



<b>MEETING CALLED TO ORDER BY</b>	Mr. Leo Pacheco, Chairman of the Board
<b>SECRETARY</b>	Mrs. Teecy Matthews, Secretary Protempore
<b>ATTENDEES</b>	Mr. Leo Pacheco, Dr. William Murry, Mrs. Kelly Thompson, Mrs. Susan Kile, Mr. Don Schroeder, Mrs. Debbie Hart, Mrs. Teecy Matthews, Mrs. Corrine Collier
<b>NOT IN ATTENDANCE</b>	Mrs. Nneka Nawkoby
<b>ATTENDING GUESTS</b>	None

## AGENDA ITEM 1

AGENDA ITEM:	PRESENTER(S):
Verification of Quorum and Opening Statement	Mr. Leo Pacheco
<b>DISCUSSION:</b> Chairman Pacheco verified quorum and opened the meeting by acknowledging and welcoming attendees and guests. He laid out the agenda for the meeting, and stated that to keep in line with the Sunshine Law, the meeting was open to the public and announced via the website and on-door posting with link to access the meeting, virtually.	
<b>MOTION:</b> NONE	<b>RESULT:</b>

## AGENDA ITEM 2

AGENDA ITEM:	PRESENTER(S):
Approval of Current Agenda	Mr. Leo Pacheco
<b>DISCUSSION:</b>	
<b>MOTION:</b> A MOTION WAS MADE BY MRS. THOMPSON AND SECONDED BY MRS. HART TO APPROVE THE AGENDA.	<b>RESULT:</b> The motion was carried unanimously and approved.

## AGENDA ITEM 3

AGENDA ITEM:	PRESENTER(S):
Approval of the Last Board Meeting Minutes	Mr. Leo Pacheco
<b>DISCUSSION:</b>	

MOTION:	RESULT:
A MOTION WAS MADE BY MRS. KILE TO APPROVE AND ACCEPT THE MINUTES; THE MOTION WAS SECONDED BY MRS. HART.	The motion was accepted and carried unanimously.

## AGENDA ITEM 4

AGENDA ITEM:	PRESENTER(S):
New Board Member Update	Mr. Leo Pacheco
<b>DISCUSSION:</b>	
<p>Chairman Pacheco shared that Mrs. Susan Kile has completed her onboarding process and vetting through Marion County Public Schools, and is now a full-fledged, voting member of the OCMS Board. Mr. Don Schroeder is continuing to try and complete his vetting through MCPS, but due to COVID-19 and the school shutdown, he was finding it difficult to set up an appointment to complete the process, and will continue once the District reopens.</p>	
MOTION:	RESULT:
NONE	

## AGENDA ITEM 5

AGENDA ITEM:	PRESENTER(S):
Facilities Update	Mr. Leo Pacheco
<b>DISCUSSION:</b>	
<p>Mr. Pacheco shared that the Governor has issued an order, keeping school campuses closed through the remainder of the school year, with no word as to when or how schools will reopen in the Fall. With that said, this could impact facilities due to current CDC guidelines of social distancing (6-feet-apart and groups of no more than 10), and could result in alternate schedules.</p>	
<p>He then opened the floor for a discussion on facilities and updating the Board on current progress, by sharing that he and Mrs. Matthews have had numerous conversations regarding facility needs and options.</p>	
<p>Mrs. Kile and Mrs. Matthews shared that along with Mr. Schroeder, they met with Building Hope earlier in the year to discuss our facilities needs. Following the meeting, Mr. Pacheco had several conversations Building Hope regarding funding options. Building Hope concluded that it would cost around \$5 Million to build a school from scratch, but had a number of blueprints and floor plans we could use as a template for building our school.</p>	
<p>Renovating a current building would cut the cost considerably, but still be around the \$3 Million range. After the conversations and meeting, the conclusion was Building Hope’s funding options were good options for OCMS’ expansion. Mrs. Matthews, at first, wasn’t too keen on the idea of Building Hope’s program as it requires a purchase with lease-back option that only carries about the first five years of the new school build, at which time OCMS would need to get a loan to pay the remainder owed for the school.</p>	
<p>Mr. Pacheco shared that while that could be considered a negative, the pros are that Building Hope would serve as our project manager and do all the work. They have the expertise and manpower to do the project from planning to</p>	

completion. The alternative would be we would have to hire the architect, construction company, etc. to do the work, and none of us possess the knowledge or expertise to ensure or manage the process like Building Hope would. Plus, they would have a vested interest as the investors to make the best choices in a facility build.

