

DRAFT OCS Board Meeting Minutes

December 14, 2015

Members Present: David Thompson, Sue Woltanski, Joe Thompson, Beth Kamenstein, Kim Carter, Jonathan Raiche, Bridget Dangel, Ariel Pohlek

Principal: Jennifer Flores

Guests: Martha Loizeaux, Steve Hansen, Ray Bonachea

5:10 Dave called meeting to order.

Consent Agenda:

Sue motioned to approve consent agenda (November minutes and financials). Beth seconded the motion. Motion passed

Action Items:

A.) Jenn reminded the board that the school's walkways flood terribly during periods of heavy rain. She also told the board about a recent incident where a parent slipped and fell due to the flooding. Jenn made it clear to the board that the school needs a permanent solution for the flooding problem. Ray Bonachea, a parent, explained that the rainwater is all directed to the front of the school because the building has no rain gutters. He went on to say that in addition to the lack of gutters, the building suffers from flooding because there are no proper awnings in the back of the school. Jenn discussed previously obtained bids for the awnings, noting that the bids did not include structural repairs that also need to be included in any new bids at the present time. Landlord, Steve Hansen, stated that he is interested in getting the awning canvas repaired as well as in making a contribution toward the cost of such repairs. Further discussion ensued regarding the flooding and the idea of a berm was brought up. Jenn stated that OCS had previously tried the berm solution, but that it did not work because it washed out after two storms. David said that he'd like to coat the decks with a rough surface to help prevent falls. He directed Jenn to report back to the board at the January board meeting with coating options, awning quotes and bids for gutters. Steve said that he will put twenty thousand (20,000.00) dollars towards the awnings, provided that the school provides him with a contract. Bridget asked Steve what he thinks of the gutter idea and Steve said that the school must let him know of any changes the school makes to the building. He went on to say that he is concerned about gate security with regard to our potential plans to remedy the handicap access issue, for example. Jenn stated that to be clear and for the record she is getting quotes for the awnings over the Shark Classroom, the walkway, and the two wings.

B.) Martha commented on her hopes to have a VPK program in the classroom space where Island Montessori now operates. Jonathan asked why we do not already have a VPK class at OCS. Sue explained that VPK is not included in our charter. She added that a possible reason why Island Montessori is closing is that VPKs are grossly under funded. Discussion ensued including a suggestion from Martha, who mentioned that perhaps funds for VPK can be obtained through aftercare funds coming in from the VPK students.

C.) Landlord, Steve Hansen, spoke about the building's history. He explained that the building is twenty years old and was built by Ron Levy, who did a great job. He added that fire marshals over the years have never raised concerns and that the

building's original architect, Bradley Schiffer, is now serving as Building Commissioner for the State of Florida. Steve said that he is interested in asking Brad Schiffer to challenge the current fire marshal's interpretation of the building. Steve stated that he will finance this challenge and believes it is possible that we will prevail against Steve Zavalney, Fire Marshal for Monroe County, our current fire marshal.

D.) Lease: There are two options for the lease renewal. We can take the extra room or we can keep the same number of rooms we currently have. The issue is whether or not having VPK will cover the extra cost of adding the room. Discussion ensued as to whether or not to take the room. Sue brought up the idea of cutting back to one teacher and one assistant per classroom and taking the extra room in order to be able to pay teachers more (instead of continuing with the current two teacher per classroom model without the extra classroom). Sue's idea was well received and further discussion is warranted.

E.) Handicap Access: Jenn stated that all bids now are just to take away the existing gate and install a six-foot high fence and a new gate. She is waiting for a final bid from A-Able Locksmith for the lock.

F.) Staff Bonus: Beth motioned to approve the total staff bonus amount of four thousand seven hundred fifty (\$4,750.00) dollars to be divided at Jenn's discretion for fourteen staff members. Bridget seconded. Motion passed.

G.) A committee was formed for Jenn's evaluation. The committee consists of Ari, Beth, and David.

H.) Jenn announced that the air conditioner is broken in the Turtle Classroom. She went on to say that she believes that we have the money to get the air conditioner replaced this year. Sue motioned to approve Jenn to spend up to four thousand two hundred fifty (\$4,250.00) dollars for a 16 SEER HVAC system for the Turtle Classroom. Bridget seconded. Motion passed.

I.) Jonathan asked the board to review the bylaws (in Dropbox) so that we can vote to approve them at the January board meeting.

J.) Jenn distributed "bullying follow-up" pages to the board, which outlined the actions taken by OSCS in response to the recent situation involving potential bullying. She went on to say that the changes will take effect in January.

K.) Sue stated that she has spoken with Dave Murphy and they believe that OSCS may have the only assessment data in the state that compares the Stanford results to the FSA results. She would like the board to consider allowing Dave Murphy to use our sources for a study. The study will not identify specific children.

Sue motioned to adjourn. Kim seconded the motion. Motion passed. Meeting adjourned at 7:09 pm.

Respectfully submitted by: Kim Carter