

**THE VILLAGES CHARTER SCHOOL, INC. BOARD
MEETING**

December 7, 2023

The Board of Directors of THE VILLAGES CHARTER SCHOOL, INC. ("Corporation") met at the following time, date and place:

Time: 4:00 p.m.
Date: December 7, 2023
Place: Central Office Conference Room
2210 Dr. Randy McDaniel Way
Middleton, FL 34762

The following Directors were present at the meeting:

Pat Francis
Gary Lester
Scott Stephens
Devon Wiechens

Others in attendance were:

Dawn Encarnacion
Patty Francis
Robin Grant
Peggy Irwin
Steve Johnson
Randy McDaniel
Helen Painter
Laurie Walker
LeAnne Yerk
Gina Ritch

Dr. Lester called the meeting of The Villages Charter School, Inc. to order at 4:00 p.m. December 7, 2023.

Dr. Lester announced a quorum of the Directors was present and that the meeting could proceed.

PUBLIC COMMENTS

CONSENT ITEMS

The following items A-E were approved without discussion:

Board Minutes
HR Transactions
Wellness Policy
VCCDD Master Facility Use Agreement
UF Health Central Florida Agreement

Dr. Lester presented Consent Items A-E to the Board and UPON A MOTION made by Ms. Francis and seconded by Ms. Wiechens and the unanimous consent of all Board members present, the Board approved Consent Items A-E.

INFORMATION REPORTS

FINANCIAL REPORT: The charter school received \$3,716,433 in Villages contributions in October for operations, Middleton campus furniture and former high school building remodel at Buffalo Ridge. The Consolidated Statement of Revenue and Expenditures shows a net income of \$1,550,369 (including Athletics net loss of \$40,147) for the month of October and a year-to-date net loss of \$1,749,055 (including Athletics net income of \$275,584) at 10/31/23.

Donations/Miscellaneous Revenue:

There were no significant donations received in October.

ENROLLMENT UPDATE: Dr. McDaniel explained to the board what our enrollment numbers look like right now for both campuses.

CONSTRUCTION UPDATE: Ms. Wiechens gave an update on all buildings campus wide.

SCHOOL & CAMPUS REPORTS: Each building principal gave a brief update on recent and upcoming events.

VCS CELL PHONE POLICY: Dr. McDaniel gave an overview of our cell phone policies and how cell phones are handled at each grade level.

OLD BUSINESS

CONFLICT OF INTEREST FORM: Dr. McDaniel presented to the Board the Conflict of Interest Form where board member Devon Wiechens filed form 8B with the Clerk of the Board of Directors at The Villages Charter School.

NEW BUSINESS

2022-2023 AUDIT PRESENTATION: Dr. McDaniel presented to the Board the 2022-2023 Audit performed by Purvis, Gray & Company.

UPON A MOTION by Ms. Francis and seconded by Mr. Stephens and with the unanimous consent of all the Board members present, the Board approved the 2022-2023 Audit.

GIFT AGREEMENT- VLS: Dr. McDaniel presented to the Board the Gift Agreement between The Villages of Lake Sumter, Inc. and VCS.

UPON A MOTION by Mr. Stephens and seconded by Ms. Francis and with the unanimous consent of all the Board members present, the Board approved the Gift Agreement- VLS.

GIFT AGREEMENT-VDC: Dr. McDaniel presented to the Board the gift agreement between The Villages Development Company, LLC and VCS.

UPON A MOTION by Ms. Francis and seconded by Mr. Stephens and with the unanimous consent of all the Board members present, the Board approved the Gift Agreement- VDC.

GIFT AGREEMENT-VDOC: Dr. McDaniel presented to the Board the gift agreement between the Villages Development Operating Company, LLC and VCS.

UPON A MOTION by Ms. Francis and seconded by Mr. Stephens and with the unanimous consent of all the Board members present, the Board approved the Gift Agreement- VDOC.

GIFT AGREEMENT- VDC: Dr. McDaniel presented to the Board the Gift Agreement between The Villages Development Company, LLC and VCS for the cameras used on campus.

UPON A MOTION by Mr. Stephens and seconded by Ms. Francis and with the unanimous consent of all the Board members present, the Board approved the Gift Agreement- VDC- cameras.

ASSIGNMENT & ASSUMPTION OF AGREEMENTS: VDC & VCS: Dr. McDaniel presented to the Board the assignment and assumption of agreements between The Villages Development Company, LLC and VCS.

UPON A MOTION by Ms. Francis and seconded by Mr. Stephens and with the unanimous consent of all the Board members present, the Board approved the Assignment and Assumption of Agreements: VDC & VCS.

TERMINATION OF MIDDLETON SUBLEASE: VDC & VCS: Dr. McDaniel presented to the Board the Termination of the Middleton Sublease Agreement.

UPON A MOTION by Mr. Stephens and seconded by Ms. Francis and with the unanimous consent of all the Board members present, the Board approved the Termination of Middleton Sublease: VDC & VCS.

TERMINATION OF BUFFALO RIDGE PRIMARY CENTER SUBLEASE: VLS & VCS: Dr. McDaniel presented to the Board the Termination of Buffalo Ridge Primary Center Sublease- VLS & VCS.

UPON A MOTION by Ms. Francis and seconded by Mr. Stephens and with the unanimous consent of all the Board members present, the Board approved the Termination of Buffalo Ridge Primary Center Sublease- VLS & VCS.

DEVELOPMENT AGREEMENT: Dr. McDaniel presented to the Board the Development Agreement between The Villages of Lake-Sumter, Inc. and VCS.

UPON A MOTION by Mr. Stephens and seconded by Ms. Francis and with the unanimous consent of all the Board members present, the Board approved the Development Agreement.

FINANCIAL COMMITMENT: Dr. McDaniel presented to the Board the Financial Commitment between The Villages Development Company, LLC and VCS.

UPON A MOTION by Ms. Francis and seconded by Mr. Stephens and with the unanimous consent of all the Board members present, the Board approved the Financial Commitment.

BOARD MEMBER REPORTS

BOARD ATTORNEY REPORT

UPON A MOTION by Ms. Francis and seconded by Mr. Stephens the meeting was adjourned at 4:50 p.m.

Respectively submitted,

Dawn Encarnacion