656	657	658	659	660	661	662	663	664	665	666	667	668	669	670	671	672	673	674	675	676	677	678	679	680	681	682	683	684	685	686	687	688	689	690	691	692	693	694	695	696	697	698	699	700	701	702	703	704	705	706	707	708	709	710	711	712	713	714	715	716	717	718	719	720	721	722	723	724	725	726	727	728	729	730	731	732	733	734	735	736	737	738	739	740	741	742	743	744	745	746	747	748	749	750	751	752	753	754	755	756	757	758	759	760	761	762	763	764	765	766	767	768	769	770	771	772	773	774	775	776	777	778	779	780	781	782	783	784	785	786	787	788	789	790	791	792	793	794	795	796	797	798	799	800	801	802	803	804	805	806	807	808	809	810	811	812	813	814	815	816	817	818	819	820	821	822	823	824	825	826	827	828	829	830	831	832	833	834	835	836	837	838	839	840	841	842	843	844	845	846	847	848	849	850	851	852	853	854	855	856	857	858	859	860	861	862	863	864	865	866	867	868	869	870	871	872	873	874	875	876	877	878	879	880	881	882	883	884	885	886	887	888	889	890	891	892	893	894	895	896	897	898	899	900	901	902	903	904	905	906	907	908	909	910	911	912	913	914	915	916	917	918	919	920	921	922	923	924	925	926	927	928	929	930	931	932	933	934	935	936	937	938	939	940	941	942	943	944	945	946	947	948	949	950	951	952	953	954	955	956	957	958	959	960	961	962	963	964	965	966	967	968	969	970	971	972	973	974	975	976	977	978	979	980	981	982	983	984	985	986	987	988	989	990	991	992	993	994	995	996	997	998	999	1000
DOWN	YDS 'TO GO										QTR																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													









- 
- “Don’t worry about it.”
 - “It’s taken care of.”
 - “It’s none of your business.”
 - “It’s above my pay grade.”

Another cruise line will require vaccines; DeSantis says no



What was that flash of light in the South Florida sky Monday night? The answe...

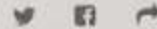


The game Hall mak

HIGH SCHOOL

Coaches let go as Zion Lutheran closes high school

By WELLS DUSENBURY
SUN SENTINEL | JUL 11, 2016



SPECIAL SALE

ONLY 99¢ FOR 8 WEEKS
Hurry, offer ends soon!

CALL FOR MORE

POLICY NO.

AVS011135701

AMOUNT OF POLICY AT TIME OF LOSS

\$1,773,990.00

DATE ISSUED

8/25/17

FILE NO.

BOC18045120

CLAIMANT CLAIM NO.

AMFL180010001

AGENT

SWORN STATEMENT IN PROOF OF LOSS

To the Certain Underwriters at Lloyds

- London

As title of loss, by the above indicated policy of insurance you insured-

Zion Evangelical Lutheran Church

against loss by All Risk of the property described according to the terms and conditions of said policy and of all forms, endorsements, transfers and assignments attached thereto:

TIME AND DATE: hurricane loss occurred about the hour of unknown o'clock AM on the 10th day of September 2017 the cause and origin of the said loss were wind caused damage to 3 buildings

OCCUPANCY: The building described, or containing the property described was occupied at the time of the loss as follows, and for no other purpose whatever:

TITLE AND INTEREST: At the time of the loss, the interest of your insured in the property described therein was Zion Evangelical Lutheran Church No other person or persons had any interest therein or insurance therein except:

CHARGES: Since the said policy was issued, there has been no assignment thereof, or change of interest, use, occupancy, position, location or exposure of the property described, except:

TOTAL INSURANCE: THE TOTAL AMOUNT OF INSURANCE upon the property described by this policy was, at the time of the loss, \$1,773,990.00 as more particularly specified in the endorsement attached, besides which there was no policy or other contract of insurance, written or oral, valid or invalid.

