

The Church of the Good Shepherd, Dunedin, Florida
Minutes of the November Meeting
November 21, 2022 5:30PM
Patio Room

Our Mission and Vision

We will

- Aspire to live in a world where all creation thrives in God's love,
- Seek to become who God created us to be by worshipping joyfully, respecting all, sharing generously and nurturing every spirit.

Rector: The Rev. Whitney Burton

Senior Warden: Phil Beauchamp

Junior Warden: Robyn Harker

Deacon: Cindy Roehl

Treasurer: Robin Megel

Clerk: C. Pat Cates

Class of 2023

Dan Depies

London Bates

Judy Warner

Class of 2024

Robin Megel

Caroline Maisel

Rhiannon Sharpe

Class of 2025

Phil Beauchamp

Robyn Harker

Mary Ratliff

Present: Rev. Whitney Burton, Rhiannon Sharpe, Dan Depies, Caroline Maisel, Judy Warner, Robin Megel, Phil Beauchamp, Robyn Harker, Mary Ratliff, London Bates (cell phone), Pat Cates

Absent: Deacon Cindy Roehl

I. Call to Order

- The meeting was called to order at 5:33PM by Rev. Whitney

II. Opening Devotions

- The Opening Devotion was given by Phil Beauchamp.

III. Information

A. Financial Report

- Handouts #1A and #1B
- Robin Megel has been going through accounts that are inactive and is recommending that the Brotherhood of Good Shepherd Account #8640 be closed.
- Robin made a motion to release funds from Account #8640 and move the balance of \$1915 to income for 2023.
- Mary Ratliff seconded.

- Approved.
- Robin reported that the draw from the Endowment Fund was received as well as \$40K in donations which brings the Operating Cash to \$85K.
- The parish is expected to receive \$25K from the American Recovery Plan Act which can only be used for non-religious items such as mission and outreach, etc.
- When the monies are received \$12K will be given to Pack a Sack for 2022 and 2023; \$3K to the Rector's Discretionary Fund and \$10K to be placed in Account #8170 (Outreach Restricted) which can be used by Dunedin Cares, the homeless shelter, migrant workers., etc.
- The use of the ARPA funds as outlined above was made into a motion by Robin Megel which was seconded by Caroline Maisel.
- Approved.

B. Proposed Budget

- Handout #2
- The 2023 Budget was briefly discussed and will be approved at the December meeting.
- The income from the Parking Lot team and facilities usage was increased to a more realistic number.
- Robin will be in Kirk Hall on December 4th to answer any questions that parishioners may have about the budget.

C. Vestry Liaison Reports

- No report was given.

D. Stewardship Report

- Judy Warner reported that for 2023 eighty-three units have pledged; 44 units have increased their pledge, 9 units have decreased their pledge and 15 units pledged the same as in 2022.
- This is down from ninety-four pledge units for 2022.
- In 2022 \$245K was pledged; as of today, \$227K for 2023.
- As of today, twenty-six units that pledged in 2022 have not pledged for 2023.
- Letters will be mailed to those who pledged in 2022 but have not pledged for 2023.
- There were 15 new pledge units for 2023.
- Judy reported that the average pledge per unit has increased.

E. Rector's Report—See Report in Vestry Packet

- Handout #3
- Rev. Whitney reported that she will be attending "Happenings" at Day Spring on December 2-4, 2022.
- Rev. Kathy Walter will lead the service on December 4th.

IV. Decision

A. Consent Items—October Meeting Minutes—approve

- A motion to approve the October minutes was made by Robin Megel
- Second by Judy Warner.
- Approved

B. Peace Park Contract

- Handout #4
- Dan Depies reported that the City of Dunedin has offered a contract to use Peace Park for overflow boat parking for \$850 a month for a five year term.
- This contract can be cancelled with a 90 day notice.
- Dan Depies is currently talking with the City of Dunedin and has had conversations with Joe Nixon who has been involved with previous negotiations.
- There was a lengthy discussion on the terms of the contract and in particular the five year length. It was noted that a three year term is much more desirable for the parish..
- There were also comments concerning the rent amounts that other businesses are getting for parking and making the contract retro-active.
- It was noted that the use of Peace Park for boat trailer parking is a plus for the City of Dunedin.
- Judy Warner made a motion for Dan Depies to negotiate with the City of Dunedin for the use of Peace Park for overflow boat trailer parking at \$900 a month for three years with the understanding that he can settle for \$850 a month for three years.
- Seconded by Caroline Maisel.
- Approved.

