

**St. John's Greek Orthodox Church
Parish Council Meeting Minutes
August 2, 2023**

Fr. Stavros Akrotirianakis
Rip Panos — Vice President
Marilyn Sandborn — Secretary
Amin Hanhan
Alexis Scarfogliero
Mike Xenick
Vasili Panagopoulos

John Zelatis — President
Gary Ward — Treasurer
Jim Armstrong
Nick Katzaras
Marcelle Triantafilou

Absent: Suzanne Pileggi

A. Prayer, Call to Order and Roll Call of Members present

Fr. Stavros offered the Opening Prayer. The Meeting was called to order by President, John Zelatis at 7:26 pm. The Secretary, Marilyn Sandborn recorded the members present.

B. Approval of the minutes of the last meeting

Gary W. made a Motion to Approve the PC Minutes from 6/12/23. Amin H. seconded. Motion carried (unanimous)

C. Priest's Report — See attached

During this time, attorney Chris Kavouklis joined the meeting via telephone to update the PC as to his recent discussions with the legal counsel for BridgePrep Academy (hereafter the "School"). See the details of the discussion below in Section F.1.

After the attorney's report, Fr. Stavros continued with his report. He noted that his current most pressing need is how to provide chanting coverage once Vasili leaves on August 15. On Sundays it will be fairly easy to provide coverage as there are a number of people who may volunteer. It is more difficult to find coverage for weekday services and sacraments. Until a more permanent solution can be found, it may be necessary to pay a per diem rate (\$100-125 hr) to hire someone to chant for sacraments and other special services.

Fr. Stavros advised that he will be out of the country from August 16-24. Fr. John will be providing coverage.

D. Officer Reports

1. President's Report — None
2. Treasurer's Report

Gary W. provided the Parish Council with financial information related to various lease scenarios with the school and the impact to future budgets. This information will be helpful in formulating the budget for 2024 to be presented at the Parish Assembly in October.

E. Committee Reports

1. Building and Grounds

A. Church Expansion — No report

B. Community Center Canopy

Rip P. notified the Parish Council that the commencement of the construction/repair work is dependent on the fabrication of the steel. He is hoping that work will begin within the next three weeks. Earlier in the meeting, attorney Chris Kavouklis advised the PC that he is hopeful that Bus insurance company will agree to a settlement closer to \$196,000 which is the Church's expected cost to complete the repairs as well as cover all the ancillary costs that have arisen as a result of the damage by the bus. The current offer by the insurance company is \$180,000. He will continue to provide updates to the PC through President, John Z.

2. Stewardship Report — See attached

President John Z. presented the stewardship report on behalf of the stewardship committee. Efforts are being continued to pursue those have not completed a pledge for 2023. Plans are in the works for the 2024 Stewardship campaign.

F. Old Business

1. School

This discussion actually took place at the very beginning of the meeting to accommodate the schedule of attorney, Chris Kavouklis.

Attorney Kavouklis updated the PC as to his recent discussions with the school's legal counsel. He was able to get prompt attention and response after he contacted the Hillsborough County School District. At this point BridgePrep (the "School") is proposing the following:

- Void the existing lease
- Enter into a new lease with a term of 22 months (to end approximately June of 2025)
- Prepare a proposed lease to contain additional provisions to be provided by the PC (some have previously been brought up with the School at in person meetings).

Based on his experience as a litigator, attorney Kavouklis recommends that entering into a new lease (with favorable terms) is the preferred course of action than to litigate. Litigation will be expensive and will take a long time to ultimately evict the School from the premises — maybe as long or longer than the 22 month period of the proposed new lease. Attorney Kavouklis conveyed that the School's legal counsel seems confident that the School will perform what is required. Its charter is up for renewal in June of 2024. The School would like to remain at St. John's.

