



METROPOLIS
OF DETROIT

HOLY TRINITY-ST. NICHOLAS GREEK ORTHODOX CHURCH

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Fall 2014 General Assembly Meeting Minutes October 19, 2014

ATTENDANCE

Clergy: Fr. William Cassis and Fr. Irenaeus Cox

Parish Council Members present: Andy Stefanopoulos, Matthew Neuendorf (recording), Peter Aamodt, Justin Bates, Frank Cook, Alex Geromes, David Greene, Maria Kontopos, Peter Rodish, John Sakelos, Chris Chryssovergis

Parish Council Members absent: Stacey Loukoumidis, Nick L. Sarakatsannis

Parish Staff: Eugene Nicholas, Chris Jonson

Parishioners: 59 in attendance at call to order

MEETING

Call to order: Andy Stefanopoulos called the meeting to order at 12:10 PM

Opening Prayer: Father Bill gave the opening prayer.

Election of Chairperson: Lew Assaley was nominated to serve as chairperson. The motion passed.

Minutes of January 27, 2014 Spring General Assembly Meeting:

- The minutes of the January 27, 2014 Spring General Assembly Meeting have been posted on the bulletin board and on our website.
- Nick J. Sarakatsannis moved to accept the minutes as posted. Irish Condorodis seconded the motion. The motion passed.

Audit Committee Appointments:

- Irish moved to re-nominate the four currently serving members. Jim Gelis seconded, and the motion passed.

Endowment Committee Appointments:

- There were 2 open spots.
- Dean Moulas volunteered to serve, Peter Aamodt was nominated

Election Committee Appointments:

- There were 5 open spots.
- Carol Stefanopoulos, Loy Jonson, Irish Condorodis, Ron Nichols, and Lew Assaley were nominated.

Parish Council Nominations:

- There were 7 open spots.
- Peter Rodish, Nektarios Papasavvas, Karen Aamodt, Jim Gelis, Christine Masella, Mike Haralamos, Jessica Mavridoglou were nominated.
- Irish moved to close nominations, Frieda Seremetis seconded, and nominations were closed.

Audit Committee Report:

- Nick J. Sarakatsannis delivered the report.
- There was nothing out of order for revenues or expenses in 2013.
- There was nothing out of order on the balance sheet except a lack of parish land and building assets, as well as depreciation of same. The committee recommended that they be included going forward for more complete reporting. Although there is neither financial need nor requirement to do so.
- Patricia Neuendorf commented that she was impressed by Eugene's use of online transactions to save significant money for the parish.
- Irish moved to accept the report as received, Ron Nichols seconded, and the motion passed.
- The nomination of Karen Aamodt to the Audit Committee was revoked due to her nomination for Parish Council. Susan Pavlakis was nominated in her stead.

President's remarks: Andy said he would shortly be finishing his term as Parish Council president. He recently stopped by the old church at Reading Road to see it. He was saddened because the building looked like it was falling apart. The retaining wall, grass, paving, and sidewalks were all in terrible condition. Our parking lot and lawn are both very nice, our building is gorgeous, and we need to take care of it. It's over 40 years old now, and things are going to start failing. For instance, the Parish Council recently voted to replace all the HVAC units. Also, Jim Gelis is in the process, with the building committee, of developing designs for upgrading the activity center, the bishop's walk, etc. We need to be able to fund these things through stewardship. Comparing the old church with the new, we need to keep this one beautiful. He hopes we can see our way to digging into our pockets and keeping it in good shape. Andy is grateful for his time as President and for the treatment that the Parish has offered him.

Priest remarks: Fr. Bill stated that Andy will be the Grand Marshal for Miami University's homecoming. He also said that the changing face of the community is a good thing that keeps the parish vibrant. Regarding our next assistant priest, Fr. Irenaeus is leaving us shortly, heading to the Bahamas. His paperwork is all finished and we expect a letter from the Archdiocese. William Redmon is our highly recommended candidate, and was ordained as a Deacon last Saturday. We will be hosting a double ordination soon, but we don't have a date as yet. William Redmon will be ordained as a priest here, while our seminarian John Sakellariou will be ordained as a deacon. It will be in *The Voice* when the date is confirmed. Fr. Bill expressed his appreciation for Fr. Irenaeus returning to serve as our associate priest after his time in Saginaw. Additionally, groundbreaking took place for the new Ground Zero Church, St. Nicholas. It took tremendous effort on the part of the Archdiocese to secure the new church. It will be a

magnificent structure; the plans are available online. Santiago Calatrava did the design. We hope construction will be finished in 2016. The estimated cost will be \$39 million. It will be a 3-level building: a public area, a meditation center, and a church. It will be the only religious edifice at Ground Zero. It will be only the second Shrine in the Archdiocese. It will serve as a Shrine not only for our Church, but as a National and International one. 2015 will see a number of fundraising efforts. Bari, Italy (the sight of St. Nicholas' relics) has given \$500,000. Every parish in the Archdiocese will be asked to contribute \$10,000. The fact that it was an Orthodox church at Ground Zero that was destroyed shows how intertwined we are in American life now. It will have full time clergy, full time music ministry, 24 hours a day, 7 days a week and will operate 365 days a year with a security staff.

Lew Assaley added that the groundbreaking is available online at goarch.org or archons.org as a podcast.