VALUE: THE ACTUAL CASH VALUE of said property at time of the loss was 2,222,180.81

LOSS: THE WHOLE LOSS AND DAMAGE was 405,108.42

Less Deductible \$ 194,591.15 Less Co Insurance \$ 31,099.87 Less Prior Payments \$ 32,797.96

AMOUNT CLAIMED: THE AMOUNT CLAIMED under the above numbered policy is 196,018.35 (IN FIGURES)

STATEMENT OF INSURED: The said loss did not originate by any act, design or procurement on the part of your insured, or the agent, nothing has been done by or with the privity or consent of your insured or the agent, to violate the conditions of the policy or render it void, nor articles are mentioned herein as in annexed schedules but such as were destroyed or damaged at the time of said loss, no property saved has in any manner been concealed, and no attempt is herein to deceive the said company, as to the extent of said loss, but in any manner been made. Any other information that may be required will be furnished and considered a part of this proof.

The furnishing of this blank or the preparation of proofs by a representative of the above insurance company is not a waiver of any of its rights.

Wife of _____

County of X _____

Subscribed and sworn to before me this _____ day of _____ 20____

Notary Public _____

ANY PERSON WHO KNOWINGLY AND WITH INTENT TO INJURE, DEFRAUD OR DECEIVE ANY INSURANCE COMPANY, FILES A STATEMENT OF CLAIM CONTAINING ANY FALSE, INCOMPLETE OR MISLEADING INFORMATION IS GUILTY OF A FELONY OF THE THIRD DEGREE

Statement Date: March 31, 2019
 Account Number: *****4531

Activity By Date

Date	Description	Withdrawals	Deposits	
03/04/2019	FACTS Remit 1 000000060756911 Zion Evangelical Luthe		\$2,585.29	\$71,...
03/04/2019	INTUIT PYMT SOLN DEPOSIT 524771001834127 ZION LUTHERAN CHURCH &		\$30.00	\$71,986.1
03/04/2019	INTUIT PYMT SOLN TRAN FEE 524771001834127 ZION LUTHERAN CHURCH &	\$1.21		\$71,986.96
03/04/2019	INTUIT PYMT SOLN ACCT FEE 524771001834127 ZION LUTHERAN CHURCH &	\$19.95		\$71,967.01
03/04/2019	TRANSFER TO DDA 9853234558	\$14,141.76		\$57,825.25
03/05/2019	INTUIT PYMT SOLN DEPOSIT 524771001834127 ZION LUTHERAN CHURCH &		\$60.00	\$57,885.25
03/05/2019	INTUIT PYMT SOLN TRAN FEE 524771001834127 ZION LUTHERAN CHURCH &	\$2.42		\$57,882.83
03/06/2019	Customer Deposit		\$382.00	\$56,264.83
03/06/2019	Customer Deposit		\$217,202.40	\$275,467.23
03/06/2019	Customer Deposit		\$858.00	\$276,325.23
03/06/2019	FACTS Remit 1 000000081118791 Zion Evangelical Luthe		\$211.17	\$276,536.40
03/06/2019	RDC Deposit		\$2,815.60	\$279,352.00
03/06/2019	TRANSFER TO DDA 9853234558	\$100.00		\$279,252.00
03/07/2019	FACTS Remit 1 000000081141021 Zion Evangelical Luthe		\$1,112.39	\$280,364.39
03/07/2019	TRANSFER TO DDA 9853234450	\$16,667.81		\$263,696.58
03/07/2019	TRANSFER TO DDA 9853234558	\$1,023.34		\$262,673.24
03/08/2019	FACTS Remit 1 000000081178487 Zion Evangelical Luthe		\$350.30	\$263,023.54
03/08/2019	TRANSFER TO DDA 9853234558	\$1,724.40		\$261,299.14
03/11/2019	FACTS Remit 1 000000081258311 Zion Evangelical Luthe		\$718.42	\$262,017.56
03/11/2019	INTUIT PYMT SOLN DEPOSIT		\$62.13	\$262,079.69

