

MEETING MINUTES

Name of Foundation: The Renaissance Charter School, Inc.
Board Meeting: July 24, 2009

School(s): Hollywood Academy of Arts & Sciences
North Broward Academy of Excellence
Renaissance Charter School
Renaissance Charter School St. Lucie

The minutes of Sunshine Law meetings need not be verbatim transcripts of the meeting. These minutes are a brief summary of the events of the meeting.

| Date: | Start | End | Next Meeting: | Next time: | Prepared by: |
|---|------------|------------|---------------|------------|----------------|
| 07.24.09 | 10:30 a.m. | 11:30 A.M. | 09.11.09 | 10:30 a.m. | Mary Vecchione |
| Meeting Location: | | | | | |
| CSUSA, 6245 N Federal Hwy, 5 th Floor, Fort Lauderdale, FL 33308 | | | | | |

| Attended by: | |
|---|---|
| Mr. Dennis Clark, Vice Chairman Mr. Clarence McKee, Secretary Colonel Thomas Wheeler, Treasurer | Ms. Debbie Von Behren, COO, CSUSA Mr. Carl Tsang, CFO, CSUSA Mr. Richard Page, CSUSA Ms. Lorrie Davidson, VP of Finance, CSUSA Mr. Mike Essik, Dir of Finance, CSUSA Mr. Rob Vilardi, Financial Analyst, CSUSA Mr. Allen Coleman, Accounting Mgr, CSUSA Ms. Mary Vecchione, Board Liaison, CSUSA Mr. Paul Thompson, Assist Principal, RECS Ms. Donte Fulton, Principal, HAAS Mr. David McKnight, Principal, NBAE Mr. Eric Lewis, Principal, RECS StLucie |
| Absent: Mr. Ken Haiko, Chairman | |
| Highlights: | |

CALL TO ORDER

Pursuant to public notice, the meeting commenced at 10:30 a.m. with a Call to Order by Vice-Chairman Dennis Clark. Roll call was taken and quorum was established.

I. APPROVAL OF MINUTES

Vice Chairman Clark asked the Board to review the minutes from the June 4, 2009 Board of Director's meeting and note any corrections or comments. The minutes stand.

Motion made by Mr. McKee with a second by Colonel Wheeler to approve the minutes from the June 4th, 2009 Renaissance Charter School, Inc. Governing Board meeting. The motion was approved 3-0. (1 absent; 1 open seat)

II. OLD BUSINESS

Renaissance Charter School of St Lucie Lease

- Mr. Carl Tsang reported on the St. Lucie Lease agreement. The agreement would be based on 20 years with the initial payment of \$1.255M the first year with a monthly base rent of \$104,583.33, \$1.726M the second year, with a monthly base rent of \$143, 845.83, third year \$2,063,875.00 with a monthly base rent of \$171,989.58 and year four and after will have an increase of 3%

over prior years. This will service the debt for construction. The rent is comparable to lease payment on the square footage of the building.

- However, should student enrollment be restricted to 1,290 students, Tenant and Landlord shall renegotiate the Base Rent in good faith.

Motion made by Colonel Wheeler with a second by Mr. McKee to approve the lease agreement between Red Apple St. Lucie, LLC and the Renaissance Charter School, Inc. The motion was approved 3-0 (1 absent; 1 open seat).

III. SCHOOL REPORT

Hollywood Academy of Arts & Sciences

- Ms. Fulton reported that the school year ended with student enrollment of 675.
- There will be 7 teachers who will not be returning for the new school year due to various reasons.
- Ms. Fulton reported on Facilities; School/Community Activities; and Technology.

North Broward Academy of Excellence

- Mr. McKnight reported that student enrollment for the end of the year was 547 for elementary and 283 for middle school. They have offered 939 students seats for next year with a wait list of 514.
- There were two teachers who were asked not to return and one teacher withdrew.
- Mr. McKnight reported on School update; Facilities; School/Community Activities; and Technology.
- Mr. McKnight also acknowledged Governor Crist signing a Charter School bill into legislature at his school. They were all very proud to host the event.

