
PEPIN ACADEMIES



PEPIN ACADEMIES OF PASCO COUNTY BOARD OF DIRECTORS MEETING

June 9, 2015

Holy Trinity Lutheran Church: 20735
Leonard Road, Lutz, FL 33549
6pm

**PUBLIC
COMMENT/
OPENING
COMMENTS**

Meeting starts at 6:02pm

No Public Comment

Trey Starkey is gathering information on the Marine Parkway location
Melanie Kendrick with the Pasco Economic Development Council met with
Dennis and Celeste; she is the gatekeeper of all properties in the area, Conditions,
etc.

Cathy Peckett says Ray Gadd says we are welcome to contact him about potential
properties, he knows different locations.

There are 4 people that want this Marine Parkway, Pasco County is one of them
(Near Gulf High school close to U.S.19)

**APPROVAL OF
AGENDA &
MINUTES**

**Cathy Peckett motions to approve the evening's agenda and the minutes
from May 2015**

Lisa Richardson- Second. All in favor.

COMMUNITY
RELATIONS
REPORT

Meeting with a gentleman on the 25th who founded an app called Spark which allows users to make micro donations to a good cause in exchange for discounts to their favorite places.

Wrapping up the 2015 Gala event. Finalizing the Thank You cards to send to donors with their tax write off form.

Lauren and Charlie confirm with Kathryn that donation can be earmarked to Pasco. Principals benefit from the event because they ask the foundation for money to support whatever they feel is a priority, i.e. Celeste mentions she will go to the foundation board for request to build out and the foundation hopefully approves the request.

We will be sponsoring (through the foundation) Julie Ames' (former mother) new talk radio show called Special Needs Family Hour on AM860. A one year term, web banners, commercials on-air. Pepin will also be invited to discuss specific subject matter throughout the year.

Board agrees that a request should go to PASS to request \$400 to promote with the West Pasco Chamber of Commerce in their annual Resource Guide. 10,000 copies to new residents, new businesses, participating businesses, new members, walk in traffic, as well as b2b through the membership itself. Runs for 12 months and includes free copies for us to use as well to distribute as needed. An online map will be available featuring participating Chamber members with our website linked and location pinpointed.

**Cathy moves to approve Lauren Bergold asking PASS for permission to promote within the West Pasco Resource Guide for up to \$400.
Kathryn Starkey, Second. All in favor. 2nd**

The West Pasco Chamber Spelling Bee will be held on Sept. 15th at Spartan Manor from 6-9pm. Pepin Academies of Pasco will be the sole beneficiary. In the past it has raised between \$7000-\$10,000. Plan to get a lot of teams together to compete. This is an adult event.

Parent's night out- good concept.

Service Hours— local high school-ers to help volunteer with babysitting. The school also plans to hold Parent informational nights starting up next year.

FINANCE
REPORT
(CHARLIE
BURKE)

Wrapping up the end of year with routine maintenance and pay roll going on

Without paying Tom Pepin back his notes (which he is okay with)

We will be around \$126,000. If we take out money borrowed from Pepin and \$520,000 it took to build Pasco, we are probably breakeven or a little into the red. Current enrollment is averaging 202.

Once we get FTE dollars things will start evening out.

We \$75,000 of CSP Grant received, and the grant reviews are done.

The Second and 3rd installment will be coming up next up is \$100,000

It is a time consuming process; hope to get \$100,000 around August.

It is then billed to the district in pieces, then the district takes their 5% and send the rest to Pepin.

Hung Mai has talked to inspector 2x in regards to replacements and corrections needed this summer.

Kathryn and Charlie discuss line item about the Property and liability insurance; it was previously placed in a separate category prior to Charlie's arrival at Pepin.

Renewals are coming up for liability, automobile, property insurance.

Quote came in for \$40,000 to build out – walls and temp for walls needing replace. Kathryn Starkey offers to try and get permits pushed the best she can when we are working on the temporary build out.

A CPA Firm for audits has been determined: Gregory Sharer and Stuart; Charlie consulted with a firm he worked with prior and they confirmed the quote is very average with other firms.

\$11,000 for the audit to take place.

Charlie highly recommends them, same auditors are used for Hillsborough and they are familiar with our school, accounts, etc.

If there is anything out of the ordinary the firm charges by the hour.

CPA contract is passed around for final agreement;

Kathryn Starkey motions to approve Gregory, Sharer, Stuart as the CPA firm conducting the audit. Cathy Peckett, Second. All in favor.

PRINCIPAL'S
REPORT
(CELESTE
KELLAR)

Year one completed. Not without the back room storage area roof collapsing, flooding the Gym and Occupational Therapy Office.

DDR is going to board it up.

Looking into if we pay for this square footage because we would like to get the money back from not being able to utilize it.

DDR- Paul Kraffa is property manager. Non responsive or supportive.

May 22nd the Lottery was held, accepted 70 students
273 for 2015-16 school year

2 openings in elementary/middle access, lower functioning
1 opening in 10th and high school access

Waiting lists in other grades

Applications coming in daily

With zero marketing and advertising

Positions need to be filled.