C. Fundraiser Request: Carol Sing

- The fundraising request has been approved by the Finance Committee.
- A motion to approve the request was made by Mary Ratliff with a second by Dan Depies
- Approved

V. Discussion

A. Property/Building & Grounds

- Robyn Harker will send out a summary of the minutes.

B. Rectory/Housing

- Handouts #5A and #5B

- At the last meeting Robyn Harker reported that she would reach out to two contractors to look at the property on 215 Albert Street for updates at \$100K and \$200K.
- Both contractor estimates are contained in the handouts.
- There was a lengthy discussion on the two proposals including a timeline for all the participants, a third contractor bid and funding for the project.
- As of this date Stroop Design has not submitted a timeline for construction.
- John Marzulli of Emerald Contractors indicated that if his company is able to start sometime in March the work could be completed in about 90 days.
- The March start-up date will conflict with Rev. Whitney's due date, and there was a brief discussion to modify the proposed date of Emerald Contractors.
- The Vestry was in consensus for the following timeline, which could be modified based upon a number of factors which are unknown at this point.
- Rev. Whitney and her family will move out of the Rectory (hereafter referred to as 617 Edgewater Drive) in mid-June. They will look for a rental property in the area. Garry Lumm and his family will move from the Sexton's house (hereafter known as 215 Albert Street) into 617 Edgewater Drive in early July. At this time improvements will begin on the 215 Albert Street property.
- It was noted that there should be three contractor bids for this project, and Robyn Harker will ask a third company to submit a bid within the \$100K maximum.
- A number of options were discussed concerning finances for the improvements to 215 Albert Street.
- Robin Megel made a motion to spend up to \$100K to improve the property at 215 Albert Street contingent upon \$40K being taken from the Vestry Designated Fund and \$60K from the Endowment Fund.
- Second to the motion was by Phil Beauchamp.
- Approved.

C. Furniture Thrift Store

- Handouts #6A and #6B
- Dan Depies presented two Comps that he researched as shown in the handouts. One is for the "Land Value Only" and the other is for "Land and Structure Value".
- He looked at buildings that had the same approximate age as the Furniture Thrift Store (FTS).
- Based upon his research the property is valued between \$855K and \$1.3M.

- There was a brief discussion on his research and whether an appraisal needed to be made on the property.
- In order for the parish to sell this property it will be necessary to complete a number of documents for the Diocese including the reasons for selling, what the parish will do with the proceeds, etc.
- Dan's Comps will be very useful in completing the required documents.
- It was consensus to form a task force to address the sale of the FTS.
- Dan Depies made a motion to assemble a task force to complete the necessary documents for the Diocese requesting that the parish sell the FTS.
- Mary Ratliff provided the second.
- Approved.
- The Task Force will be Robin Megel, Caroline Maisel, Mary Ratliff and Rev. Whitney in consultation with the FTS Board.

VI. Planning

A. Next Vestry Breakfast on 5th Sunday: January

- No action was taken on this item.

B. Maternity Leave

- Rev. Whitney reported that Rev. Kathy Walter will fill in for most of the services during her maternity leave.
- The Diocese requires a Letter of Agreement.
- Rev. Whitney will write the Letter of Agreement and present it at the December Vestry Meeting.

VII. Announcements

- There were no announcements.

VIII. Closing Devotions

- The Closing Devotion was given by Rev. Whitney.

IX. Adjournment

- The meeting was adjourned by Rev. Whitney at 7:26PM.

Respectfully submitted,

C. Pat Cates
Clerk

