



HOLY TRINITY-ST. NICHOLAS GREEK ORTHODOX CHURCH

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Fall 2013 Special General Assembly Meeting Minutes September 15, 2013

ATTENDANCE

Clergy: Fr. William Cassis, Fr. Paul Truebenbach

Parish Council Members present: Dr. Pete Kambelos, Maria Kontopos (Recording), Peter Aamodt, Nick Georgiton, Alex Geromes, Eleni Haralamos, George Kalemanis, Ron Nichols, Pete Rodish, John Sakelos, Nick Sarakatsannis, Ianthe Schulte, Andy Stefanopoulos

Parish Staff: Eugene Nicholas, Chris Jonson

Parishioners: 107 in attendance

MEETING

Call to order: Dr. Pete Kambelos called the meeting to order at 11:43 am

Opening Prayer: Father Bill gave the opening prayer.

President's Remarks: Dr. Pete Kambelos welcomed everyone. He reminded the Parishioners that the Cadillac raffle is next Sunday. We want a sell-out and he thinks we can do that. Please see any Parish Council member if you still need to purchase a ticket. Someone will win the car and the odds are good.

Election of Chairperson: Evan Andrews nominated George Johnson to preside as Chairperson. Ron Nichols seconds the motion. Lew Assaley moves to close the nomination. Jeanne Condorodis seconds the motion. The motion passes unanimously.

Presentation and Decision on Building Renovation and Expansion Proposal:

- George Johnson set forth the ground rules before we started. We will operate under the Rules of Parliament and Procedure. There will be a presentation and recommendation, and after that, if there is a motion and a second, we will have a discussion.
- Andy Stefanopoulos makes the presentation. He explained that a few months ago Dr. Pete Kambelos appointed a committee to discuss the project at hand. That committee met and made recommendations to the Parish Council. Included in the recommendation was that Sam Boulmetis would be the designer and Nick Georgiton would handle the finances. The Parish Council approved the recommendations. The Long Range Planning Committee voted for this project unanimously. He reminded us that we are all Orthodox

Christians and this is a democratic process that was created by our ancestors. He prays that things will go well and when this is all over we still love each other.

- Sam Boulmetis gave an overview of the two projects
 - He showed the site plan that was mailed to all Parishioners.
 - The new stand-alone facility would include uses such as: basketball, volleyball, other athletic/group functions, Panegyri and car raffle space, and potential rental to other sporting groups. There would be a metal roof similar to the current roof of the church. Approximately 30-40 parking spaces would be taken and there would be an expansion of the parking area to make up for the parking spaces we are losing. Visuals were shown on what the new gym would look like.
 - The second phase of the project, the renovation of the current gym into a banquet facility, would create a more attractive facility for us and for visitors. There would be a new lower decorative ceiling with energy efficient lighting. The stage would be enlarged and there would be a new wood dance floor. The restrooms would be renovated and new carpeting would be added for the Bishop's Walk. Visuals were shown on what the new banquet hall would look like.
- Lew Assaley moved that we authorize the Parish Council to begin fundraising to finance a project in the scope of \$2 million for the completion of the recommendations of the Long Range Planning Committee, the Parish Council and the Special Committee. Sam Boulmetis seconded the motion.
 - Lew Assaley explained what must happen. We need a 2/3 majority required to incur debt. The Metropolis requires that we have 25% of the cost pledged before we can move forward with the project. The Parish Council must form a committee and get commitments. The construction would not be until next year. If we borrow \$2 million, at 4% per year, we would be paying \$12,120 a month for 20 years. In 1990, we were paying approximately \$11,000 a month for Phase Four, which was the completion of this facility, the classrooms and the expansion of the kitchen. The Parish has grown since 1990. We have more financial resources than we did in 1990. The interest rates are substantially lower than they were in 1990. When the Long Range Planning Committee was charged with this responsibility, we did not look at what is happening now, but what is happening in the evolution of the facility. The facility is 20 years old and it has not had any upgrades. We are called to serve a larger community and we are adding more every year.
 - Patty Neuendorf asks what impact this will have on the roof replacement?
 - Lew Assaley answers that if we start the construction project, we can patch the roof that needs repair now and just lump the roof replacement with the entire project.
 - Charles Stephan asked for clarification on what we are voting for today. He understood Lew Assaley's motion to just start the fundraising.
 - Andy Stefanopoulos answered that we need a 2/3 vote today to start the fundraising. Then we need 25% pledged to move forward with the construction. If we get the 2/3 vote today, we will move forward with the project.