March 15, 2021

Reference No. 112421-0003290.00

Mr. Michael Buss
 Westchester
 c/o Sedgewick Claims Management Services, Inc.
 1100 Park Central Boulevard South, Suite 1700
 Pompano Beach, Florida 33064

Dear Mr. Buss:

Re: Cause and Origin Assessment
 Zion Evangelical Lutheran Church
 959 Southeast 6th Avenue
 Deerfield Beach, Florida 33441
 Claim Number: KY20K294876X

1. INTRODUCTION

At your request, NV5 conducted a visual, non-destructive assessment at the subject church-school complex. The site visit for this assessment was performed on February 4 and 5, 2020, by NV5 staff in the presence of the Pastor David Potter with Zion Evangelical Lutheran Church, Mr. Donovan Sampson with Young & Associates, Inc., and yourself. The purpose of this assessment was to observe and comment on reported roof damage, roof leaks, and interior damage to several buildings associated with the Zion Evangelical Lutheran Church and school complex. This document provides a summary of NV5's opinions and observations of the reported damage for the subject buildings.

2. ASSESSMENT SUMMARY

2.1 CHURCH

- The detached and missing synthetic shingles along the top courses on both sides of the ridge of the west slope roof section above the exterior alcove and detached and missing siding within the exterior alcove constituted wind-related damage. The timeframe of the referenced damage was indeterminate, based on the lack of time-based evidence associated with the damage. The referenced wind-related damage to the roof was approximately 22 square feet, or approximately 3% of the referenced roof section. As such, the damage did not exceed the 25% threshold required to apply the provisions specified in the Florida Building Code – Existing Building, Seventh Edition (2020) – Section 706.1.1 Existing Roofing.
- The following constituted long-term deterioration of the roof and exterior components in response to normal weathering:
 - Corroded portions of the metal columns of the portico;