Renaissance Charter School

- Mr. Thompson, Assistant Principal, reported ending the school year with 500 elementary students and 137 middle school students.
- Three teachers will not be returning next fall.
- Mr. Thompson reported on School Updates; Facility updates; School/Community Activities; and Technology.

Renaissance Charter School St Lucie

- Mr. Lewis gave an extensive update on the St. Lucie School and progress to date. Enrollment to date is 1186 students with a budgeted enrollment of 1255. Highlights on the update include:
- 45 staffing and teaching positions have been filled, leaving 23 positions still open. The top 25% of the Palm Bay teachers were offered positions with RECS St Lucie.
- August 10th is the completion date for construction and this is still the target date.
- Temporary offices have been set up and uniforms will be sold this weekend.
- Technology has begun to implement their equipment.

IV. FINANCE

Revenue Update

- Mr. Essik reviewed the July FTE revenue for the Renaissance Charter School, Inc. schools. Overall, all schools were showing a favorable variance.

Capital Outlay Funds

- Mr. Essik reviewed the Capital Outlay Plan and asked for a motion to approve. He explained that the funds would be used for the lease or rent payment on the Schools.

Motion made by Mr. McKee with a second by Colonel Wheeler to approve the Capital Outlay Plans for FY2010 for the following schools: Hollywood Academy of Arts & Sciences, North Broward Academy of Excellence, Renaissance Charter School and Renaissance Charter School St Lucie. The motion was approved 3-0 (1 absent; 1 open seat).

V. NEW BUSINESS

Florida Applications

- Homestead Charter K-8 - CSUSA is advising the board to submit another application for K-8. It is the intent to merge with the existing charter, but important we begin by submitting a new charter.
- In Miami-Dade, CSUSA would like to submit a charter on behalf of the Renaissance Charter School, Inc. for a K-8 in Miami Gardens. This could be situated on a vacant plot south of the stadium. Architectural drawings and ground work to begin construction has been reviewed and the area could possibly qualify for new marketing tax credits. This community seems to be a good fit for our model, enhancing the opportunity to make a strong presence serving middle to low income families. There appears to be a strong community interest. Mr. McKee indicated that they had a great mayor and a new city police department.
- Hollywood - By expanding the existing K-8 we will be prepared for developing a Charter High School in the area and establish a feeder system. Recommends to the Board to submit a charter application for a High School.
- CUSUSA has been approached for a Charter School at Tradition, in St Lucie County. This would involve a world class research industrial area and the Florida Center for Innovation. They would like to see a Charter in the work place for their employees and integrate the curriculum with the research facilities and companies.
- Orange County, Orlando - There is a strong Hispanic community in southern Orange County, with no Charter Schools to date. CSUSA feels this would be a strong market to explore.
- Jacksonville, FL - There appears to be a potential facility location owned by the school district. CSUSA will research this for the Board and report back.

Motion made by Colonel Wheeler with a second by Mr. McKee to approve CSUSA to submit applications on behalf of the Renaissance Charter School, Inc. for the counties mentioned above. Motion was approved 3-0 (1 absent; 1 open seat).

Parent, Student and Staff Surveys

- A summary was provided to the Board regarding the data and trend analysis on the parent, staff and student surveys.
- Detailed reports can be viewed at CSUSA. Overall, results were very positive and the Schools ranked at or above average compared with the average for all CSUSA managed schools.
- Opportunities and Strengths were reviewed and discussed.

VI. OPEN FORUM

- None

Motion made by Mr. McKee with a second by Mr. Clark to adjourn the Renaissance Charter School, Inc. Governing Board meeting. The motion was approved 3-0 (1 absent; 1 open seat).



Ken Haiko, Chairman

Date: 9/18/09