



MINUTES

BOARD OF DIRECTORS MEETING

APRIL 16, 2021
Emergency Board Meeting
10:30 AM – 12:30PM

VIA ZOOM

MEETING FACILITATOR	Leo Pacheco, Chairman of the Board	
ATTENDEES PRESENT	Kelly Thompson Susan Kile Nneka Nwakoby Don Schroeder Theresa (Teecy) Matthews Marsha Williams	Co-Chair Treasurer Secretary Director Executive Director Parent Representative
NOT IN ATTENDANCE	Debbie Hart	Director
GUESTS		

AGENDA

AGENDA ITEM:	PRESENTER(S):
Verification of Quorum/Call to Order/Agenda	Leo Pacheco
DISCUSSION:	
Meeting called to order at 10:33AM.	
MOTION (IF APPLICABLE):	OUTCOME:
A MOTION TO APPROVE THE AGENDA WAS MADE BY MRS. NWAKOBY AND SECONDED BY MRS. THOMPSON.	THE MOTION PASSED UNANIMOUSLY.

AGENDA ITEM:	PRESENTER(S):
Approval of January 8, 2021 meeting minutes	Leo Pacheco
DISCUSSION:	
None	
MOTION (IF APPLICABLE):	OUTCOME:

A MOTION TO APPROVE THE JANUARY 8, 2021 MEETING MINUTES WAS MADE BY MRS. THOMPSON AND SECONDED BY MRS. KILE.	THE MOTION PASSED UNANIMOUSLY.
--	--------------------------------

AGENDA ITEM:	PRESENTER(S):
Approval of January 25, 2021 special meeting minutes.	Leo Pacheco
DISCUSSION:	
None	
MOTION (IF APPLICABLE):	OUTCOME:
A MOTION TO APPROVE THE JANUARY SPECIAL MEETING MINUTES WAS MADE BY MR. SCHROEDER AND SECONDED BY MRS. KILE.	THE MOTION PASSED UNANIMOUSLY.

AGENDA ITEM:	PRESENTER(S):
Update on Clear Choice Academies, Inc. (CCA, Inc.)	Leo Pacheco
DISCUSSION:	
Slight change to logo. Legal name change is official with the State of Florida as of January 26, 2021. Annual report was filed by Mrs. Matthews. District has been notified of the change. Mr. Pacheco gave update re: designing website and Facebook pages for CCA, Inc. and Ocali Charter middle and the future high school.	
MOTION (IF APPLICABLE):	OUTCOME:
NONE	

AGENDA ITEM:	PRESENTER(S):
High School and Facilities Update	Leo Pacheco/Teecy Matthews
DISCUSSION:	
<p>There was a working meeting with Mrs. Matthews and the district on April 5, 2021. District has unofficially approved the high school. Approval should become official on April 27, 2021. Mr. Pacheco will send out a press release announcing the high school once the approval has been formalized. The search for a HS Principal will commence this summer.</p> <p>Facilities team comprises Mr. Pacheco, Mrs. Matthews, Mrs. Kile, and Mr. Schroeder. The team has been working diligently on securing a location for the high school.</p> <p>Evergreen elementary is no longer an option. The district does not appear to be interested in letting the building go.</p> <p>Golf Plaza building will not likely work out within the necessary time frame. However the owner is willing to be flexible with letting us have access to the building for the build out but delay paying rent until 2022. This would be dependent on whether we could make it work from a financial standpoint. Golf Plaza is offering a graduated lease starting at \$12/square foot.</p>	

The building owners' proposal is to lease us half the building in the first year. He is also willing to contribute approximately \$672,00 in tenant improvements. 12,000 sq ft at \$12/sq ft with 3% annual increases for a 15 year lease. Owner would bring the building completely up to code, change the roof, make all repairs etc. CCA, Inc. would be responsible for the build out. Might be possible to put middle school on the top floor because it will be easier to get it ready to take students. If that works, OCMS would transition to that location mid-year.

Mr. Schroeder was approached regarding the "old" Winn-Dixie. Mr. Schroeder also raised some concerns regarding traffic, ingress and egress for the Golf Plaza location.

Mrs. Matthews also went to review the "old" Kmart building but did not find the building to be likely to meet our needs.

Mr. Pacheco has a meeting with the district regarding any excess properties which they have to make available to charter schools by law. He does to have belief that any properties that are available currently would suit our needs.

ARC Marion has a building on their campus that may be suitable for a school. The building is on an adjacent lot with its own entrance. Mr. Schroeder believes that this would be a great location. There is also some space for several portable classrooms. The building comes with 4 (maybe more) classrooms as well as some office space. Mrs. Matthews likes the building and location. The building would hold sixth graders only and would free up space at the main facility for more seventh and eighth graders.

Still considering a satellite facility if we are unable to secure a single location within our budget that could hold both schools. Middle school will be expanding in addition to needing a new space for the high school.

Most facilities are requiring leases of 5 years at a minimum.