Mr. Schroeder joined the conversation, sharing that the former Winn-Dixie site on 36<sup>th</sup> Avenue is open for a proposal and has not yet decided what they want to do with the property. It sits on 7.5 acres and would consider a lease or purchase. This property was submitted for consideration to Building Hope by Mr. Pacheco, and seemed like a viable option.

Mr. Pacheco shared that our attorney, Shawn Arnold, highly recommended Building Hope based on his work with them through other clients. Mr. Pacheco also shared that he had been in contact with other schools throughout Florida who had successfully worked with Building Hope to fund their projects.

Mrs. Thompson asked the question about what happens should, after five years, the school cannot afford to buy the property outright or get funding. Mr. Pacheco responded that the building would secure the property, and according to Building Hope, should the school cease to exist or is unable to get funding, Building Hope would use the collateral to sell and recoup their costs.

Mrs. Thompson also asked about financing the property through a local bank. Mr. Pacheco and Mrs. Hart added that the challenges we face as both a non-profit organization and charter school is most commercial lenders are reluctant to fund NPOs and charter schools because they consider them a risk. Mrs. Hart, who works in banking and lending, also expressed that most lenders will only consider organizations with a 10-year positive and stable history, and will consider previous management history. Because OCMS is only 6 years old, we do not yet have the history or “stability” most commercial lenders would consider.

Mr. Schroeder stated that he knew someone at Center State Bank, and would talk to him to see if financing the school on our own would be an option through them, considering they are a local bank versus a large corporation, and would report back to the Board his findings.

MOTION:	RESULT:
NONE	

## AGENDA ITEM 6

AGENDA ITEM:	PRESENTER(S):
Treasurer’s Report	Dr. William Murry & Mrs. Susan Kile

**DISCUSSION:**

Dr. Murry shared February and March 2020 reports, showing we are stable and doing well financially. He shared that he was working with Mrs. Kile, who has an accounting and finance background, to serve as his presumptive nominee for Treasurer once he retires and his term ends with the next board meeting in June/July.

Mr. Pacheco asked that the headers in the reports be updated, removing our former legal name and including the correct legal name of Ocali Charter Middle School, Inc. Mrs. Kile said she would work with Mrs. Moats, our Bookkeeper, to make those changes in QuickBooks and was a simple fix.

MOTION:	RESULT:
DR. MURRY MOVED TO ACCEPT THE TREASURER’S REPORT. THE MOTION WAS SECONDED BY MR. PACHECO.	The motion was approved and carried by unanimous vote.

## AGENDA ITEM 7

AGENDA ITEM:	PRESENTER(S):
Executive Director Report	Mrs. Teecy Matthews
<b>DISCUSSION:</b>	
<p>Mrs. Matthews shared that although the school campus is closed, Mrs. Moats continues to work during normal school hours, as usual. Mrs. Matthews and Mr. Posth are working from home mostly, but going to the school regularly as needed.</p> <p>Although not ideal, remote learning will continue through the remainder of the school year per the State requirements. Out of 165 students, around 22 are struggling with remote learning, but the teachers and support staff are working hard to help all the students achieve their best during this difficult time. Instructors are taking advantage of Google Suite and Google Classrooms to instruct and interact with students. Support staff are making phone calls and following up with parents and students to help with accountability and student responsibility.</p> <p>She also expressed that she is working to help parents who are struggling with remote learning. Their biggest challenges include the need to work, which often leaves students at home to fend for themselves. Although they are legally of age to do so, they don't necessarily take on the responsibility of connecting with their teachers and completing homework on time.</p> <p>Mrs. Matthews and Mr. Posth are diligently working on options for reopening in the Fall. These include several plans that are all tentative and flexible, which may include A/B schedules, a combination of on-campus and remote learning, and continuing completely remote learning. A decision cannot be made until we have further direction from the State and District, but the wish is to return to school, as normal, with modifications based on CDC guidelines to best of our ability. Mrs. Matthews shared the school had been completely sanitized, and precautions have been taken to ensure the safety and security of our staff and students at this time.</p>	
<b>MOTION:</b>	<b>RESULT:</b>
NONE	

