

FLORIDA EAST COAST CHARTER SCHOOL, INC.  
MINUTES OF MEETING OF BOARD OF DIRECTORS

February 22, 2022

A special meeting of the Board of Directors of Florida East Coast Charter School, Inc., took place at 6:00 pm on February 22, 2022, at 1293 N. US 1, Suite 5, Ormond Beach, FL 32174. Directors present were Steven Packard, Kathy Kluth, Brian R Seeber, John Gagne, and Beverly Grissom. A quorum was present. Brian Seeber chaired the meeting.

The Notice was presented to the meeting and found to be in order. It was posted on the website. Steve Packard moved to approve the Agenda and John Gagne seconded. The motion was unanimously approved.

Steve Packard reported on discussions about a loan from the landlord for operating capital. No such loan is forthcoming at this time.

Beverly Grissom moved that we suspend a search for a principal at this time. John Gagne seconded the motion. The discussion centered on the lack of suitable candidates at this time; lack of funds with which to assure payment of any viable candidate; and issues about a location. The Board needs to determine a time line and funding source before committing to a principal. The motion was unanimously carried.

The need for insurance for directors was discussed. A policy had already been identified and Bob Vaeth had suggested a cheaper alternative through Capital Partners, but nothing was presented to compare to the policy to which we have been referred by another charter school. Kathy Kluth moved and Steve Packard seconded that the policy with Florida Allied Insurance for a premium of \$1,151.00 be approved. Brian Seeber is to compare any policy which Capital Partners offers and pick the best one; lacking any other policy, we will go forward with Florida Allied Insurance. All directors will contribute to the premium as we have no operating funds from which to make the payment. After full discussion, the motion was carried unanimously.

We then discussed the 499 location and the attendant issues. Steve Packard's opinion has not changed since our last meeting; why would we enter into an agreement with a landlord with whom we have already had as many control issues as have already been obvious? Beverly Grissom is not optimistic about anything other than the roller coaster relationship we have already had and no reason to think that will change.

Time to identify a different location will permit us to look at all options, but that is not consistent with opening in August 2022. Kathy Kluth noted that Bob Vaeth could sell the property at any time. Steve Packard noted that it is not responsible to fail to look elsewhere.

The safety issues surrounding the gym space and whether it can be isolated from the rest of the facility to the satisfaction of the School Board, and whether the space can be made safe with a strong flooring per city codes with appropriate access control. Steve Packard reminded us

that Sandra Tweedy from the School Board wants a safety inspection. Steve asked why we are thinking of asking how to fix the building when we cannot fix the landlord.

Steve expressed his concern that Bob Vaeth had told Steve that Bob would not stay away from the building when we interviewed a principal.

We further discussed how to proceed with Ms. Tweedy. We decided to ask Ms. Tweedy to come and do an inspection and we could then fill her in on the status. Steve sees no way to move forward with 499.

Steve stated that the lack of funds on hand; lack of a suitable principal candidate; and the issues with 499 and Bob Vaeth lead to a conclusion that we should not open this year. Whereupon, Steve Packard moved that we delay opening until August 2023, and Kathy Kluth seconded. After a full discussion, the motion carried unanimously.

In reviewing the Charter, there is no requirement that we operate specifically at 499. We need to look for another location, and other funding. Brian Seeber was directed to provide notice of this decision to the School Board.

Steve expressed his concern that we have Board members missing this evening; we need all hands on deck.

Steve Packard moved to cancel the Board meeting set for March 2; Kathy seconded; and the motion was unanimously carried.

There was a discussion about rent as a function of enrollment. The standard appears to be 50 to 60 sq. ft. of space per child. Taylor Smith was mentioned as an agent active in charter school development and locations.

Beverly Grissom moved to adjourn; Kathy Kluth seconded, and the meeting concluded at 7:20 pm.

Minutes submitted by Brian Seeber.