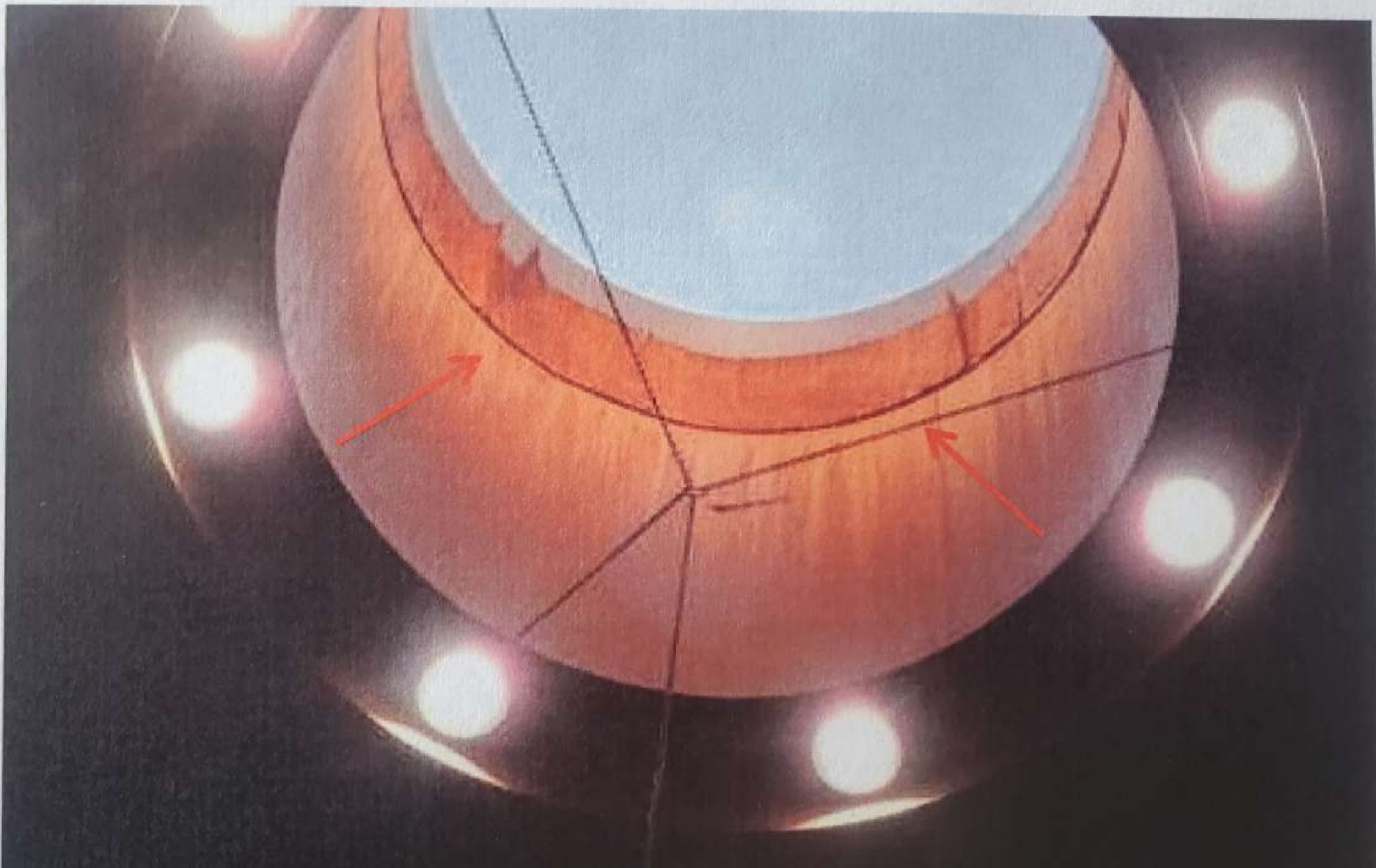




Operation Manager Budget	WD & SAC (Church Administration)	Preschool	WD & SAC (Church Administration)	Preschool
REVENUE:				
Brick Project - Memorial Brick	\$ 500.00	\$ -	\$ 500.00	\$ -
Camp Fees	\$ -	\$ -	\$ -	\$ 2,500.00
Lease Payment for Property	\$ 420,000.00	\$ -	\$ 420,000.00	\$ -
Offerings	\$ 69,742.10	\$ 421.55	\$ 70,000.00	\$ 500.00
Other Income	\$ 26,972.08	\$ 1,480.47	\$ 27,000.00	\$ 3,000.00
Registration Fees	\$ -	\$ 6,550.00	\$ -	\$ 19,200.00
Tuition Fees	\$ -	\$ 554,860.15	\$ -	\$ 1,144,000.00
Somerset Reimbursement	\$ 74,811.93	\$ -	\$ 31,777.47	\$ 74,147.42
Facility Fee	\$ 6,825.00	\$ -	\$ 4,500.00	\$ -
Insurance Settlement (Irma)	\$ 250,000.00	\$ -	\$ -	\$ -
Sub-Total	\$ 848,851.11	\$ 563,312.17	\$ 553,777.47	\$ 1,243,347.42
	Total: \$1,412,163.28		Total: \$1,797,124.89	
EXPENSES:				
Bank Service Charge	\$ 6,566.21	\$ -	\$ 2,028.86	\$ 4,734.03
Discounts	\$ -	\$ 73,920.00	\$ -	\$ 93,600.00
Roof Replacement	\$ 165,000.00	\$ -	\$ 16,000.00	\$ 48,000.00
Insurance	\$ 139,344.59	\$ -	\$ 45,396.38	\$ 105,924.89
Maintenance and Repair	\$ 187,719.35	\$ -	\$ 62,170.46	\$ 62,170.46
Ministry	\$ 23,111.12	\$ -	\$ 30,044.48	\$ -
Mortgage Payment	\$ 121,656.00	\$ -	\$ 121,656.00	\$ -
Salaries	\$ 152,400.00	\$ 276,667.67	\$ 152,400.00	\$ 661,596.00
Supplies	\$ 22,625.61	\$ 52,793.08	\$ 23,008.81	\$ 53,694.21
Workers Comp	\$ 8,224.01	\$ 19,189.35	\$ 13,706.16	\$ 31,981.04
Taxes and Benefits	\$ 67,802.60	\$ 19,387.33	\$ 67,802.60	\$ 38,774.66
Utilities	\$ 61,702.02	\$ -	\$ 24,063.78	\$ 56,148.83
Sub-Total	\$ 956,151.51	\$ 441,957.43	\$ 558,277.53	\$ 1,156,624.12
	Total: \$1,398,108.94		Total: \$1,714,901.65	
Finance Committee recommended 6/19/2019, Congregation Council approved 6/19/2019				

