**BPHA Board Meeting Minutes**

**August 7, 2019**

**BPHA Board Meeting Minutes:**

August 6, 2019- 7:45 PM after technical issues

**Roll call,** Group intro- Danny Stinger, Sumner Bozzler, Chase Berlin, Dave Reciniello, Jeff Bruno-Howard Evans & Kyle Berwick& Absent: Larry Bozzomo, Rich Houck & Allie Urban- previous engagements or technical issues

6 + members on conference call – official meeting

Appointed Dave Reciniello as recording secretary for meeting

Previous Minutes from the April 6, 2019 Alumni Meeting were provided to all prior to meeting for review and were virtually provided to the Board on April 16, 2019 and agreed to be acceptable. This date was also the when the last newsletter was posted on the site. All present agreed that these Minutes should be posted be on the website. The Alumni meeting was a very positive meeting. The minutes will be presented for adoption at the next Alumni business meeting -Homecoming.

June 1, 2109 duly call meeting insufficient numbers to fulfil a quorum due to last minute family commitments and change in work schedules. No official business transacted, though an outline was provided on June 17, 2019 to all Board members with no objections or further discussions other than agreement to stay the course of what was discussed on April 6, 2019. The Unofficial notes discussed a multitude of issues.

**Old Business**

Occupancy of the House: 1 tenant refusing to pay since February, considering sending to collections and bringing in national ----- no vote, this will be covered by lease agreement and leasing collection laws. Jeff going to contact tenant and inform if no immediate payment board will send to collections and contact the Chapter Director which should contact the national fraternity for not fulfilling his financial obligation. Without full payment for the last semesters rent, a new lease was not offered to this tenant. It was discussed if he pays in full last semester and prepays next lease period the board will deliberate again on this matter. He is band from entering the house. 3 notices were sent the last 2 By Certified mail, USPS Mail and email with no reply on the first two. The last notice demanded to move personal affects out of the house and not offering to continue living in the house.

talked about filling the house, shouldn’t be an issue moving forward with the proper good communication between the tenants, BPHA Board, the Chapter Director his assistants and Appointed Advisors having oversight of the eBoard and the undergraduate Fraternity

2 New tenants are eBoard members of fraternity.

BPHA will Communicate with the Chapter Director Larry Moyer, **we want the Undergraduate Chapter President** to live in the house going forward

**New leases:** Started August 1, 2019-December 31, 2019. Contingency with a non-renewable clause for spring semester. More control. Raised rent to $2840.00 with a 5% discount - 1 payment of $2698.00 per semester if paid by 1st deadline. Old lease rent was $2580 discount $2450

**Assessments:** Tenants not paying their assessment fees but did pay rent in full will be collected at the end of the lease from the security deposit. Which was brought up last meeting, but no motion was called. BPHA will collect them from security deposits. This is now clarified on the lease with a loss of security deposit upon lease violations.

**Room inspections this year**- while there were 3 brothers moving out, no major damages to the rooms though some were messy. The hole found the last inspection was repaired by the undergraduates. This is 3rd semester in a row with no chargeable damages. Good sign brothers care about house. Made their own repairs and took ownership.

**Website communication**: the website will have all emails and BPHA will continue to send out quarterly newsletters moving forward and more as needed. Need to start talking as one voice.

**Website**: updates/ all work party dates and events on there now and will be updated periodically as needed.

**Maintenance**

Updates on roof’- Slate Roofer replaced 38 slates original bid showed 25 slates, (additional slates needed at $35.00 per slate) He only charged for 8., fastened/repaired peaks. Secure ridge metal ridge roll and paint. flashings and small upper metal roof on the front of the building. Paint & Repair valleys. Silicone flat roof. Hauled away debris. Over $2.K in long overdue repairs

GAK going to be provide a bid to replacing dry wall where the roof leaked but looking for other options if possible.

**Work parties**

Last work Party June 1, 2019

Thanks to Ben Manes, Danny Stenger, Brandon Wallick, Chase Berlin, Jeff Bruno and Larry Moyer. Replaced Batteries in all smoke detectors, front of the house Landscaping, worked on Basketball Net, Rotated room dead bolts on 2 rooms, Margie’s and Pink Floyd. We have all room key duplicates. Pressure washed front and side of house and porch. Replaced battery and reset back door electric lock codes. Replaced 1 blind in Glass room. Threw out old Grill, replaced lock on ladder, Replaced some light bulbs. 8/2/18- Cut Weeds by the driveway, provided a Key for the alumni office to House Manager to lock up toiletry supplies. Jeff Ordered and donated 3 new double rolled 9 Inch Toilet dispensers also donated a new vacuum cleaner.

**Going forward:** need someone to help set up work parties, hopefully board member can work with the House manager --- need more participation. Set a specific date. Suggestions for 2nd of 3rd Saturday each month. We will publicize dates on the website and set up work parties on every 3rd Saturday of the month as needed.

A punch list will be developed for work parties.

