



1/13/16

OCS Board Meeting

In attendance: George Chambers, Ted Nannas, Jen Ballas, Nick Manolakos, Dimitri Dandolo, Kate Klemas

Absent: Chris Grivas, George Righos, Marylou Strauss

Guests: Ricardo Stoekricht, Karen Thorpe, Denise Parks

Minutes by Denise Parks

Discussion of sprinklers in St. Thomas building. Who is paying? Dimitri states that he, Dr. Nick, Jon Stewart and Tony Bariglio are in conversations with day care tenants about who is going to pay what. Jen Ballas expressed concern that parents are asking how we are going to pay for sprinklers when budget is so tight.

Meeting called to order at 7:20

Pledge of Allegiance

Minutes

Review of November and December board minutes

Motion to approve made by Kate Klemas, Second by Dimitri Dandolo, Aye: 3 Nay:0 Passed

TREASURER'S REPORT

Review of 6 Months Actuals (through 12/31/15)/6 Months Projections

Introduction of proposed final budget

More state revenues due to janitorial units' increase in health revenue and health costs; increase in local funds due to excluding miscellaneous other revenues not included. Showing \$14.2m for the year.

Other state revenues is revenues that came in from state for mentoring programming.

During month of December, additional state monies come in. Large amount of local revenues in by December.



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In preliminary budget, delta in the After Care line item. Expectation that enrollment would expand, and with unexpected absence of Fratzeska Belafemine, this has been impossible to achieve. Revisit the opportunities around this line item with the Working Group.

Request to reconvene the Working Group meeting and schedule a date/time.

Why is Food Service trending so high? These numbers are based on preliminary budget. Proposed revised budget adjusts numbers.

How do you prorate the out months? Technically, you do not adjust every month. Pro-rate the trends.

Look at trends in spending, have discussions about what may be different. Talking not just about what happened in past, but also what is coming up (ex., heat pumps).

Trending in right direction; discipline in spending; no sacred cows

Budget holding well in salary and benefits

Utilities trending lower, which is good. However, heading into most costly months.

Athletic equipment line item updated to reflect athletics only, removing music. Music will be included in instructional supplies line item.

Kate Klemas impressed with engagement in budget by Board members

Motion to approve and post to website by Kate Klemas; second by Dimitri Dandolos. Aye: 3 Nay: 0 Passed

OLD BUSINESS

Minor modification submitted to DDOE in late December. School is awaiting response from DDOE. Kendall Massett indicated Secretary could report decision at next State School Board meeting. These typically would take about a month's time, if not more quickly. Next State Board meeting is 1/21.

Status on the nominating committee: first things required to do is write application and job descriptions. Kate Klemas has worked on draft with feedback from DANA consultants. Kate will circulate with other members of committee, Chris Grivas, Marylou Strauss, and Dimitri Dandolos. One of biggest questions is fit: what do you bring as applicant to Board? What unique perspective do you bring to our Board? Kate has been collecting names (at least five people via email). Kate shares that we are in initial stages and working on in the coming months so I can have that info as the process moves forward. George Chambers asks . Dimitri Dandolos asks how progress has been with this committee. Kate responds that there were no deadlines given, and that conversation has taken place with regard process. Kate is going to communicate with committee regarding application, job descriptions, and interested candidates.



George Chambers asks if the Board wants George to write the overall summary of all input, or if Board prefers to convene together to write a document together. Jen Ballas requests that all evaluations be included in the evaluation to be submitted to DDOE and given to Dr. Nick, considering the wide range of evaluations of performance. Jen states that if the Board chooses not to do so, she would send individually. George is trying to understand if the Board is done with the process, or if another meeting is needed to finalize the project. Rubrics were shared in the second meeting. Kate and Jen suggested one more meeting; Ted and Dimitri said that they are "OK either way". Therefore, a meeting will be convened; George C. will send out a date or two for follow up meeting.

OPERATIONS REPORT

See agenda

FACILITIES REPORT

Building for small gymnasium. Materials delivered within next 10 days. Installation to be completed by end of February, excluding unforeseen delays. Permits for site work have been in place since before the holidays. Stays within \$200,000 budget, which was reserved from proceeds from Phase 1 funding.

Planning to meet with administration to determine space requirements for Bldg 21. Preliminary discussions have occurred about which side of the building to occupy. We know we can carve upstairs in eight or six classrooms, as we have done in other building. Looking at \$25 per square foot, and outfitting 10,000 square feet. Information has been passed on in investor calls. In addition to \$250k from Phase 1, fundraised \$160,000 (including grant), including \$20,000 from 5K run. We have cert of occupancy. Elevator is on hold. Chair lift is an option that we will explore.

St. Thomas/modular: City of Wilmington told new tenants at St. Thomas that they must move the moduls in order to receive certificate of occupancy. Dimitri has connected with local charter school who may be interested in the moduls. Meeting to occur tomorrow for potential lease. Conversation about sprinkler needs at St. Thomas. Dimitri has received two quotes for the sprinklers (\$80,000 and \$40,000). Board needs to engage in conversation in how to pay for these costs, which are the responsibility of the tenant. However, there are options to possibly credit rent costs so that they can cover these costs associated with the sprinklers.

Bldg 26 potential tenants; schools who are interested in the building or part of the building. Extremely tight schedule for permitting for August 2016 occupancy.



NEW BUSINESS

CDA: Colm Deascansis firm; legal matter with Day Star Sills. Pursue legal remedies for misrepresentations. CDA to appear and prepare report as expert witness in the affair. The fee for these services should be recoverable should we be successful in the case. The retainer will be approximately.

Motion to hire CDA (\$5500 retainer) as expert witness in the case against Day Star Sills. Motion to approve by Dimitri Dandolos. Second by Kate Klemas. Aye: 3 Nay: 0 Passed



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