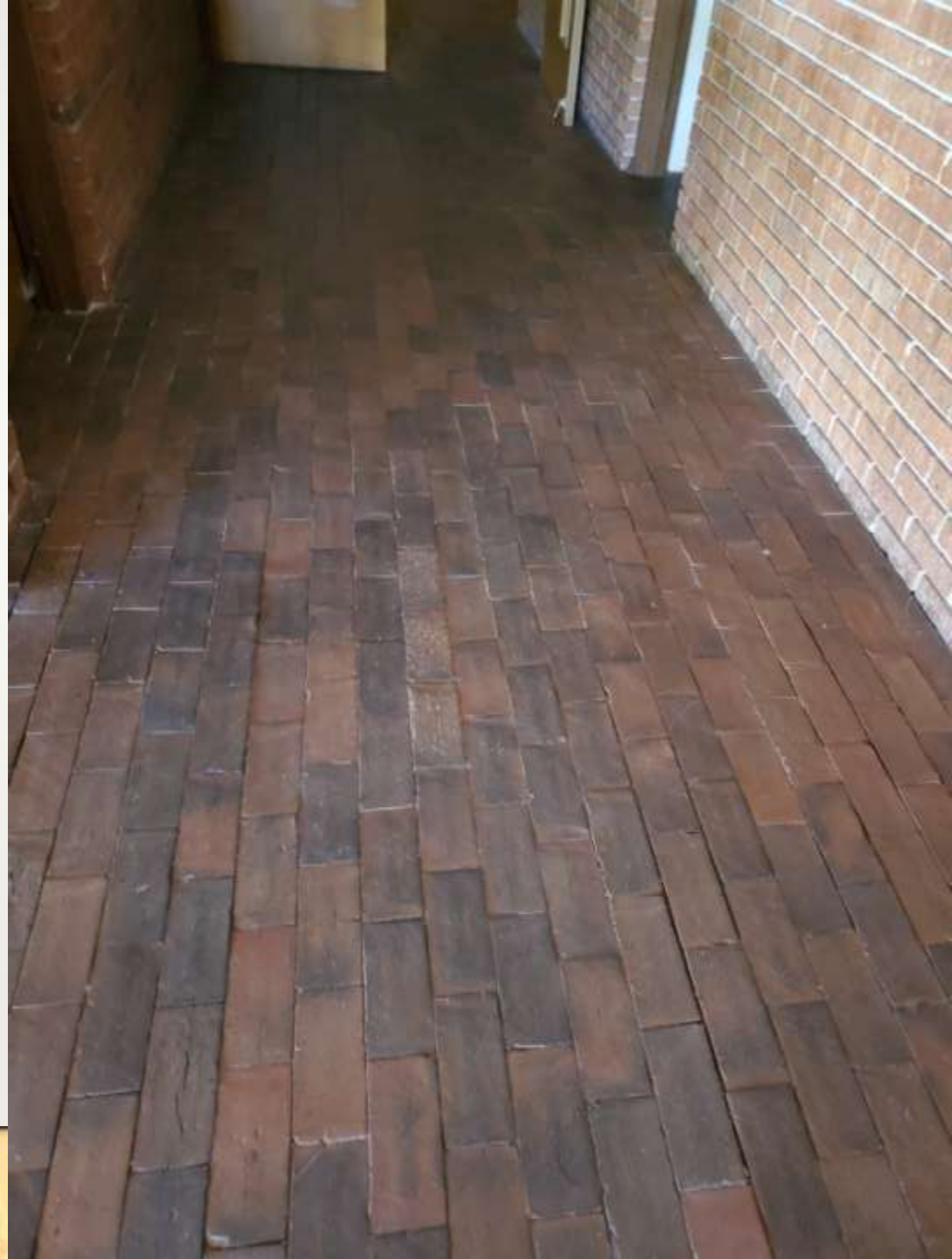








Uneven bricks –
trip hazard

















NO STORAGE





Doorway
media
room to
chapel



Media
room





I AM
THE RESURRECTION
AND THE LIFE



1915 IVOR T. WILLIAMS 1973

1904 GEORGE H. BURCHELL 1974

1905 RALPH H. ISBRANDT 1974

1907 LORANNE D. ISBRANDT 1975

1902 WILLIAM V. COLAPINO 1975

1895 ERIC D. JOHNSON 1976

1908 SAMUEL PINGHUK 1976

1908 LUCY CLATWORTHY 1977

1907 EDNA M. WILLIAMS 1977

1904 TERNA S. ALBERG 1978

1899 JOHANNES JENSEN 1978

1900 AGNES JENSEN 1978

1905 ESTHER J. BURCHELL MANASEK 1989

1902 LOUISE E. JOHNSON 1986

1903 F. ROBERT VOTH 1986

1903 OLIVE A. VOTH 1987

MAY THESE FAITHFUL REST IN PEACE

ZION EVANGELICAL
LUTHERAN CHURCH
"UNDER THE CROSS"
WE HUMBLY DEDICATE THIS CROSS IN GRATEFUL
MEMORY AND IN HONOR OF OUR PARENTS
AND TO THE GLORY OF GOD
SYMBOLIZING THE CONTINUING PRESENCE
OF THE LIVING CHRIST
ALL SAINTS SUNDAY
NOVEMBER 3, 1968











Mold



LOTTA

H. J.
1997

N. E.

SCH

NOEL

