

St. John's Episcopal Church
610 Young Street
Melbourne FL 32935
Vestry Minutes
December 16, 2021

Present: Susan Badgio, Teresa Chernault, Joe McLaughlin, Deborah Miller-Caldwell, Kathy Oas, Eric Turner, Katie Wilson.

Absent: Skip Alcorn, Steve Bradley, Linda Fletcher, Hope Johnson, Penny Perian

The meeting was called to order by Father Eric at 7:05 p.m. in person and via Zoom, with prayers and remembrances for family, friends, members and loved ones of the Vestry and the congregation.

Study: 1 Peter 4: 12-19: Humans find a way to cause division among us. Keep the faith, don't let it be an excuse to behave badly. Remember we stand firm in God – we are responsible for doing God's will not for how others perceive us.

Minutes from November 18, 2021 Vestry meeting: The minutes were approved with one correction (Joe McLaughlin was present at the meeting, not absent) after a motion, a second to the motion, and a unanimous vote.

Treasurer's Report: Susan Badgio, Assistant Treasurer, presented the finance reports for the month ending November 30, 2021. Financials contained Summary Comments, Cash on Hand, the Financial Summaries, Cash Flows, Restricted Funds Summary, 2021 Outreach Contributions, and a summary of the St. John's Land Sale.

Revenues for the month were \$16,852 against a budget of \$18,550 less than budget by \$1,698. Expenses for the month, were \$16,735 less than budget by \$8,437. Less than expected total collections and delinquent rent from the Shady Lane rental were cited as the primary cause of revenue missing budget for the month. Fire/Liability premium payment paid in the previous month drove the expense differential. The month ended with a surplus of \$117 (revenues to expenses). The year-to-date deficit is \$438. The budget year to date predicted a deficit of \$4,983.

The restricted funds account ended the month with a balance of \$86,999.46.

2021 Outreach to date was \$10,920.

The St. John's Land Sale Summary will be renamed the Money Market Account. \$875.53 interest earned year to date, \$39,625.38 expenses, resulted in a fund balance of \$61,250.15

Susan presented the following updates: (1) Shady Lane rent payments remain in arrears as the renter waits for Covid rent relief funds. Utilities are paid. Discussion was held regarding this but Fr. Eric reiterated that late fees are being applied, a rent rate increase will be communicated prior to the new lease being in force and all actions taken up to this point have been reviewed by the Vestry and communicated to the renter. Once the Covid rent forgiveness funds are spent, the renter will be held to the terms of the lease as agreed. (2) Susan reported the Workers Compensation audit was completed and sent. (3) The Endowment Account has been established.

A motion was made, seconded, and the Vestry unanimously approved the Treasurer's Report, subject to audit.

Sr. Warden's Report: None.

Jr. Warden's Report: Kathy Oas reported the following: (1) Due to materials delay for the \$16,000 roof restructuring on Nick House, the contract with G&G roofing was withdrawn. The Stitzels recommended Melbourne Roofing take on the project without roof restructuring (keep the flat roof) and repair with 2 coats of silicone for an estimated amount of \$2,000. Replacing the pitched section would be \$5,000-6,000. This silicone repair is expected to last five years, then we would need to re-evaluate. The work would be done in early 2022. A motion was made to fund this roof repair plan up to \$3,000

from the capital account. The motion was seconded and carried unanimously. (2) Two ailing pine trees were removed from the park, paid by private parishioner donations. (3) The door to the room housing the organ motor and air pump is rotted and needs to be replaced. The estimate for replacement with a fiberglass double door is \$909.50 plus labor for the door. (4) The committee to work on a plan, including costs, for future trees in the park has been formed – Eric Turner, Peter Fishel, Christine Baumberger, and Kathy Oas. They will meet starting in 2022. They will focus on native trees and work on a design at and around the altar. (5) The dumpster will be relocated back to the Young Street location and efforts to create a structure to assure placement (a 3-sided fence) will be considered. (6) Kathy reiterated that electricity and water to the Yellow House is off. (7) The sidewalk damage, leading up to Nick House, will need to be repaired once the roof project is done. A motion was made to allot up to \$800 from the Capital account for this work. The motion was seconded and carried unanimously.

Rector's Report:

Endowment Fund: Fr. Eric reviewed the status of the Endowment Fund establishment. He opened elections of the Endowment Fund Committee by nominating Shannon Hamilton, Jack Kenworthy, and Julie Miller. He opened the floor for additional nominees, hearing none the nominations were closed and the nominees were approved. A motion was made to elect the nominees as a slate, lots will be drawn for the 1 year/ 2 years/ 3 years terms at the first meeting. The motion was seconded and unanimously approved. ECF, the diocesan body administering the Endowment Fund acknowledged receipt of the check for the account.

Re-opening considerations: Wine is available at Communion, but not the common cup, intinction only.

Music Minister: Jen Lester's last day as Music Minister was to be Christmas Day. She will return on January 2, 2022 (Lessons and Carols) and a reception in her honor after this service will be organized. Steve Knecht will supply on 12/26/2021. Roberta Stocksdale will assume Interim Music Minister duties from 01/09/2022 through the end of June, after which Dr. Jerry Davidson will assume the Music Minister roll full time.

Nominating Committee: The 2022 Vestry candidates are Jamie Hamilton, Mike Milner, and Lee Steininger.

Fall Stewardship Campaign: 41 pledges for a total of \$151,161.

2022 Budget: The Budget was redistributed to the Vestry. An additional \$3,000 pledges were reflected in the final budget. The budget remains balanced – no action by the Vestry is necessary.

Diocesan Convention Delegates: The convention is scheduled for Jan 28-29, 2022 in-person only, Daytona Beach. St. John's delegates are Deborah Miller-Caldwell and Katie Wilson (Katie Codlin-Wilson). Fr. Eric will find additional delegates and report to the Vestry.

Annual Parish Meeting. The date of the Annual Parish Meeting will be January 30, 2022 and begin at 8:30a.m.

Financial asks – number, timing, etc. A plan to channel outreach asks through the Outreach Committee is being formulated. The plan will be formulated and executed in 2022.

Following prayer, the meeting was adjourned at 8:50 p.m.

Upcoming meetings for 2022: Jan 20, 2022.