Treasurer's Report for 2013:

- The Church is not just God's house, but our house as well. It takes a lot to take care of it.
- The cash flow report helps to provide a better picture of parish financial health.
- We're around 5% below budget on incoming cash, though donations are above budget in large part due to the roof repair fundraising.
- Panegyri and the Car Raffle were both above budget.
- Cash outflow is around 38% over in building maintenance, largely due to extra plow expenses and the roof repairs.
- Office expenses are a bit high due to some extra office purchases.
- Clergy expenses are up due to Fr. Irenaeus' move, which wasn't budgeted.
- Payroll is under budget.
- We've had a surge in stewardship income, as well as more roof repair donations, so it is our hope that we can manage to get through the rest of the year without tapping the line of credit.
- The Line of Credit balance is currently zero. We have no debt right now. We don't owe on the roof, because we paid it off with Panegyri income. That means we're about \$70,000 behind on operating income.
- Jim Gelis moved to accept the report as received. Irish Condorodis seconded it.
- The motion passed.

Stewardship report:

- Peter Aamodt outlined four goals that we have every year with stewardship. First, meet the budget goal. Second, increase the average given per family household. Third, increase the percentage of family households who actively participate in stewardship. Fourth, convert unpledged stewards into pledged stewards. So far this year, we're closer to our goals than we were last year at this point.
- So far, October has been a very good month for stewardship. If this continues, we should have a very good year. The average stewardship given per steward is up, the number of pledged households is up, and the average pledge is up.
- Our projected end-of-year results look like we have a chance actually to meet our budgeted goal. If 59 more families participated in stewardship at the stewardship average, we'd be at our goal. If every person present at the assembly converted one person into a steward, we'd be at our goal.

- We have sent out stewardship packets in the mail, including an information package and a pledge card.
- Pledges don't just consist of treasure, but also time and talent commitments.
- The November *Voice* will include mention of the November 23 Stewardship Luncheon after the Divine Liturgy. This is also the date that we ask pledge cards to be returned, though we will still accept them after that date.
- Peter thanked the members of the Stewardship Committee and wanted to let everyone know that the committee will be contacting them soon as part of a phone campaign.
- We currently have 603 out of 906 families participating in stewardship. Our goal is to go from a 2/3 participation rate to a 73% rate.

Panegyri Report:

- Frank Cook said that gross revenue was \$450,000, with a net profit of 57%, or \$256,000.
- Every year gets better. Frank doesn't know why, but it always does. Next year will be better than this year.

New Business

2015 Operating Budget:

- The Budget Committee meets and goes over everything, from ministry needs to current trends, to estimate expenses for the next year. The numbers this year are close to those from last year.
- The budget does not include the \$10,000 St. Nicholas donation.
- It also does not include the \$114,000 for the HVAC units, which will cover all of the units being replaced, as well as bringing in a crane for installation.
- The \$77,000 for health insurance is covering 5 people, and is dictated by the Archdiocese.
- Jessica Mavridoglou moved to accept the budget as received, Ron Nichols seconded, and the motion passed.

Building Maintenance Proposal:

- Jim Gelis wanted to give an update on the planning for the revisions of the community center and on the HVAC replacements.
- He wanted to thank the building committee members for their work on the repair and replacement proposals.
- The Bishop's Walk and community center are both in terrible shape and badly need attention. The committee thinks it would be a good opportunity to improve rather than simply repair the facilities.
- The committee wants to solicit feedback before making an actual proposal and asking for funding.
- In addition to paint, improvements to carpeting, flooring, lighting, sound, stage, and scoreboard are all part of the proposal.
- We have a lot of untapped opportunities and under-utilized assets, and the committee wants to try to fix that.
- Regarding lighting and power company rebates, we hope to move to LED lighting eventually.

- The wall between the Bishop's Walk and the community center won't be removed entirely, but we have some plans involving the doors between the two areas to open up space and to allow us to use the bishop's walk more fully. We do plan to remove the accordion walls and refinish the wood floor. This will likely be the last time we can refinish it, but it will hopefully give us an additional 15-20 years out of the community center floor.
- The committee wants feedback, especially from parish organizations.

HVACs:

- Our 9 HVACs are all very old, with most being over 20 years old.
- We have received competitive bids and our current vendor, Feldkamp is willing to match any quote.
- The current efficiency rating for the HVACs is around 60%. All of the units are out of warranty, and each could die at any moment. We have an opportunity to replace them all at once, which will save some money and remove the risk of out-of-warranty units going out in the middle of winter, or during Panegyri, or during a heat wave.
- The new units will be 90-95% efficient.
- We may be able to integrate modern computer technology, but it's something we will need to explore with Feldkamp. We'll also need new user manuals, along with staff training.
- Our system is zoned, with a lot of existing infrastructure.
- The total tonnage for all 9 units is around 75 tons.
- Each unit is separated by zone, which does allow us to cool only where it is needed.
- Church Sanctuary and Narthex heating is via a hot water boiler.

Adjournment

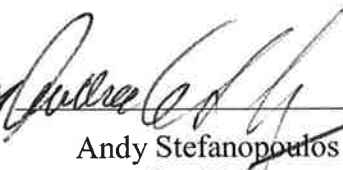
Call to adjourn: Irish Condorodis moved to adjourn, Jim Kappas seconded. The Assembly adjourned.

Closing prayer: Fr. Bill gave the closing prayer. The meeting ended at 1:16 PM.

Approved as written,



Fr. William Cassis
Proistamenos



Andy Stefanopoulos
President



Matthew Neuendorf
Assistant Secretary