

St. John's Episcopal Church

610 Young Street

Melbourne FL 32935

Vestry Minutes

September 20, 2018

Present: Steve Bradley, Linda Fletcher, Ben Kendall, Hal Martin, Julie Miller, Linda Miller, Kathy Oas, Lee Steininger, Eric Turner, Katie Wilson

Absent: Bill Chernault

The meeting was called to order at 7:11 p.m., by Father Eric with prayers and remembrances for family, friends, and members and loved ones of the Vestry and the congregation.

Formation: Nehemiah 4:7-23 – When doing God's work, there are challenges with the work and challenges from the opposition. Pray and then act. Don't let the challenges cause loss of sight on doing God's work.

Minutes from July 26, 2018 Vestry meeting: The minutes were reviewed. A motion was made, seconded and the minutes were accepted unanimously with one correction ('FPL' instead of 'FLP' note within Treasurer's Report).

Minutes from August 30, 2018 Special Vestry meeting: The minutes were reviewed. A motion was made, seconded and the minutes were accepted unanimously with one correction ('2018' instead of '2017' note within Treasurer's Report).

Treasurer's Report: Steve Bradley reported financials for the month ending August 31, 2018. Financials contained Summary Comments, the August 2018 balance sheet, August 2018 Financial Summary and August 2018 Cash Flow, 2018 Restricted Funds Summary, and 2018 Outreach Contributions.

Revenues for the month were \$12,777 against a budget of \$15,495 - a shortfall \$2,718. Expenses for the month (\$15,005) were slightly lower than budget (\$451). The month ended with \$2,228 deficit (revenues to expenses) — over \$2,100 higher than the budget expectation for the month. The current year to date deficit (\$8,440) plus Cash Flow monthly projections (\$1,583) points to a projected year end deficit of \$10,024.

The restricted funds account ended the month with a balance of \$36,225 of which \$34,201 is committed. This leaves a \$21,023 surplus of available funds in this account. 2018 Outreach to date was \$6,966 - \$1,673 to Clergy Discretionary Fund, and \$700 to Habitat for Humanity Apostles Build, \$520 to God's Pantry, \$942 to Nana's House, \$1,165 to Solar Light for Africa (SLA), \$436 to Santiago Families, and \$786 for the Children's Hunger Project, and \$1,424 to Family Promise of Brevard (collected in July and August and to be paid to FPOB).

A suggestion was made and the Vestry discussed and agreed that the FPOB payment of \$1,424 be the total commitment – originally the hope was to contribute \$2,000; however the collection fell short.

A discussion was held, highlighting the difference between Restricted Funds and Committed Funds. Committed Funds are locked permanently and can only be used for categories assigned. Restricted Funds have varying degrees of 'lock-in', depending on what

category to which it applies. A further review of terminology around these funds (suggestion: Permanently Restricted', 'Temporarily Restricted') and clarifying definitions will be worked out by Fr. Eric and Steve Bradley.

Bob Stitzel paid for supplies and labor to re-seal the pavers and replenish the lava rock in the Memorial Garden. Clarifying discussion was held recognizing there was no expectation of re-payment. A motion was made, seconded, and approved to release up to \$1,000 from the Memorial Garden restricted fund to reimburse Mr. Stitzel.

Sr. Warden's Report: None.

Jr. Warden's Report: Kathy Oas reported that Bob Stitzel arranged and paid for pressure washing the church buildings (Sanctuary and attached buildings), and repainted the back of the buildings, the parking lot lines and the metal railings.

The dumpster was re-located to address a neighborhood concern of it's former location. A commode in St. Nick House was repaired.

Recognizing that non-church people were utilizing the outside power and water resources of the Flower House to 'camp' on the back porch (and this was being done without permission being given, despite statements to the contrary), it was decided to shut off the electric breaker to the outside power source and remove the spigot handle from the water source to discourage unauthorized 'camping'. Teresa Chernault and the Flower Guild are to be notified of this action to assure there is no disruption to water and power to the inside of the Flower House.

Rector's Report:

Insurance Update: Insurance Update: Currently St. John's pays approximately \$20,000, paid in six-month installments, for Fire/Liability insurance. The policy being pursued, annual premium of \$16,675 paid in monthly installments, will be a savings of \$4,000 a year and includes flood insurance. A start date in October is anticipated.

Reaching our Neighborhood: A Parish Meeting is scheduled for Sunday, September 30, 2018 at 9 a.m. in the Parish Hall. Fr. Eric requested Vestry members be in attendance.

Fr. Eric updated the Vestry on results of his discussions with Diocesan leadership about hiring a consultant to review St. John's current status as groundwork for plans to grow the church. It was recommended he first read three books, recommended by the Diocese. Fr. Eric will report back to the Vestry his findings from the books.

The Vestry resumed discussion of selling parcels of land currently owned by St. John's. Fr. Eric reminded the Vestry that no sale can take place without permission from the Diocese, including a plan for how the funds resulting from the sale would be used. Tracks of land west of the church buildings and the park are being evaluated. Discussions with a realtor/broker indicated by splitting the park into two tracks and sold for high-end residential, each track could be worth \$250,000/\$300,000 each. The properties west of the church could be worth \$27,500 each for 4 lots or \$120,000 - \$150,000 as 1 lot. Bob Stitzel indicated he would be interested in this property if the decision to sell is actively pursued. The Vestry took this information under advisement but no decisions have been made.

Long Range Facility Plan: Lee Steiningger submitted an updated Ten Year Facilities Plan dated September 20, 2018. A copy of this plan is submitted as part of the minutes. It is noted that the following projects were completed at no cost to St. John's: Repair of exterior rotting wood and rusting metal, repainting of yellow parking lines and handicap parking lines, repair of parking lot asphalt.

Fall Stewardship: Fr. Eric requested Hal Martin and Jack Kenworthy begin planning the Fall Stewardship campaign. He asked that this year's campaign take a different approach more conducive to St. John's current status. He will meet with Hal and Jack to discuss details.

Other Old Business

Other New Business

Following prayer, the meeting was adjourned at 9:11 p.m.

The upcoming meetings for 2018: Tuesday, October 16 (moved from Thursday, October 18th, November 15, December 20, January 17, 2019.