

UUFBR Board of Trustees Meeting

Minutes May 2021

Date: May 24, 2021

Time: 7:00 PM

In Attendance:

Board Members:

Ron Lovell

Louis Merlin

Paul Libert

Sandy Troiano

Louise Malusis

Patrick Larson

Carrie Viles

Barbara Messick

Guests:

Reverend Harris

Betty and John Tilton

Ellen and Charles Cormier

Carol Weber

Celia Hirsch

Patricia Rogers

Andrea Kline

Agenda Item 1: Chalice lighting

Ron Lovell lit the chalice and read an inspiring prayer.

Agenda Item 2: Call to order; Determination of Quorum

Louise called to order at 7:07 PM. Quorum of board members is present.

Agenda Item 3: Approval of Minutes

Barbara moved to approve minutes from May 10, 2021. Carrie seconded. The motion passed unanimously.

Agenda Item 4: Review of May 16th Town Hall

Sandy and Louise reviewed what they heard from members at the May 16th Town Hall. In particular, they noted hesitancy among members with a capital campaign and openness to a potential sale of the property.

Agenda Item 5: Review of Financial Committee Meeting

Sandy and Louise reviewed what they heard from the Finance Committee and other members in attendance at the Finance Committee meeting. Nearly all members of the Finance Committee want to focus on ~~address~~ addressing capital needs of the current location and are against a potential sale.

Agenda Item 6: Report from Sale-Rental Exploratory Committee

Patricia reports for the Sales-Rental Exploratory Committee. They met with a realtor who specializes in commercial properties and works extensively with religious institutions. The property is 2.85 acres. The realtor noted the

current sub-standard condition of facilities. The realtor said that there were significant options to sell the property, to rent the RE building, and to rent the sanctuary on Friday-Saturday to a Jewish congregation. The realtor believes the property would sell at higher value to another religious institution than as residential. As residential, about 8-10 units could be constructed due to low density zoning. The only restrictions that the committee and the realtor are aware of relating to the RE building is that it must be an ancillary use, i.e., used for non-profit religious or educational purposes.

Although no offers have been obtained, the realtor estimates the rental of the RE building could obtain \$22/sf per year, or about \$60,000 per year once renovated to the tenant's standards. The sale of the property could obtain \$3.5-\$4.0 million, though likely on the lower end due to the current condition of the facilities. There are available alternative properties for purchase at a lower price. However, a sale of the property would probably take a year. Rental of the sanctuary and Osias on Friday-Saturday could generate \$2,500-\$3,500 in rent month.

Agenda Item 7: Consideration of Capital projects and Capital Campaign

Louis presented his concept of a 3-year capital campaign addressing a host of known facility issues around three themes: Open the Doors, Welcome the New Minister, and Address Long-Term Issues. The total cost of the proposed campaign would be \$170,000 with \$120,000 coming from the congregation and a match coming from the Endowment Committee.

Agenda Item 8: Preparation for Town Hall Gathering on June 6th

The board discussed how much information to present to the congregation on June 6th and if any board recommendations should be highlighted.

Louise moved to bury the low hanging powerlines and to award the contract to GO Electric. Paul seconds. The motion passed with 7 ayes and 1 abstention.

Sandy moved to allow the Sale-Rental Exploratory committee to discuss with another broker and then to allow the committee to enter into a contract, after board consultation, with a realtor seeking to rent the RE building. Ron seconded the motion. It was noted that the current acupuncture ShareEx would likely have to be ended in order to offer the RE building as a whole rental site with exclusive access. Acupuncture also cannot easily share the building with other uses. The motion passed with 6 ayes, 1 abstention, and 1 no.

Agenda Item 9: Committee reports

Minister's Report

Reverend Harris showed us a brief video about plans for the next 5 years for UUFBR, including an interim minister and then a settled minister.

VP Facilities

Patrick offers a report on the state of current capital projects underway and investigations into proposed projects.

Treasurer's Report

Pledge income is coming in very quickly this year, over 50% in two months.

Financial Committee

The finance committee asks the Board to continue to pursue a feasible windstorm insurance policy quote. They believe the existing quotes do not provide meaningful coverage for the property.

Membership Committee

Ron reported that service attendance is trending upward to the mid-60s. 47 people came to the last town hall meeting. 100 different people attended services in May.

Sharex Committee

The Women's AA group would like to resume meeting in person in the Sanctuary, but they cannot until we resolve the fire system issue with the City of Boca Raton.

Kol Ami sent us a list of what they would like us to do before returning.

Healing Justice

Sandy reported that there will be a Healing Justice service on June 13th and another in August on the 8th principle.

Denominational Affairs

Ron reported that Carolyn Brown, Louise Malusis, and Lynn Smith will attend General Assembly online as representatives of UUFBR.

Agenda Item 9: Welcomes

June 6th – Louis

June 13th – Sandy

June 20th – Paul

June 27th – Barbara

Agenda Item 10: Board Schedule

Louis will be teaching on Monday nights starting August.

Therefore, the Board is shifting its meetings to the 4th Thursday of the month starting August (August 26th)

The next Board meeting will be Monday, June 28th.

Agenda Item 11: Adjournment – target on/before 9:00 PM

Sandy moved to adjourn the meeting at 8:58 PM