

Vestry Minutes for the Episcopal Church of St. John the Baptist

June 19, 2019

Present: Sharon Lamando, Father Tom White, Scott Kresge, Ted Palmer, Jerry Hudson, Clara Escobar, Mike McNamara, Tom Sombar and Jill Malloy.

Meeting was called to order at 7:00 by Senior Warden Sharon Lamando.

Opening prayer was given by Father Tom.

Review and Acceptance of May Minutes: Jerry made a motion to accept May minutes and seconded by Mike. All were in favor.

Treasurer's Report: Tom reported he had not transferred the yard sale money into the Outreach account but would get to it. Tom reported on each account. Motion was made to accept treasurer's report by Ted and seconded by Mike. All were in favor.

Vestry adjourned into executive session.

Vestry resumed meeting out of executive session

Bathroom Renovation: Jerry asked if he could report on the bathroom. He said Denise had done all of the drywall and sanding. She did a great job of blending it. He said Denise indicated she would paint it as well. Once that is done then the only thing left is the underlayment in the bathroom and the floor needs to be put down. He needs to get a transition strip so it blends into the carpet. Once that is done then Mike can get the plumber and electrician to finish up. Mike asked if Jerry had a timeline as he has to tell the plumber. Father Tom said then Denise is who I have to bug. Jerry said yes but if she couldn't do it, he can come up and put the primer/paint on it. Mike asked Jerry to let him know when the paint is done. Jerry spoke of widening the remaining doorway but its load bearing. It could be taken back to the outlet but it would be only a 2' wide doorway. To take it out would be major work. Father Tom said once the parish hall is done over then it will all blend.

The Old Catholic Apostolic Church of the Americas: Jerry said the other item he wanted to discuss was the other church. Jerry needed to leave so the agenda was changed around to accommodate him. A request was made by this church to use our church. Jerry said he looked them up online and what struck him was this church was more in line with what we preach than the church that already uses our space. His concern was it's a double edge sword. It's truly a sister church we would be welcoming in here. The other problem is, would the sister church start taking our congregants away from us. Clara spoke up and said a lot of people would like a Saturday evening service. Jerry said his other thoughts were we are already crunched for space, and we are already discussing the people who use the facility not paying their weight financially. Are they going to use the organ? The more organizations you bring into the church, the more keys are being handed out, and the more chances things could disappear. The door could be left unlocked, or something could be left on the stove. Not that our own people couldn't do that, but we are opening up to many more people. Jerry said I don't want St. John's to become a rent a church. Where oh it's

The Episcopal Church of St. John's but three other churches use it. Jill asked why they didn't go to St. Paul's in Georgetown. Father Tom said one Sunday morning Father Desmond came for worship and during fellowship he shared his vision, not really renting our facilities since they are only 8 people, but hoped he could have space here for worship. Father Tom said he was open to this and thought it may be good. He asked him who was he attracting and he said disgruntled Catholics. Father Tom said he wasn't sure that would work since that is who we are attracting. Father Tom wanted to be open with him and had lunch twice. He asked Father Desmond to prepare a proposal so he could present it to vestry. Father Tom did call Bishop Brown to make sure communication had been made between them. Father Tom said there was no issue, but Father Tom felt it could be an issue. Jerry said there is a Cheer Center here in town that rents space but since we already have a church using our space and we don't want them to bleed any of our people. We are crunched for space, and now we're going to bring in another church? Scott said it's in direct conflict of Invite, Welcome Connect. We're not going to get the proceeds. Think of Saturday night in the winter. The heat will be up and the utilities will be higher. Ted said there are a lot of abandoned churches in the area that would suit their needs. Ted suggested Sandhill Church. Scott asked if Father Tom had asked Bishop Brown if this was a direct competition because of Invite Welcome and Connect. Father Tom reported this had started before that. Jerry made a motion that we thank them for their interest but with our lack of space and the costs of utilities and their inability to reimburse us sufficiently that we deny their request. Scott seconded motion. All were in favor.

Sharon asked for the sake of expediency if we could cut some things from the agenda. Father Tom agreed.

Property: Mike reported that the new water line was installed for 1348. Plus 962 for a total of 3658.85. Budget of \$4500 so there are funds left over. The hole remains open because the town is installing pipes from the valve in the pit out to the water line. The plumber said it is corroded. Greg Wingo from the town said they are getting permits so that is taking a while. Custom Mechanical was contacted for HVAC. We have 3 units and the 2 in the church broke down. It freezes in the summer and both were low on gas. That's the bill Tom was talking about that was over a \$1000. They provided information for a service agreement. There are 2 kinds, basic and premium. Mike thought basic would be fine for our needs. It would be about \$400 a year. Father Tom asked why we are waiting and Mike said it wouldn't go into effect until September. An electrician from the same company came out and his quote was 295 which will fix 2 ceiling fans and the light in the cellarway at the rental. He also had him go into the church basement and there is an ongoing issue with a sump pump. Mike asked him for a price for 2 circuits to include 2 lights and 2 receptacles which would be for the pump and new water heater. That quote was 775 which Mike thinks is high. He called and asked what it would be for just the circuits. He feels he can do the rest as long as he doesn't have to crawl under the building. Father Tom expressed concern about being bonded. Mike said the electrician would be in the box, not him. Father Tom said if someone did work and the building burns down and the fire marshal finds that the person who did installation was not bonded, would insurance pay for the rebuild? Father Tom wants it all corrected. Father Tom is not saying Mike can't do the work he is just asking questions. He asked if Mike had the quote if he only does the circuits. Mike had not received that quote as yet. Mike also had a guy come and fix the screen. Michael Spence, he's local and charged \$200. Mike paid him and will give the receipt to Tom. Clendaniel plumbing started a job and said he had to get an inspection panel