## AGENDA ITEM 8

AGENDA ITEM:	PRESENTER(S):
Revision of Mission/Vision Statements	Mr. Leo Pacheco
<b>DISCUSSION:</b>	
<p>Mr. Pacheco shared that the school has various mission/vision statements floating around that were written by previous and current administration and board members without consistency. He stated that he would work with Mrs. Matthews to develop a final Mission and Vision statement that reflects the current direction of the school to present at the next board meeting for a vote.</p> <p>These statements would need to keep in mind the thought of adding a high school, which has largely been a thought of the board, but without official declaration and approval.</p> <p>He reiterated what she shared with the Board at the last meeting that he had conversations with a number of educational experts, including a State Authorizer for charter schools and the Arnold Law Firm with regard to future expansion of OCMS. They all agreed that OCMS should expand to include a high school campus in order to stay competitive and preemptive in filling the void in Marion County. Mr. Pacheco stated that up until now, most board members have unofficially agreed with this next step, but the Board had not officially voted to move forward.</p>	

In consideration, Leo spoke with our attorney, Shawn Arnold, who advised that when we add a high school, we could keep the same governing board and administration, but we would need to create a brand new charter and a new legal entity with the state. This would result in another name change for obvious reasons. The point of having two separate entities would not only keep both accounts separate and reduce risk, but would also benefit us with funding (PECO funds), etc. Plus, if one entity suffers, the other can survive and continue.

Mr. Pacheco asked for input on adding a high school.

Mrs. Thompson voiced that she felt it was the logical next step for the school. Mrs. Hart said she loved the idea. Mrs. Collier praised the idea, as well. Mr. Schroeder thought the school should focus on one thing and do it well, implying not adding a high school. Mr. Pacheco shared he thought we have achieved that level of success by building the middle school and doing it well, and it was time to expand for the sake of long-term sustainability, fulfilling a current void in Marion County, and to remain competitive in the market, particularly with other charter schools eyeing Marion County for their own expansion and growth.

With the majority sharing verbal approval, Mr. Pacheco asked for a motion to put on record that OCMS will begin pursuing options to add a high school within the five-year plan.

MOTION:	RESULT:
MRS. KILE MOVED TO APPROVE PURSUING AND BUILDING A HIGH SCHOOL IN THE NEAR FUTURE, AND MRS. HART SECONDED.	The motion was carried by majority vote. Dr. Murry abstained.

## AGENDA ITEM 9

AGENDA ITEM:	PRESENTER(S):
New Business	OPEN

### DISCUSSION:

Dr. Murry shared the sad news that form OCMS board member, Marleen Wiersum, passed away due to health complications recently. The Board sends their condolences.

Dr. Murry stated that with his retirement forthcoming, the Board needed to consider adding Susan Kile as a replacement signer on the checking account. Mrs. Kile has initially agreed to be nominated for the Treasurer position at our upcoming annual meeting in June/July and seemed the appropriate choice.

Once approved, Mrs. Kile, Mrs. Nwakoby, and Mrs. Matthews would be the three signers on the checking account. Mrs. Kile would be the primary signer with Mrs. Nwakoby as a back-up signer, along with Mrs. Matthews for checks and balances.

MOTION:	RESULT:
A MOTION WAS MADE BY DR. MURRY TO APPROVE MRS. KILE AS A SIGNER ON THE CHECKING ACCOUNT; THE MOTION WAS SECONDED BY MRS. THOMPSON.	The motion was carried and accepted unanimously.

### ANNOUNCEMENTS

	None

<b>NEXT MEETING SET FOR</b>	Friday, June 26, 2020 – 10:30 AM – 12:30 PM – via Zoom Meetings
<b>ADJOURNMENT</b>	A motion to adjourn was made by Mrs. Thompson, Seconded by Mrs. Nwakoby. The meeting adjourned at 12:51 PM.