

Mt. Clemens Montessori Academy Board of Directors

Regular Meeting  
Proposed Minutes

*Approved*

Date: September 20, 2018

Time: 5:30 P.M.

Place: Mt. Clemens Montessori Academy  
1070 Hampton, Mt. Clemens, MI 48043

I. Meeting called to order at 5:36 p.m. by Nicole Morgia

II. Roll Call

	Present	Absent
Nicole Morgia, President	<u>X</u>	<u>          </u>
Megan Blenkhorn, Vice President	<u>X</u>	<u>          </u>
Philomena Rosnik, Secretary	<u>X</u>	<u>          </u>
Teresa Shiner, Treasurer	<u>X</u>	<u>          </u>
Jodie Sherwood, Member	<u>X</u>	<u>          </u>

Others: Genie P'sachoulias, Casey Rakowski, Cathy Murlick, Dawn Marshall,  
Constantine P'sachoulias, Todd Dryer, Pat Victor

III. Approval of Agenda

Motion by Megan Blenkhorn seconded by Teresa Shiner to approve the agenda as presented.

Motion passed unanimously.

IV. Approval of Minutes

a. August 16, 2018 Organizational Meeting Minutes & August 16, 2018 Closed Session Meeting Minutes

Motion by Megan Blenkhorn seconded by Jodie Sherwood to approve the August 16, 2018 Organizational Meeting Minutes & August 16, 2018 Closed Session Meeting Minutes.

Motion passed unanimously.

V. Board Correspondence

- a. Letter from Mr. Constantine P'sachoulias
- b. Colliers International Appraisal
- c. BMCC Leadership Conference October 15<sup>th</sup> & 16<sup>th</sup>

## VI. Facilities Committee

- Mr. P'sachoulias stated that if the appraisal from Colliers International came back higher than what the written proposal stated he wouldn't change the price or terms.
- The paperwork will need to be submitted 60 days prior to the next Board of Regents Meeting at BMCC.
- D. Marshall reviewed the Building Financing Options with the Board of Directors.
- If additional financing is needed by the Board of Directors for the playground, building maintenance, safety, etc. Mr. P'sachoulias agreed to work on Good Faith Negotiations.
- Mr. P'sachoulias stated that he could build a new attached vestibule for 35k-37k.
- If the Board of Directors decided to finance through a mortgage that would require an additional appraisal.
- P. Victor stated that the Building Financing Options are rated in order of Best, Good and Poor.
- Genie has the environmental documents which will be sent to M. Blenkhorn or T. Shiner.
- The Land Contract would be contingent on attorney review and approval, attorney recommended inspections, and BMCC Approval.
- The Board Legal Counsel, Dana Abrahams, will review and approve all documentation; Appraisals, offer letters, prior inspections, etc.
- C. Rakowski stated that at the last Boiler Inspection the Inspector told him that the boiler is in great working condition.
- Mr. P'sachoulias stated that his lawyer said there are certain inspections that will need to be completed before transfer of the Title.
- The Board of Directors will send all information to Dana Abrahams for review. Board Legal Counsel will then write up the purchase agreement and send out electronically.

Motion by Jodie Sherwood seconded by Nicole Morgia to accept Land Contract Offer of 3 Million presented by Mr. Constantine P'sachoulias, pending Board Legal Counsel review and approval of documentation, attorney recommended inspections and BMCC Approval.

Motion passed unanimously.

Motion by Jodie Sherwood seconded by Megan Blenkhorn to approve the Facilities Committee to negotiate the Purchase Agreement.

Motion passed unanimously.

## VII. Discussion Items

### a. CSP Facilities- Todd Dryer

- The Board would like to discuss the priorities with the change of cash flow.

- The Board would like to determine what parcel they would like from the park and what they would like to use it for.
- The Board wants to speak to a realtor regarding the park parcel.
- A Strategic Planning Meeting will be planned for October.

- b. Plante Moran Audit
  - No need to report to BMCC.

VIII. Public Comment (Agenda Items Only)

- None

IX. CS Partners Report

- a. Director of School Leadership/ CSP Report
  - C. Murlick presented the CSP Report.
- b. School Leader's Report
  - Current Enrollment is at 328
  - Looking to hire a 5<sup>th</sup> grade & extra teacher.
- c. Authorizer Report
  - MCMA 100% compliant

X. Financial Report

- a. August Financial Statements
  - C. Murlick presented the August Financial Statements.

Motion by Teresa Shiner seconded by Megan Blenkhorn to accept the August financials as presented.

Motion passed unanimously.

XI. Old Business

- None

XII. New Business

- None

XIII. Board Comment

- None

XIV. Extended Public Comment

- None

**Next Board meeting scheduled for October 18, 2018 at 5:30 p.m.**

XV. Adjournment

Motion by Teresa Shiner, seconded by Jodie Sherwood to adjourn the meeting at 6:44p.m.

Motion passed unanimously.

Proposed minutes respectfully submitted,

Cathy Murlick  
Board Designee

9.20.2018  
Date

Approved by the Board of Directors at its 09.18.2018 meeting.

Philomena Rosnik  
Board Secretary

10-18-18  
Date

Minutes available at: Mt. Clemens Montessori Academy, 1070 Hampton, Mt. Clemens, MI 48043. This meeting is a meeting of the Board of Directors in public for the purpose of conducting the Academy's business and is not to be considered a public community meeting. There is a time for public participation during the meeting as indicated in the agenda.