

FLORIDA EAST COAST CHARTER SCHOOL, INC.

MEETING OF BOARD OF DIRECTORS

MEETING NOTES FOR AUGUST 15, 2022

**DRAFT**

A meeting of the Board of Directors of Florida East Coast Charter School, Inc took place at 5:30 pm on August 15<sup>th</sup>, 2022, at 1293 N. US 1, Suite 5, Ormond Beach, FL 32174. Directors present were Steve, Beverly, John, Brian, Jessica, Joellen, and Taylor Smith via phone. Brian Seeber chaired the meeting.

The notice was given in ample time to have the meeting. A quorum was present, and Steve made a motion, and Bev seconded it to approve the board minutes from June 20<sup>th</sup>, 2022.

A motion to approve the board's agenda for the evening was made by Bev with the modifications to allow Taylor Smith to speak first. Steve seconded the motion.

The old business of status of new director search was addressed. Joellen Rodgers has expressed an interest in the charter school movement. She practiced in Volusia and did a lot of evaluations for the school system and is familiar with the ins and outs and IEPs. Joellen feels she has something to offer.

Sandra Tweedy is the main person in charge of charter schools in Volusia County. She's a Volusia county employee whose job is to coordinate efforts with charter. We currently have a positive working relationship with her.

The status of monetary backing search and contact with Taylor Smith was discussed. He knows what we are trying to do and can connect us to the resources to do what we need/want to do. He's a volunteer supporter of the charter school application for New Smyrna, helped them and they weren't approved. Melissa and Shawn Arnold are good friends and helped them. He was born in Jacksonville, and went Spruce Creek H.S., then Princeton, had a Fullbright for Masters, went to Australia for 3 years. He's been involved in education. The Haskill company built a bunch of schools. In 1988 he re-wrote a charter law with the governor's committee and serves on the FL state development finance committee. He's involved in a lot of projects in FL and is familiar with Daytona. We need to think through operations and facilities for the board and he can help us. He is a partner with Bayot college and is involved financially with them. Beat Kahli is the CEO of the Avalon Corporation that will build a huge residential facility with a park and ride. He is building the very large community out west on Granada, and we have discussed that he might be very interested to have a charter school there eventually.

Tedd Dorn and Ms. Euune have had their fill of us, once it was approved, they closed the file and forgot our existence. The people who work for the board in Deland have been forthcoming to help us, the lady who oversees this is close friends with Brian's wife.

The component of the application which is the most problematic of 95% of charter schools, we had had a good address, the problem is that it is owned by someone we cannot get along with. We are back where most other charter schools are, identify a location is high on our problem list. For our application of the first 3 years, appeals, attorney's fees, expenses, the landlord underwrote a lot of these expenses, now we are no longer a landlord, we could have hired a principal this year, as this all disappeared back in April-May. The two big problems we have are underwriting and location.

Sean Arnold, Brian worked with him quite a bit and Brian works with the whole team there. He helped with the 501c3 application and a few days ago from the IRS approved our 501c3 application which is a big thing. There's a volunteer board with migrant workers in Phoenix AZ. We can consider hiring a support organization, outsourcing that function, consider bringing someone in that is trustworthy to help the board, that Taylor can't do.

Christie Noe has broadened her help with charter schools in various functions. A school near Catholic University, Mark Strader (?) supports non-profit schools. Mark Strader of Charter School Associates, has a large school in Diera. It may be good to lease facility first then application later.

JoeEllen asked if we need to keep the charter school in Ormond or if we can change our location, no we can change the location. Ormond was the first thought to put a charter school, there isn't one here, and a lot of us feel that parents could get excited about a school here, and the elementary schools here are overpopulated. We will be an "A" school overnight, huge success overnight. We could also start elsewhere and move to Ormond instead of vice versa. We looked at Ormond as the gene pool that had an upside (coming from Spruce Creek). We don't have to go far to get other demographics to make a well-rounded school, diversity will happen organically. Families will drive 15 miles to get a good education.

Bev suggested we get Beat Kahli who is the developer of Avalon in west Ormond as the first ground he breaks. We can do Bayot's property, part of county approval process, timing is one thing, another is credit. In 2023 re-locate to a great building in 2025 in Bayots land? Parents could see the future. We can lease another location, rent space, build a building, and then move. We need to find a big piece of land for the K-12 of all the new units and overcrowded schools. We will need 1) seed money and then to get funding from schools and 2) location. This may be a way to approach Avalon, does Taylor know someone we could approach? For seed money? Someone, Building Hope, or the grant writing places with probability of success (we need a management company) to tell the story, we have a need for this money to make this happen, here is how we will pay dividends in the future. Avalon could "sell" us the site and we could tell the story that this is our home, would they invest in us, and be a landlord? There are others that could lend their shoulder to this. They could recommend the committee for a few board members who want to use strategy to throw this together can we meet next week maybe? Email some ideas next week? Alan Hill runs a non-profit that manages some charter schools that has 125,000 students, 200 schools, 18 states, in countries. Brian, Bev and Steve can meet Taylor Smith and Alan hall on September 1<sup>st</sup> to discuss some of this.

John wrote a letter to the governor about the money for the schools and a big percent didn't get spent, they had a bunch of ideas, he wasn't sure if Florida had a surplus. The biggest obstacle is property and funding. Suggestions as to what they could do with the money if they can? New Smyrna couldn't get that land, they had issues too, finding a site is a really, big deal. One school had to pull the application as they didn't have a site. John found a school site that is empty, Destination Daytona, it's at the end of the road and used to be the AMI motorcycle institute.

Bev brought up that Theresa Rand is another suggestion to bring someone to the board, head of the YMCA, sure she has connections as she is a consultant.

JoeEllen mentioned tapping into the parents and grandparents, they have money and would have interest. John said he goes to a group for grandparents who raise kids support. Bev mentioned the Clyde Morris/Walgreen's apartment complex, we could do a community meeting interested parents with the Chamber of Commerce. We could get the newspapers to run an article for grandparents or parents interested in a new charter school. Cassidy has written all the charter school articles previously.

Something in Observer and Hometown News for the marketing side, money. Land, donations? We now have the 501c(3) so we could do that as well.

Sound business plan? Where are we on that? We could possibly get seed money if we have this? Have gotten yet the templates from Taylor?

Steve made a motion to adjourn the meeting, and John seconded it.

Adjournment

Further action and focus items:

- 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
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