**New Business:**

Welcome 4 new board members added to housing board. These men stepped forward and volunteered to help by serving on the Board after the Alumni Meeting in April 2019.

**A previous virtual Motion to be recorded in these Minutes**.

A motion was put forth to add the below names as Board members by Howard Evans, Seconded by Rich Houck.

Sumner Bossler

Larry Bozzomo

Kyle Berwick

Ollie Urban

**Vote was call** on June 12, 2019 by email Responses. The responses came in between June 12th to June 15th.

Virtual Vote unanimously passes to add Board Members by email Vote, The Final vote response received on June 15, 2019. **Vote results.**

Jeff Bruno- Yes

Danny Stenger- Yes

Dave Reciniello- Yes

Howard Evans- Yes

Rich Houck- Yes

Chase Berlin- Yes

**Nonpublic information**: access code to get information on website will be researched

Discussed email **Spoofing**

**BPHA PO box** – Danny checking it, no significant mailings

**National website**

sigmapi.org – resources and training for advisory board and names of brothers. All Board members please create an account on mysigmapi on the National Sigma Pi Website. Start looking at all the additional resources.

**National Sigma PI Direction**

They have set up a more structured approach with many more resources and are asking for Alumni volunteerism to support the Undergraduates. They have provided an outline for Alumni Chapter Advisor positions.

**Alumni Volunteers and Chapter Advisors**

Larry “Doc” Moyer-**Chapter Director**

Larry has started with two Alumni volunteers

Brandon Wallick and Jeff Shapcott. They are local alumni and will be Assisting the Chapter Director to fulfil the chapter requirements.

Going forward the Alumni volunteers will be tasked to give the undergraduates proper guidance, training, mentoring and provide the tools to these young men to become successful and productive.

There are several **Chapter Advisor Positions**. National Sigma Pi is recommending these types of volunteer Advisors for each Chapter. Here is a list of advisory positions put forth by National Sigma PI.

**Housing Advisor Academic Advisor**

**Alumni Advisor Financial Advisor**

**Membership Education Advisor Recruitment Advisor**

The position descriptions will be posted on the BPHA website or you can go to https://sigmapi.org/volunteer/

We should help Larry fill the above Advisory Positions. Anyone that would like to serve can contact Larry Moyer or use this website link. https://betapsihousing.com/contact-the-board

**Undergraduate Chapter topics**

Jeff gave these suggestions and names to Larry Moyer on July 18, 2019. Larry would need to Nominate Alumni to these positions with National Sigma Pi.

1)Howard Evans- Academic Advisor

Email: evanshd@aol.com

Cell/Text: 570-282-1712

2)Brandon Wallick - Membership Education Advisor

brand.wallick@gmail.com

Cell/Text:267-797-0240

3)Jeff Shapcott- Alumni Advisor

jyshapcott@gmail.com

Cell/Text: 215-519-8099

4)Kyle Berwick-Recruitment Advisor

Email: kyleberwick17@gmail.com

Cell/Text: 1-908-917-0932

Not recommended

5)Financial Advisor-TBD

6)Housing Advisor-TBD

Sumner talking about chartering alumni group – went over benefits of joining the National organization for the Alumni Association.

**The Board is investigating the Chartering of the Alumni Association**

Chartering the Alumni Association or Club, where ‘Club’ name is used because as part of chartering by National it would obtain the 501c7 'Social Club' designation for the Alumni Chapter. Included with charting comes liability protections with coverage for the Alumni Association/Club from the National provider. By chartering the Alumni Association with National it provides all the organizational support for Alumni Club with them. In addition to the organizational coverage under their liability insurance umbrella it also provides possible donor tax benefits under National Sigma Pi Non-profit status, pre-recorded training sessions, dedicated conference calling, a good outline for updating the Bylaws and Constitution, sigmapi.org emails, direct interaction with Sigma Pi international educational programs and structured learning for all. It gives Sigma Pi Beta Psi Alumni a voice and support within National Sigma Pi.

This concept in general separates the Alumni Club from the BPHA duties and liabilities related to Property Management. Allowing the BPHA to act as a true property manager and steward to 12 Smith Street.

We are in the informational and research phases. We will see how that goes with National Sigma Pi. National Sigma Pi has reorganized a lot of their functionality and executive offices. It is much different that it was 10-15 years ago. The chartering concept will be put forth in newsletters on the BPHA website and discussed at the next Business meeting. However, having all the operational components in place by Homecoming may be challenging.

**Motion** made by Danny to start a chartering process to be researched. Help with new Bylaws, Constitution outlines, and take advantage of all of the benefits we would get by being part of the National organization. It will be a $300 per year fee for the Charter.

Howard Evans 2nds the above motion –Discussion

A **Vote was duly called** by President:

**Vote Results:**

Danny Stinger- Yes

Sumner Bozzler- Yes

Chase Berlin- Yes

Dave Reciniello- Yes

Jeff Bruno- Yes

Howard Evans- Yes

Kyle Berwick- Yes

No further Business

Meeting Adjourned 8:50 PM.