

St. Paul Lutheran Church  
Jeremy Becker, DCE, Director of Youth and Family Ministry  
Congregational Meeting  
**October 28, 2018**

## **Minutes**

Agenda Items:

1. Recommendation to replace roof
2. Call Committee Members announced

9:49 AM Meeting called to order by Steve Reeve

Opening Prayer- Jeremy Becker

Steve Reeve provided the following background for the proposed roofing systems replacement:

Roof replacement is being recommended for 201/202 and for the building housing the classrooms and offices. In late 2017, multiple problems were identified, separate and distinct from the sanctuary roofing issues. Due to the advanced age of the existing roofing structures, it is recommended to replace both roofing systems.

Four bids were received, and the selected bid is with Rocky's Roofing. This company is a second generation business, and has been in operation for 13 years. Twelve references were called, and all were positive citing professionalism and performance within budget. No issues were identified on the Florida Department of Regulations website, and it carries a Better Business Bureau rating of A+.

Bid is \$129,176 with additional expense for additional decayed wood, which is not visible until roof is removed. \$4,276 in temporary repairs were made by Rocky's Roofing, and this amount will be credited back.

Funding for the repairs will be as follows:

-30% from reserves

-\$100,000 LCEF Church Improvement Loan. LCEF loan is an ARM with fixed rate of 2.125% for the first 2 years, and initial variable rate of 4.125% thereafter. All figures are subject to change depending upon timing of origination.

Questions/ Discussion from the floor:

- No funds will be utilized from the Immeasurably More Campaign.
- Tile is being replaced in scope with the roof replacement
- Porte-cochere/breezeway roof will be included
- Additional decayed wood expense is \$11/lineal foot.

- The \$129K bid includes approximately 10% wood replacement. Anything over is an additional expense.
- Based upon current plans, new roof will not be impacted by 201/202 expansion. Mechanical room will be adjacent to existing structure and appearance will be seamless with pitch rising from new mechanical room.
- Question raised as to whether a freewill offering has been considered to cover the roofing costs. No, it hasn't, but there is no penalty for early replacement.
- Concern raised that the new debt will impact the church's financial condition and hinder the expansion. Expansion is basically funded from the Immeasurably More funds with \$550K available. Architect is preparing cost estimate for expansion. Even if there is a financial impact, we have no choice but to replace the roofing systems due to safety concerns.
- Reserve fund has \$70K, but we cannot utilize all of it for the roof. Approximately \$30K will be utilized for the roof.
- The 4.125% LCEF rate is the variable rate today. No cap is available on the variable rate.
- Question raised as to whether the new roof will lower the insurance costs. Unknown at this time.
- What is the warranty term for the new roof?

Motion was made to approve the roof replacement, seconded, and approved with one dissenting vote.

Floor was turned over to Chris Seruga. A call committee has been formed. From an initial list of 40 names, 16 individuals were identified. The response was overwhelming, and all 16 individuals reacted with "resounding enthusiasm" and were willing to serve. Each Lay Minister feels strongly that they can stand up and support the selection of each individual on the team. Eleven individuals will sit on the committee, and 5 will serve as alternates. Role of alternates will be determined by the Call Committee.

Call Committee will be installed next Sunday, November 4, and the first team meeting will be November 13, led by Rev. Scott Gress. Scott will have an active involvement, but will not necessarily attend each call committee meeting. Call Committee names will be posted on the transition website, and they are as follows:

#### Call Committee

1. Jeremy Becker
2. Gary Carraway
3. Jodi Carlson
4. Jan Crespo
5. Bobby DePasquale
6. Verushka Garcia
7. Jean Gillis

8. Don Marti
9. Chris Seruga
10. Wesley Wright
11. Dan Young

Alternates

1. Tracy Bovee
2. Liz Kuhlman
3. Suzi Obermeyer
4. Marta Villacorta
5. Lisa Del Percio

Jeremy Becker closed with prayer and expressed appreciation for the interest, conversation and support provided by the meeting attendees.

Follow up items:

Roof Warranty Term

Insurance reduced due to new roof