FEFP dollars are not going to be enough and will definitely not support the build out costs of \$1-2m.

Building Hope has been sent our Pro Forma to review as part of their process.

Our current landlord has indicated that he would like to support the schools expansion in some manner.

Time is a factor and we will need to have a building secured by July 31, 2021. Construction costs are and contractors are busy. It may not be possible to complete what we need by that date.

Mrs. Matthews discussed the need to grow the middle school. The goal is to recruit a larger sixth grade class for next year. Looking to have a total of 220 students. OCMS is currently at 157 students. Ideally Mrs. Matthews would like to grow the school even more to ensure that there are enough students to feed the ninth grade class at the charter high school.

Mrs. Matthews reached out to Martial Arts Center (within the plaza where the school is currently located). They have three classroom spaces that are free during the day that we could utilize for the upcoming school year if nothing else pans out. Will require some creative scheduling to try and minimize excessive transitioning for the students.

Our current landlord indicated that he wants to support the schools in some way. He is not sure what form that would take, he is committed to helping out.

MOTION (IF APPLICABLE):	OUTCOME:
NONE	

AGENDA ITEM:	PRESENTER(S):
Treasurer’s Report	Susan Kile/Teecy Mathews

DISCUSSION:

Mrs. Kile indicated that the Pro Forma will be ready for distribution, she just needs final decisions on numbers to plug in. Will be working with Mrs. Matthews to finalize the budget the following week.

Mrs.. Matthews indicated the the plan for now calls for students at OCMS with no additional expenses if we were able to acquire more space there is the potential to increase that number to 250 students. This increase in students would increase overall budget and also provide the money to develop the space.

Mrs. Kile also intends to forecast what the budget would look like if the board were able to acquire the building.

Mrs. Matthews also indicated that she had updated the 2020/2021 budget to reflect changes that arose as a result of expenses incurred due to the global pandemic. Ex.: tablets for students, upgraded WiFi for the school as well as state mandated salary increases for the instructors . Teacher salaries at OCMS are now competitive with the district. There was discussion as to whether the school was eligible for PPP dollars. Mrs. Matthews is going to look into this further to see if there were any monies that the school could access. The may also be some money due to the charter school from the district from a recent Ad Valorem tax that the district received.

MOTION (IF APPLICABLE):	OUTCOME:
NONE	

AGENDA ITEM:	PRESENTER(S):
Executive Director’s Report	Teecy Matthews

DISCUSSION:

There was an Executive Order put out by the state that allows charter schools and districts to make a determination as to whether they want their school grade assigned and published. A decision on this will be made once FSA scores are released.

Parent action team meeting coming up the following Thursday.

8th grade promotion ceremony coming in May.

Teacher appreciation will take place the first week of May.

Mrs. Matthews informed the board that testing had begun and was going well. She had purchased all new Google Chrome computers and had also purchased the license to run secure testing on the computers to the tune of \$40/computer for the life of the computer.

Mrs. Matthews indicated her intention to have the last three days of school be half days, releasing students at 1:30pm after testing, barring any objections from the board. She further assured the board that. The students had received well over the mandated 900 instruction hours for the school year. The board did not have any objections. The last day of school is May 26, 2021.

Mrs. Matthews indicated that recruitment was going well. She. Further indicated that they had been able to bring aboard an additional staff member with Covid dollars to help lagging students complete and make up missing work to help bring grades up. The board was also informed about a successful tutoring program that had been set up in partnership with the Children’s Alliance which had been providing tutoring on Tuesdays and Thursdays.

MOTION (IF APPLICABLE):	OUTCOME:
NONE	

AGENDA ITEM:	PRESENTER(S):
Staffing Plan	Teecy Matthews
DISCUSSION:	
The discussion re: staffing plan was tabled until the May board meeting. Mrs. Matthews briefly went over the additional staff who will be needed to accommodate 220 students at OCMS.	
MOTION (IF APPLICABLE):	OUTCOME:
NONE	

AGENDA ITEM:	PRESENTER(S):
New Board Member Recruitment	Teecy Matthews
DISCUSSION:	
Mrs. Matthews encouraged the members of the board to be attentive in identifying individuals who would be capable and willing to serve as board members as we go through the process of expanding and setting up the charter high school.	
MOTION (IF APPLICABLE):	OUTCOME:
NONE	

CLOSURE

DATE OF NEXT MEETING		LOCATION
May 14, 2021		Via Zoom
MOTION (IF APPLICABLE) TO ADJOURN BY	SECONDED	TIME OF ADJOURNMENT
A MOTION TO ADJOURN THE MEETING WAS MADE BY MRS. KILE.	MOTION TO ADJOURN WAS SECONDED BY MRS.	12:30PM

Board Secretary Certificate

I hereby certify that the foregoing Meeting Minutes were adopted by a majority vote of a quorum of the Governing Board of Directors at a duly noticed meeting held on 7/15/2021.

Nneka Nwakoby

7/15/2021

Board Secretary Signature

Date

Nneka Nwakoby

Print Name