over a month ago. Mike asked him to call him when he had a time to do the work. Clendaniel just showed up and the tenant would not let him in since it was 7 am. Mike feels he's mad because we didn't give him the job for the pipes going out to the street. He will not return Mike's calls. Father Tom is curious about the water heater and why it has not been installed. Mike said he was waiting for new business. Jill asked about the job Clendaniel's won't return calls for. He has not been paid for any of the work. Father Tom feels Sherman's is more responsible. Mike said he agreed but was reporting what has been going on at the church since we had always used Clendaniel's. Mike has more quotes from Sherman's including the bathroom. Mike said he is asking for a lot of money. Father Tom asked if Clendaniel's was cheaper but the decision was Sherman's are more reliable and cheaper. Sharon asked Mike to call Sherman's and ask about them finishing up the job Clendaniel's started. Mike will call Clendaniel's and tell them to send a bill for what they have done and then go with Sherman's for everything else.

Sharon asked if there was anything for church and safety and security. Mike said he was having a meeting before the 20th of August. John Robinson has a drawing of the church and see if they can have chairs available and station themselves around to keep areas clear.

Sharon asked if anyone else had any report for their committees. There were none.

New Business

Funds for electrical outlets in basement and fan adjustment: Mike made a motion in the amount of \$775 to Custom mechanical for installation for 2 receptacles in the basement and they will fix the fan in the church. Scott questioned if there were funds available. Father Tom asked Mike to list all amounts he was asking for. Tank less water heater is \$3598, new propane lines for stove and heater is \$150 which includes changing the tubing, bathroom is \$4915. Father Tom asked if anyone has come forward with donation. Sharon said there was a donor but unsure of the amount. Mike said there is a donor towards the tank less water heater in the amount of \$1000. Sherman also gave a quote for the sump pump in the basement. Mike said we can let this go for a while, it's dry in the summer. Cost for the pump is \$2000 because they have to drill out the floor, then install a pump strong enough to pump it out. A pipe has to be run to the outside. Father Tom said his understanding that the unit that froze up was because it was in a pool of water. Mike said that was correct. The sump pump that is already in place does not work. If it had worked the unit would not have been in a pool of water. Father Tom thinks a sump pump should be installed to keep water away from the unit. Also the return vent in the church is disconnected so Custom Mechanical has to come back to complete the jobs. Father Tom said but we still need the old pump right? Mike said there are 2 basements. Custom mechanical will fix the pump in the back. Sherman's will install the new pump in the other basement. Father Tom said to get the broken pump fixed right away. Mike thinks the pump for \$2000 can be held back for the time being since it has nothing to do with the ac unit. Sharon said what concerned her was the basement air is being pulled into the church. It's poor air quality. Mike said it has been this way for a long time. Father Tom talked about the vents that are leaking air causing us to heat and cool the outside. Father Tom thinks we need to ask Custom Mechanical what the bottom price will be to bring the heating/ac system up to standard and replacing the broken sump pump. Mike has already asked for that quote. Father Tom would like the order of issues be the heating/ac unit fixed, the sump pump fixed, the bathroom renovation, and then the water heater. Mike asked where he was at as far as asking for

money. The tank less water heater is \$2598, the propane lines are \$150 and the bathroom. Father Tom said he thinks getting the heating/ac system in order needs to take priority. Clara said as of now the total is \$9605. Father Tom thinks once quotes are in it should be put in the bulletin to see if anyone would donate. List the priorities and see what happens. Sharon said the air quality should be a priority. When Custom Mechanical replaces the duct work it will be very expensive because they need to be replaced. Jill suggested to take the interest money which is over \$20,000 and use that towards the issues. Sharon then suggested taking the money from an account that is supposed to go toward the salary for the clergy. We could pay Father Tom from that and use the general fund monies towards the issues. Father Tom thinks once a firm figure is delivered then Sharon and Mike should meet with Tom Sombar. Father Tom said maybe we need another loan. Clara said we're not really paying back now. Ted said we can't do anything right now. Sharon asked Mike what amount he needed right now. He said \$775. Scott asked if he was not going to get a quote to see what the difference would be if Mike did some of the work. Mike said he would be getting all quotes the next day. Mike made a motion to spend up to \$925 for work in the basements. Father Tom said just make it up to a \$1000 for the basement and gas line. Mike said the gas line is part of the tank less water heater. So Sharon said we need a motion up to \$775 for the electrical work in the basement. Mike made the motion and Clara seconded. All were in favor.

Celtic to Classical Concert: Sharon stated this is like we had last year. The vestry needs to give permission to have the concert. The concert will be limited. Scott said it on their website to come early. It's August 20th. Scott made a motion to have the concert and Clara seconded. All were in favor.

Sharon asked if anyone wanted to add anything since we skipped around. Scott stated he was disturbed there is no tracking on funds concerning contributions to a specific purpose. Sharon asked if vestry wanted her to meet with Tom. Clara said we should know how much we have and how much we can spend. Scott said last month we talked about the building fund to pay for the pipes. Is that going to happen or is it being spent from the rental account. We have spent that building fund on asphalt, the storage shed and 3 times we have designated those funds to be used and it's still sitting there. Father Tom said it is difficult to make a decision without information. Everyone is in agreement and Sharon said we have to get someone to help him out. He asked for help and we need to follow through.

Sharon asked for a motion to adjourn. Jill made a motion and Clara seconded it. All were in favor. Meeting adjourned at 10:10 pm. Next meeting will be September 18, 2019.

Respectfully submitted by Jill Malloy, Clerk of the Vestry