

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

**January 25, 2024**

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: January 25, 2024  
Place: Central Office Conference Room  
2210 Dr. Randy McDaniel Way  
Middleton, FL 34762

The following Directors were present at the meeting:

Pat Francis  
John Theeck  
Devon Wiechens

Others in attendance were:

Dawn Encarnacion  
Patty Francis  
Peggy Irwin  
Steve Johnson  
Randy McDaniel  
LeAnne Yerik  
Gina Ritch

Ms. Wiechens called the meeting of The Villages Charter School, Inc. to order at 4:00 p.m. January 25, 2024.

Ms. Wiechens announced a quorum of the Directors was present and that the meeting could proceed.

**PUBLIC COMMENTS**

**CONSENT ITEMS**

The following items A-J were approved without discussion:

Board Minutes  
HR Transactions  
VCS Enrollment Policy  
VHS LSSC Early College Agreement 24-25  
24-25 School Calendar  
Out of Field Teachers  
Reading Out of Field Teachers  
ESOL Out of Field Teachers  
Uniform Policy  
Budget Amendment #1

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

**INFORMATION REPORTS**

**November**

**FINANCIAL REPORT:** The charter school received \$2,964,163 in Villages contributions in November for operations, Middleton campus furniture and the new middle school remodel at Buffalo Ridge. The Consolidated Statement of Revenue and Expenditures shows a net income of \$3,350,161 (including Athletics net loss of \$24,224) for the month of November and a year-to-date net income of \$1,601,105 (including Athletics net income of \$251,360) at 11/30/23.

Donations/Miscellaneous Revenue:

There were no significant donations received in November.

#### December

**FINANCIAL REPORT:** The charter school received \$4,208,772 in Villages contributions in December for Middleton campus furniture, Middleton construction and the new middle school remodel at Buffalo Ridge. The Consolidated Statement of Revenue and Expenditures shows a net loss of \$1,784,907 (including Athletics net loss of \$71,916) for the month of December and a year-to-date net loss of \$183,802 (including Athletics net income of \$179,444) at 12/31/23.

Donations/Miscellaneous Revenue:

The Charter School received \$3.2 million from Abundant Life Ministries and \$25,000 from AgeWave in December.

**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.

#### OLD BUSINESS

**SCHOOL RECOGNITION PLANS:** Dr. McDaniel presented to the Board the School Recognition Plans which The Villages Charter School earned in the 2022-2023 School Year.

**UPON A MOTION** by Ms. Francis and seconded by Dr. Theeck and with the unanimous consent of all the Board members present, the Board approved the School Recognition Plans.

**CONSTRUCTION CONTRACT** Dr. McDaniel presented to the Board the Construction Contract between The Villages Charter School, Inc. and JCKP Group, LLC.

**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 between The Villages Charter School, Inc. and JCKP Group, LLC.

#### NEW BUSINESS

**THE VILLAGES OF LAKE-SUMTER, INC. MASTER FACILITY USE AGREEMENT** Dr. McDaniel presented to the Board the Master Facilities Use Agreement between The Villages Charter School and The Villages of Lake-Sumter, Inc.

**UPON A MOTION** by Ms. Francis and seconded Dr. Theeck and with the unanimous consent of all the Board members present, the Board approved The Villages of Lake-Sumter, Inc. Master Facility Use Agreement.

**THE VILLAGES OPERATING COMPANY, INC. MASTER FACILITY USE AGREEMENT:** Dr. McDaniel presented to the Board the Master Facilities Use Agreement between The Villages Charter School and The Villages Operating Company, Inc.

**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 Villages Operating Company, Inc. Master Facility Use Agreement.

**SITE DEVELOPMENT CONTRACT:** Dr. McDaniel presented to the Board the contract between The Villages Charter School, Inc. and Bill Gregory Excavating.

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

**BOARD MEMBER REPORTS**

**BOARD ATTORNEY REPORT**

**UPON A MOTION** by Ms. Francis and seconded by Dr. Theeck the meeting was adjourned at 4:30 p.m.

Respectively submitted,

Dawn Encarnacion