

UUFBR Board of Trustees Meeting

Minutes June 2021

Date: June 28, 2021

Time: 7:00 PM

In Attendance:

Board Members:

Ron Lovell

Louis Merlin

Paul Libert

Sandy Troiano

Carlton Devot

Louise Malusis

Patrick Larson

Barbara Messick

Guests:

Betty and John Tilton

Carol Martinez

Patricia Rogers

Donna Musial

Harris Riordan

Rick Troiano

Celia Hirsch

Jim Smith

Agenda Item 1: Chalice Lighting

Ron Lovell shared a chalice lighting.

Agenda Item 2: Called to Order 7:10 PM

Called to order by Sandy Troiano.

Agenda Item 3: Approval of Minutes

Barbara made a motion for approval. Louise seconded. The motion passed unanimously.

Agenda Item 4: Draft White Paper on Status of Building and Grounds

The goal of this discussion is to make the white paper clear before sending it to the congregation. The Board should review the Pros and Cons of the various options. Louise and Patricia met with four real estate agents concerning potential sale of the UUFBR property at 2601 St. Andrews Boulevard and potential rental of the religious educational building.

The white paper outlines all anticipated facility capital costs. It identifies capital projects that must occur this year, including handling trash collection, mold, shed roof replacement and remediation, and fire safety. The second category of capital improvements are important but do not have to happen this year and can wait. Then, there is a third category of long-term issues that must be dealt with eventually but not necessarily in the next few years. The authors conclude that we need to have a capital campaign no matter what we decide just to stay open this year, because sale of the property would take at least one year.

Sandy asked for opinions on proceeding to hire a realtor to seek a tenant for the RE building. Any contract would have to be approved by the Board, and this can be written into the realtor's contract. Some realtors are opposed to renting as an obstacle to a future sale, others are not.

Donna pointed out a sale and ground lease back might be an option, where someone else owns the land and UUFBR continues to own the building.

Louise pointed out that if we lease the RE building, we would not see any money for at least 4-6 months. Also, we become a landlord – we have to maintain the building to service quality and reply quickly to maintenance issues.

Donna asked why would we only need board approval for long term rental? Sandy explains that the congregational approval is only required for sales.

Louise proposed the following steps to publicize the white paper and the congregation's current decision point. 1) Put it in the Unicorn. 2) Email the white paper to the congregation. 3) Schedule a town meeting in July. 4) Have the board make phone calls to everybody who did not open the email and take an informal poll. 5) Host a series of cottage meetings to discuss the congregation's options.

Regardless of what the Fellowship decides, we will need to start a capital campaign for the quick fixes right away. Louis suggested we could rent as soon as this fall to avoid capital expenses. Sandy pointed out we still need a basic level of building maintenance to sell.

Sandy moved that Sandy and Louise can enter a listing agreement for the RE building, so long as the lease agreement is contingent to Board approval. Approved by voice vote, 6 ayes and 2 nays.

Agenda Item 5: VP-Facilities Report

We have a new quote of \$1,100 from AC Electric for repairing the attic wiring.

The lawn has turned brown while sprinklers were not working and we may need new sod. The code enforcement officer from the City of Boca Raton visited and said he would give a chance for the grass to grow back before issuing his decision.

Agenda Item 6: Fire Safety Report

Fire safety standards depend upon the approved occupancy of the building. If the occupancy is over 300 then it falls under more stringent standard. We can hire a consultant to determine the building occupancy, and they may be able to make the case that our building occupancy in accordance with NFPA standards is below 300. The consultant fee would be \$2,900. Occupancy would be calculated by NFPA standards.

How long would the process take? About 2 weeks.

Louise made a motion to hire the identified fire safety consultant and Sandy seconds. Sandy amends to waive bid requirements. Paul moves to separate the motions. Vote to separate the motions fails on a voice vote 2 ayes and 6 nays. Motion passes by a voice vote with 7 ayes and 1 nay.

Agenda Item 7: UUA Dues

In accordance with the budget approved by the Congregation, this year UUFBR will pay \$17,000 in dues to UUA. The board had previously voted to pay \$12,000 in May and the balance in December if the budget holds. Ron moved that UUFBR pay \$12,000 of our UUA dues as soon as possible and the balance of \$5,000 in December. Carlton seconds. Approved by voice vote with 7 ayes and 1 nay.

Agenda Item 8: Book Club Issue

Request to the board to post a book club video about Latifa Woodhouse's Unveiled book that mentions UUFBR? The proceeds of her book sale go towards her nonprofit.

Ron moved that we give permission. Louise seconded. Motion approved by voice vote, 7 ayes and one abstention.

Next board of trustees meeting will be Monday July 26th.

The meeting adjourned at 8:43 PM.

Respectfully submitted,
Louis Merlin