After discussion, the PC is willing to evaluate a proposed lease by the School, providing it includes the provisions the Church requires — including a larger security/damage deposit; a personal guaranty by the owner of the School; School operations that do not interfere with the church office area; care and maintenance of the building and property, and other issues that have previously been addressed with the School administration. The School needs to pay on time or be consistently charged a late fee. There needs to be a clear process of communication between the Church and School and if responses are not satisfactory or timely, it must be escalated to Attorney Kavouklis.

At this point the discussion turned to the School's progress on the items it was supposed to be repairing/correcting (e.g. repainting the walls and trim that were painted without permission). Mike X. and John Z. will oversee the School's progress and compliance and will report to Attorney Kavouklis.

In view of the lease renegotiation, several additional issues arise: the income expected from the current lease (5 years) will be less; the current budget for Church operations relies on income from the School. There needs to be a well thought out marketing plan to be presented to the Parish about what happens at the end of the new lease term (i.e. 2025). From a financial standpoint, income from Stewardship will need to increase and future budgets will need to be crafted without dependency on lease revenue; this might require a reduction in expenses. It is also a great opportunity to make a plan as to how the empty building can be utilized to fulfill St. John's mission — for its parishioners and as well as for the local community.

2. Church Office

John Z. advised that the painting and recarpeting in the church office and Fr. Stavros' office has been completed, as well as recarpeting in the narthex. In order to preserve the carpets in the office and narthex, as they are high traffic areas, it was recommend that a Scotchgard protectant be applied. Nick K. also recommended that the carpet in the room where the priests' vestments are kept be replaced as it is in very poor condition. The room measures approximately 8' x 10'.

Jim A. made a Motion to Approve an expenditure of up to \$1,500 to "scotchgard" the carpet in the church office and narthex and to replace the carpet in the vestments room. Alexis S. seconded. Motion carried (unanimous)

3. Festival

Mike X. reported that it is time to decide whether the 2023 Festival will be a 2 or 3 day event. He also advised that there have been further discussions about whether to resume the raffle and if so, in what format. A final decision will be made at a later date.

Gary W. made a Motion to approve a 2-day festival (Friday/Saturday). Marcelle T. seconded. Motion carried.

4. Clergy Laity June 21-25, 2023

Fr. Stavros, Jim A. and Mike X. presented comments about the sessions they attended at the Clergy Laity Conference in Tarpon Springs, June 21-25.

5. Action Items

Everyone was asked to review their assigned tasks.

G. Regular Business

1. Ministry Heads Meeting

The Ministry Heads meeting on August 7 will be by Zoom at 7:30pm. It will be a calendar planning session. A follow-up, in-person meeting will be held on August 29 at 6:30pm to discuss the upcoming year.

2. CPR/AED Training

Marcelle T. reminded that the next CPR/AED training is scheduled for September 10, following the Liturgy. Discussion to purchase an additional AED was tabled.

H. New Business

1. Philoptochos Banking

Because the Philoptochos uses the church's EIN for its checking account, the Parish Council was asked to approve the following resolution so that the recently elected Philoptochos officers are authorized as signers. The recently elected officers are: Katherine Sakkis, President; Denise Stefero, Vice President; Haritini Andre, Treasurer.

Jim A. moved to approve the following:

The Philoptochos Society of the Annunciation is hereby allowed to use the church's EIN number for their checking account. The authorized signers on the account will be the current Philoptochos President, Vice President and Secretary. The Philoptochos Society knows and agrees that their bank statements and records may be requested and reviewed by the Parish Council and may be subject to audit.

Gary W. seconded. Motion carried (unanimous).

2. Vasili Panagopoulos

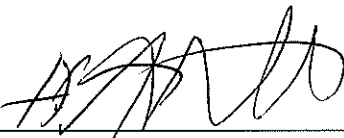
At this time, in anticipation of his last day on August 15, Pastoral Assistant, Vasili Panagopoulos offered remarks about his time spent at St. John's. He was thankful for the opportunity to be at St. John's for the past 18+ months. He and his family will miss this parish community that so warmly welcomed them.


