

# THE VILLAGES CHARTER SCHOOL, INC. BOARD MEETING

## August 31, 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: August 31, 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  
John Theeck  
Devon Wiechens

Others in attendance were:

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

Dr. Lester called the meeting of The Villages Charter School, Inc. to order at 4:00 p.m. August 31, 2023. Dr. Lester announced a quorum of the Directors was present and that the meeting could proceed.

**AMEND THE AGENDA:** Dr. Lester asked the board to amend the agenda to add item R. The Villages Development Agreement.

**UPON A MOTION** by Ms. Francis and seconded by Dr. Theeck and with the unanimous consent of all the Board members present, the Board agreed to amend the agenda to add item R. The Villages Development Agreement.

### **PUBLIC COMMENTS**

### **CONSENT ITEMS**

The following items A-I were approved without discussion:

Board Minutes  
HR Transactions  
"Out of Field" Teachers  
"Out of Field Reading" Teachers  
"ESOL Out of Field" Teachers  
MOU Lake Tech & VCS  
Budget Amendment #8  
VCS-VOC Agreement for Coaching (Golf) Services  
VCS Evaluation System Appendices

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

### **INFORMATION REPORTS**

**FINANCIAL REPORT:** The charter school received \$1,018,050 in Villages contributions for the Middleton campus in the month of July. The Consolidated Statement of Revenue and Expenditures shows a net income of \$894,341 (including Athletics net income of \$7,761) for the month of July.

Donations/Miscellaneous Revenue:

The Charter school received \$10,000 in donations for the Dollars for Knowledge program in July.

**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 "BIG DECISIONS":** Dr. McDaniel gave an overview of the big decisions that were made over the last several years that lead up to the opening of the Middleton campus.

### **OLD BUSINESS**

### **NEW BUSINESS**

**VILLAGES GROUND LEASE:** Dr. McDaniel presented to the Board The Villages Ground Lease for their approval.

**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 Villages Ground Lease.

**CONSTRUCTION CONTRACT:** Dr. McDaniel presented to the board the Construction Contract with JCPK Group.

**UPON A MOTION** by Dr. Theeck and seconded by Ms. Francis and with the unanimous consent of all the Board members present, the Board approved the Construction Contract with JCPK Group.

**CONSTRUCTION CONTRACT:** Dr. McDaniel presented to the board the Construction Contract for the renovation of the former Buffalo Ridge High School Building to create the new Middle School.

**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 Construction Contract for the new middle school renovation.

**VILLAGES DEVELOPMENT AGREEMENT:** Dr. McDaniel presented to the board The Villages Development Agreement.

**UPON A MOTION** by Mr. Stephens and seconded by Dr. Theeck and with the unanimous consent of all the Board members present, the Board approved The Villages Development Agreement.

### **BOARD MEMBER REPORTS**

### **BOARD ATTORNEY REPORT**

**UPON A MOTION** by Ms. Francis and seconded by Mr. Stephens the meeting was adjourned at 4:48 p.m.

Respectively submitted,

Dawn Encarnacion