

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

May 2, 2022

**DRAFT-amended**

A meeting of the Board of Directors of Florida East Coast Charter School, Inc took place at 5:30 pm on May 2, 2022, at 1293 N. US 1, Suite 5, Ormond Beach, FL 32174. Directors present were Steve Packard, Brian Seeber, John Gagne, Beverly Grissom, Jessica Gnanamanickam and Richard Prazenica. Brian Seeber chaired the meeting.

Brian Seeber opened the meeting with 6 members present and we have a quorum. Notice was given on April 21, 2022.

The meeting minutes of February 17 were submitted, and board members gave edits and corrections, Beverly made a motion to approve as amended, Steve seconded, and it was unanimously approved.

The meeting minutes of February 22<sup>nd</sup> were submitted, and board members gave edits and corrections, and Steve made a motion to approve, Richard seconded it. It was unanimously approved.

Brian Seeber asked if there any changes or additions to agenda. Beverly Grissom made a motion to approve agenda, Steve Packard seconded it. It was unanimously approved.

The topic of insurance for the board came up for discussion, and since we have no funding at the moment we can all give to the cause. The insurance premium divided seven ways is \$165 per person. Brian Seeber has already covered it and it would be nice for us to help.

The status of the lease was discussed, and we have no lease. The option at 499 is no longer viable.

Steve Packard discussed the site visit by Volusia County Public Schools. Steve attended the visit and Bob Vaeth was there. Sandra Tweedy and two other fellows were there in attendance from Volusia County Public Schools. Overall, the inspection went well. There were not a lot of specific issues cited by the inspection team. The question was posed about the ability to see within classrooms, this being a topic of concern in an active assailant situation, as well as a plan and drills to move to a position where they aren't seen etc. Handicap access is not adequate and there is a need for it to be added. The levels of inspections required by the school board were gathered by the visit. There was a separate and direct fire inspection that was different than the landlord talked about. It was clear that they had an issue about that. Sandra and the other two fellows that attended did make it clear, that Ken is the one with the authority to grant final approval as he is Ken Mitchell is the head of Safety/Security for VCS. He is strict in his expectations, including the final fire inspection, which has more requirements than the City of OB's building fire codes, contrary to what Bob Vaeth has been saying that only the OB Fire Chief has to approve the fire code.

Ken Mitchell seems to be the go-to guy who makes the decision on final things. Everything needs to be blessed by Ken to pass. Overall, it went well. As the meeting went on, all the VCS personnel were talking to Steve Packard. If we had gone forward with 499 we would have had even more problems, as they didn't want to work with the landlord at all. Brian had a discussion with Sandra Tweedy and there was a difference between what the landlord thought was ok and what the school board thought was ok.

Landlord is not to be that involved was what Sandra Tweedy said. Steve said we had a good rapport with Sandra Tweedy. In addition, both interactions that Brian had were very encouraging and supportive for sure. Gym area needed to be closed off to keep it safe. Steve was surprised that the gym issue wasn't a bigger issue. Steve had no sense that the people were against a charter school being opened. There are known facility shortages in other places which is what a charter school is for. Sandra Tweedy is new in this role but had enough experience for sure. If the board has her as a partner, she doesn't need every detail, we just need to be honest, and we can journey together. It was beneficial as we got a relationship going with these folks. They see our sincerity and desire to do the right thing. So, it was well worth having the safety inspection in that regard.

The topics of Director resignations came up, and we want to add depth and breadth on the board. There are two groups, the original group and the later group. It is important to note that the Charter belongs to the public. We act on behalf of the public. Therefore, if some members resign, the charter doesn't go away, others can take their place. Several board members mentioned that they wanted to resign as they had not felt the fire in their belly anymore. It was also discussed that yes, some can resign, but maybe we should hold off another 3 months and see where we are at. It was also mentioned that the main aggravator of discouragement was now gone, so we should refocus and get to work. After all, there were board members that had been working eight years to get this going. Several board members spoke up and mentioned the types of people we need on the board to give it "depth and breadth", Philanthropists, commercial real estate, people with marketing experience and parents with fire in belly. We need to find some people who have done this, find a lot of them, and of course find some money.

The board then said we should plan and then initiate steps and seek to nominate 4-5 people with fire in their belly. We also need to find a new building for a school and John has been trying to find a spot. It was noted at Daytona destination, old technical school AMI now was an empty building, and you can see it from I-95. Several board members mentioned they had some ideas on how to possibly network to expand the depth and breadth of the board. Someone mentioned that Linked-in advertises for board members and this could be a way to find people. In addition to more board members and a building, we also need money and marketing.

We need a building, we need more board members, money, and marketing. We need to find board members with fire in their belly, we need to make commitments to work on. It would be especially good to get more parents with fire in their belly. We can possibly affiliate with a daycare or VPK but to do that we need a defined goal and a defined vision to partner. Joy Vaeth, we aren't ending any entity with them, or obligations. We can look in the Young Professionals group under 40. Another mentioned looking into the possibility of a vacant hotel. We also need benefactors. Curtis mentioned a person to us, Taylor Smith (Jacksonville?) who is an agent active in charter schools as a developer, if we need a person. Florida Charter school conference October 19<sup>th</sup> - \_\_? In Orlando and John Gagne said he would go. A board member mentioned they can contact a wealthy person who has an interest in education and see where that goes. We shouldn't go dormant in this time; we should keep others updated as to progress but be careful about Sunshine laws. Everyone can see what they can find out at first, in the areas of finance, a building, marketing, real estate, philanthropists, benefactors, parents etc.

We already know how much money we need to sustain, we need \$75k for principal, furniture, for opening day and to hold the location. A board member mentioned that if we have a landlord build to

suit our purposes, we can stall a little. No rent for a certain number of months and add to the end of the lease.

The board decided to take a pause, and board members thinking of resigning rescinded their resignations. We will wait 3 months and then re-meet and have a full life, or meet in 6 weeks which is the halfway point. The board decided to meet at the halfway point which is the 3<sup>rd</sup> week of June. Therefore, Monday June 20<sup>th</sup> at 6pm will be the next meeting.

Beverly Grissom moved to adjourn the meeting, and Brian seconded it as there was no further business to conduct.

**Next steps, the Board resumes in 6 weeks (June 20) and each try to fulfill the following:**

- Network to find a total of 4-5 people to nominate for the board, seek to add “depth and breadth” to the board by finding those who are philanthropists, commercial real estate agents, legal background, people with marketing experience and parents with fire in belly, bankers
- Find a new building for the school, vet the vacant buildings we know about, and find commercial real estate agent
- Defined goal and a defined vision to partner with a daycare/preschool
- Find monetary backing: find benefactors, wealthy people, philanthropists, investors in the school
- Contact Taylor Smith who is an agent active in charter schools as a developer
- Update the board once a week on our progress