1929 —

SHIRLEY M.

1935 — 2008













Recently
painted posts now with rust



Sidewalk in
need of repair





Mold

Rust













Cross scratching the ceiling, wedged against it





White on
brick
and light
not
working

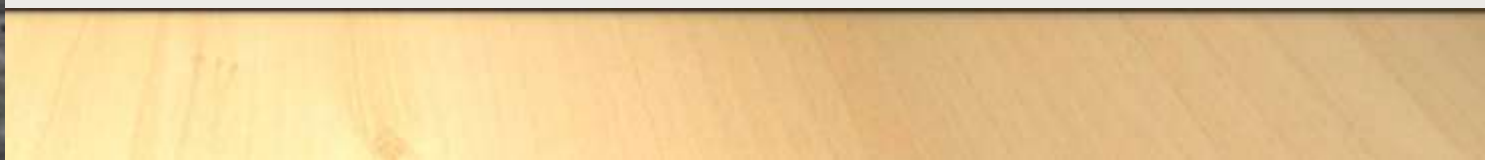




Under
portico



Carpet in KLC & Media Room







Matthew 25:21, 29

“His master said to him, ‘Well done, good and trustworthy slave; you have been trustworthy in a few things, I will put you in charge of many things; enter in the joy of your master.’”

“For to all those who have, more will be given, and they will have an abundance; but from those who have nothing, even what they have will be taken away.”





Why We Are Here

Luke 12:2-3

“Nothing is covered up that will not be uncovered, and nothing secret that will not become known. Therefore whatever you have said in the dark will be heard in the light, and what you have whispered behind closed doors will be proclaimed from the housetops.” --Jesus