Celeste introduces Stefanie Wisselman, a Middle School teacher and thanked her for coming

Pasco District came in for audit; history is that they are very friendly and then give bad reviews

A Finance person from the charter office came, along with Jeff Youngman and Mary Tillman. We scored just a 1 on two areas:

- Lottery process, wording needed to be changed because the law changed.
“Priority can go to children of founding board members.”
- Also there has to be an Inventory category for disposed items date.

Surveys were sent to staff. Only 23 responses and we have 48 staff.

Some staff are unhappy and comments were made. All are Anonymous.

Celeste mentions a lot has to do with an improvement she can make of herself.

Disagrees bother Celeste more than those who put, “I don’t Know”

One comment “Don’t celebrate work of staff like we should”. – Celeste agrees with that.

Some who are unhappy and are also no longer with the school to date.

Celeste lets the board know her door is always open, and she meets every 2 weeks with staff members.

There are very diverse personalities

Celeste wants more parent response before the board completes their survey.

Coordinating someone to come look at bus.

Parent surveys, 3 responded and sent out again, we will see if they reply.

Summer Plans: order supplies, build out, IEP meetings, hire, SAC and grant writing.

Presentation by Charles Puccini, Commercial Asset Partners Realty

Education is his passion. A retired construction worker.
Got into redevelopment of Pasco because the county has been good to him.

Presented the board a location at Rowan and 54—
Not on market yet but it was a Winn Dixie store.

A Free Standing site that has 56,000 sq. ft.
All air conditioned.
Room for gym
6.75 miles difference from current campus

Question: Was there Admin space already developed?
Answer: corners of the building their were a little bit of office space and Upstairs could be office space.
The Liquor store sectioned off could be office as well.

This area of town has the largest Pasco population.

Fire suppression is in place.

All food prep area, freezer, etc. should be intact.
Security cameras and sprinkler systems present

Property owner takes back possession July 1st, conduct end of lease condition and then will be on the market.

No price yet.

DeBartolo was a grocery or standalone building. – see if they will share their numbers with us. (Jason Aponte confirms it cost 15mil)

New Board Member Vote

**Kathryn Starkey Motions to approve Kristina Hudson as a board member.
Lisa Richardson, Second.**

Kathryn confirms she has known Hudson for forever. Works for Steve Booth.
A talented, young attorney with real estate.
Prefers to go by Kris.

Dylynn Gaston is active in community, works with mortgage in the area, and is a Parent of Pepin.

**Kathryn Motions to approve DeLynn Gaston as a board member.
Louise Ellrod, Second. All in favor.**

Marine Parkway Site

Site search committee is established

Helping with new locations.

Kris Hudson agrees to Chair the site committee.

Dennis Sheaffer reminds members it is mostly Phone calls, maybe a breakfast or lunch meeting.

Lisa Richardson is familiar with West Pasco and agrees to join the committee.

Dennis Sheaffer mentions he will get info to Kris about Melanie Kendrick.

Kris mentions she works on landlord disputes and will advise on any matters Pepin might need in that regard.

Kathryn Starkey mentions she is in favor of the Marine Parkway location.

Grass space, can use Gulf High facility, near public busing

Celeste Kellar says her only concern is with a VA hospital across the street.

Kathryn mentions they will probably keep as a psychiatric wing.

We are motivated by locations that qualify for new market tax credits.

Low income, attracts investment capital for tax return.

Kathryn mentions she will look into EB5 money; which is foreign money. EB5 money encourages foreigners to invest in the United States and create American jobs in exchange for a U.S. green card. Businesses and developers have turned toward EB-5 funds to raise the required capital for their projects.

Site search parameters:

4-5 acres

45,000 sq. ft.

We will receive capital outlay once we are SACS accredited

Hillsborough gets \$20,000 a month for capital outlay.

There will be a meeting on 22nd with Trey Starkey regarding the Marine Parkway site.

Meeting will be on July 22nd at 10 a.m. at Trey Starkey's office

12959 SR 54

Odessa, FL 33556

Additional Comments

New V.P. needed do to Ed Hammant moving to Georgia.

Amy Turner is okay to stay on board since they changed her shifts to days.

Board member ideas:

- Kathryn Starkey mentions that Lauren Moore is interested on being on the board.
- Vickey Chancellor—in charge of Pasco’s Bright House territory
- Retired school district possibility: Nancy Browning- former teacher at
- Land O’ Lakes high school.

Kathryn called JD Porter to see about locations on his property, no call back.

We currently have 10 board members with DeLynn and Kris on board; 12-13 members ideal.

Audit review recommendations to bring up:

Celeste mentions the board needs an operational manual.

Suzanne Legg offered their manual to us as a guide.

Charlie mentioned there is a site to download from the State with generic guidelines and fill in the blank situations.

Under the finance area, they feel Charlie does too much, ex. Charlie shouldn’t sign checks. For now Jason has Celeste sign them.

Board thoughts on the location presented by Charlie Puccini at Rowan and 54 – too much sq. footage.

No July board meeting scheduled that this time.

Adjournment – 7:38 p.m.

Next meeting scheduled:

Tentatively no meeting is scheduled for July 2015