

**SPECIAL BOARD OF DIRECTORS MEETING MINUTES
SOUTH FLORIDA STATE COLLEGE FOUNDATION
HOTEL JACARANDA
JULY 20, 2021**

Members Present:

Ms. Cheryl Brown	Mr. Don Elwell	Judge Peter Estrada
Mr. William Jarrett	Mr. Michael Kelly	Dr. Thomas Leitzel
Mr. Tres Stephenson	Dr. Vinod Thakkar	Mrs. Robin Weeks
Dr. David Willey		

Excused:

Dr. Catherine P. Cornelius	Judge Angela Cowden	Mrs. Christy Crews
Mr. Robert Duncan	Mrs. Joan Hartt	Ms. Patricia Manderville
Mrs. Becky McIntyre	Mr. John Shoop	Mrs. Lana Puckorius

Others Present:

Mrs. Jamie Bateman	Mr. Clint Culverhouse	Mr. Peter Elliott
Coach Rick Hitt	Miss Anastasia Saunders	Ms. Jill Sconyers
Mr. Bob Swaine	Mr. Marc Valero	

I. CALL TO ORDER

At 6:01 p.m., Mr. Tres Stephenson, president, called to order the special meeting of the Board of Directors of the SFSC Foundation. Mr. Stephenson asked for a motion to adopt the agenda of the July 20, 2021 meeting. Judge Estrada made a motion, seconded by Dr. Willey, to accept the agenda as presented. The motion passed unanimously.

II. REVIEW RESIDENCE FACILITY PROPOSALS AND ADDITIONAL DOCUMENTS

Mrs. Bateman led a review of the Ranking Committee evaluation forms and she shared the committee met on July 13 and reconvened on July 20 in order to finalize their recommendations. She shared results of the ranking forms and the recommendation of the committee to consider Heartland Development Group for the proposed student residence facility. The board was reminded that the decision is whether to continue with the recommended company for the student residence facility, and until all agreements are finalized the Foundation board still has the opportunity to decline the proposal. Mr. Elwell made the motion, seconded by Mr. Jarrett, to approve the ranking committee's recommendation of Heartland Development Group as the Developer for the Student Residence Facility; authorize the Executive Director to negotiate the necessary agreements with the Developer and the District Board of Trustees; and authorize the

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Executive Committee to approve the agreements relative to the Student Residence Facility. The motion passed unanimously.

III. HOTEL JACARANDA DISCUSSION

Mrs. Bateman then opened the discussion on some recently discovered issues at the Hotel Jacaranda. She shared that the hotel still has knob and tube wiring in some areas and a licensed electrician has recommended it be replaced. She explained that the hotel is in compliance with all safety requirements with fully functioning sprinklers and alarms, and with 24-hour staffing of the hotel. However, she recommended to the board that a plan be made to evaluate and schedule the rewiring of the hotel in a sequential pattern. She emphasized, as did Mr. Elwell and Mr. Jarrett, that the dorm side of the hotel and other areas have been updated, and again saying there are no safety issues at this time. Mrs. Bateman asked for a motion to approve staff's recommendation to engage a licensed electrical contractor to analyze the electrical system and provide a scope of work on the necessary improvements of the electrical system; and authorize the Executive Committee to enter into a contract with one or more electrical contractors to perform the necessary electrical work; and to engage other trades to assess the rest of the building. The question was raised if the full board should hear the results, and it was pointed out that the Executive Committee meets in August, but the full board does not meet again until September. Due to the timeliness of the rewiring, Mrs. Bateman suggested it is better left for the Executive Committee as allowed in the Bylaws. Mr. Jarrett made the motion, seconded by Dr. Willey. The motion passed unanimously.

Mrs. Bateman then discussed the future of the hotel – what does the Foundation do once student housing is available on campus? Mr. Jarrett commented that the hotel has admirably served its purpose to the Foundation, the College and our students for 30 years and perhaps it is time to see the sunset of the Foundation owning a hotel. He shared that he thought it was never intended to be a forever thing – as hotel ownership is not the mission of the Foundation, supporting and serving the students of SFSC is our mission. Several other board members concurred with Mr. Jarrett. Mrs. Bateman asked the board if they thought looking into finding someone who could lease the facilities – hotel and restaurant – to run as a business, or finding someone to perhaps purchase the Jacaranda once the residence facility has moved to campus was something to consider. Judge Estrada mentioned if we plan to do either we should work on the infrastructure of the hotel to increase the marketability of the property. The question of funding the improvements was brought up and the question was asked can a donor redirect some of their funds from the current focus to Jacaranda improvements. Mr. Swaine said he didn't see why they couldn't do that. Mrs. Bateman suggested that be a conversation with the college Controller and that she would work on this issue. Mrs. Bateman asked for a motion for the Executive Committee to create a timeline to plan for the future of the Jacaranda; and to review various funding options for the necessary repairs and upgrades needed to enhance marketability. Judge Estrada made the motion, seconded by Dr. Willey. The motion passed unanimously. Mrs. Bateman thanked Mr. Swaine for all his work and support over the last few weeks and months.

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IV. ADJOURNMENT

There being no other business, Dr. Willey made the motion, seconded by Judge Estrada to adjourn the meeting. The meeting adjourned at 6:55 p.m.

Respectfully submitted,

William R. Jarrett, Jr.

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Board Secretary