- Chris Crissovergis asked for clarification from Sam Boulmetis regarding the roof repair.
 - Sam Boulmetis explained that there were items in renovating the banquet hall that have already changed to a degree where there will be savings. We will look for savings as we move forward with the project. He feels like we can incorporate the roof repair in the cost. Regarding the patching of the roof, he is sure we can do some patching of it. Reece Campbell also suggested that we incorporate the roof repair in the project.
 - Ron Nichols comments that the urgency of the roof repair cannot wait until next year.
 - Dr. Pete Kambelos comments that the roof requires replacement now. Any delay in the replacement of this roof will result in additional damages to the structure that is underneath the roof. The roof replacement is not an option.
- Bill Tsacalis asks if we go ahead and repair the roof as our president suggests, and then we go ahead and study/refine the plan to build the banquet center, is it possible to put the two projects together?
 - Sam Boulmetis answers that the roof needs to be replaced. That project is an issue that has to be done regardless if we go ahead with the renovation project. Some money has already been raised for that. We should not be arguing whether there is enough money in there for the roof repair. From a design standpoint, there are so many open area design areas that have to be addressed. Everything thus far has been his time and Reece Campbell's time. Until we do a design basis, which has not been approved yet, we cannot get those numbers. But he feels that we can incorporate some of those monies in the roof repair.
- Jim Gelis commends Sam Boulmetis' comments, but he came to vote on the banquet hall and not the roof. He also wanted to know the total anticipated budget.
 - Andy Stefanopoulos answered that it will be a \$2 million budget with \$500,000 pledged. It is basically a \$1.5 million debt
- Charles Stephan comments that when he thinks of a banquet hall, he thinks about buying the equipment, linens, plates, table cloths, employing someone to oversee the facility, etc. He worries that that kind of expense will have a negative effect on the endowment fund and maybe the food pantry. He thinks this is a bad idea.
- Chris Crissovergis asks what do we want to be as a Parish? Do we want to be a Parish that maintains status quo and not move forward to grow? Or are we looking forward to attract new parishioners into our Parish? The other issue is whether you will support this plan financially? If you are not willing to do what it takes to get this over the goal line, then do not vote for it. He understands that there are additional expenses, but if we decide to move the Church to a different community, it will cost a lot more than this.

- Philanthy Nichols asks whether the current expansion plan includes an opportunity to provide more meeting/classroom space? And also, does this expansion plan include a renovation of the kitchen?
 - Sam Boulmetis answers in so far as the kitchen, it will be an ongoing project to replace the equipment, whether we accept the expansion project or not. As far as the Sunday School rooms, that was not part of the formula. That is more of a question for the Sunday School program.
- Milan Snyder asks for clarification on the motion. George Johnson answers that the motion is to approve the project and start the fundraising.
- John Kambelos comments that we should be careful before we take on such a big debt.
- Wally Wilson comments that a proper question is what study has been made about the future prospects for recovering the investment?
 - Evan Andrews answers that we build the facility and the community can take care of it. There are so many demands for a top flight facility in this area. This is an underserved area. The surrounding areas will support us and bring the cash flow back to us. In the northern communities, we are underserved for gym space. In the center/western communities, it is three times that amount. The gym space that is available is extremely undersized. He honestly believes that this is in our better interest.
- George Maris thanks Evan Andrews for bringing to our attention that this could be a potential money maker. But we have to ask ourselves whether we are in the restaurant business or in the church business? He wants contracts from organizations that will want to rent this place and then we will consider the viability to vote on this. This is a 20 year loan and most of us will not be alive to pay for it. We are depending among the 30 year olds among us with children who will use this facility.
 - Wally Wilson asks his question again- is there any information that supports the anticipated income from the enhancement of the banquet hall?
 - Dr. Pete Kambelos answers that there has been no studies done on this matter. Evan Andrew's comments are helpful and appreciated, but we have not studied this and we have no data.
- Lew Assaley comments that when his Grandfather came to this country to build a church, he was called to serve many people who did not speak English. They built a church. When the people in this community decided to move from Reading Road to Finneytown, many of the people on that committee were older. Part of being an Orthodox Christian is to have faith that we can spread our religion and the young will carry on for us when we are gone. We are making an investment in our children's future.
- Father Bill provided clarification on the new regulations. Parishes are not free to do what they want in incurring debt. Whatever project we take on, we cannot put shovels in the ground without approval from the Metropolis Council. The 25% pledged came about because the Metropolis Council wants to see that number in

the bank because then they know the fundraising is going well and there is cash in the bank.

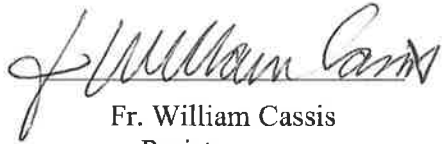
- George Galanes motion to call the question.
 - The parishioners were asked to vote on the question to authorize the Parish Council to start fundraising and to proceed with the project so long as 25% of the \$2 million has been pledged.
 - 103 parishioners present were able to vote. 50 parishioners voted in favor of the motion. The motion fails because we did not achieve a 2/3 majority.


ADJOURNMENT

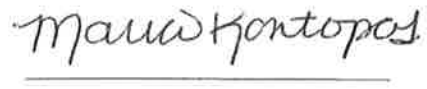
Call to adjourn: Lew Assaley makes a motion to adjourn at 12:53. Evan Andrews seconds the motion.

Closing prayer: Fr. Paul offered the closing prayer.

Approved as written,


Fr. William Cassis
Proistamenos


Dr. Pete Kambelos
President


Maria Kontopos
Secretary