I. Executive Session


J. Date for next PC Meeting – September 5, 2023 (Tues) @ 6:30pm; October 10, 2023 (Tues) 6:30 Parish Assembly – October 22

K. Adjournment; Closing Prayer

The meeting adjourned at 10:00 pm. Fr. Stavros offered a closing prayer.

Priest: 

President: 

Secretary: 

St. John's Greek Orthodox Church Parish Council Meeting Agenda

August 2, 2023

7:00 PM

Meeting Location: SJGOC

- A. Prayer, Call to Order and Roll Call of members present.
- B. Approval of Minutes of the Last Meeting
- C. Priest's Report
- D. Officer's Reports
 - 1. President's Report
 - 2. Treasurer's Report
- E. Committee Reports
 - 1. Building & Grounds
 - A. Church Expansion
 - B. Community Center Canopy
 - 2. Stewardship Report
- F. Old Business
 - 1. School
 - 2. Church Office
 - 3. Festival
 - 4. Clergy Laity
 - 5. Action Items
- G. Regular Business
 - 1. Ministry Heads Meeting August 7 @ 7:30pm & August 29 @ 6:30pm
 - 2. CPR/AED Training September 10
- H. New Business
 - 1. Philoptochos Event
 - 2. Philoptochos Banking
 - 3. Vasili Panagopoulos
- I. Confirm Date of next PC Meetings:
- J. Adjournment: Closing Prayer
- K. Executive Session

**Parish Council
Priest Report
August 2023**

1. Liturgical Ministry—Outside of Sundays, offered Liturgy on July 12 and 17, August 1, and will do August 15 and 29. Five Paraklesis services are scheduled for the first 14 days of August, in addition to the Vespers for the Dormition on August 14.
2. Choir/chanter-Met with Tara to go over things for the choir for this fall. Will be meeting with her to compile a book for a chanter to sing a baptism and wedding. Working to figure out who is going to chant for the services going forward. Very possible that Fr. John will be serving most weekday services. Have reached out to Alex Limberatos to see if we can hire him occasionally on a per diem basis to chant whenever he can. We have to figure out a price for this. Should be \$100-125. We will be utilizing Fr. John more as well, so we should discuss that.
3. Transition away from Pastoral Assistant. Working with Vasili to see that his tasks are covered by others, on a piece-meal system. Unfortunately, some of that is going to fall on me. There is a potential chanter/ministry coordinator person that is possible, but not available until May 2024.
4. Youth Work
 - a. Went to St. Stephen's Summer Camp along with nearly 30 of our GOYAns and several staff members.
 - b. Putting together a college night for August 8.
 - c. Will be putting together a college group—college students who are not from Tampa but who go to school here—on Sundays once a month beginning September 17.
 - d. Working with Vickie Peckham to finalize the Sunday school schedule. Will be doing a retreat with Sunday school teachers on August 12.
 - e. Meeting individually with many of our college students before they leave for school.
 - f. GOYA in August will include our initial meeting, as well as a lock-in on August 27.
5. Other Ministries
 - a. Men's group resumes at the end of August.

- b. Young Adults resumes August 10. We are putting together a young adult retreat for young adults of the Tampa area and north Florida for September 30.

6. Administration

- a. Putting together master calendar, and interfacing with ministry heads individually and as a group to organize all events.
- b. There are ministry head meeting August 7 and 29.
- c. Have spent a lot of time with John and with an attorney discussing the issue with the school.
- d. Spent time cleaning and reorganizing office in preparation for repainting and recarpeting. Also need to spend time putting things back together. Special thanks for Marilyn Sandborn and Nick and Helen Kazaras and others who worked on getting my office redone.

7. Pastoral Work

- a. A steady stream of counseling and confession continues throughout the year.

8. Fr. Stavros will be out of the country August 16-24. Fr. John will be covering.

9. Executive session—there is one specific concern to address with the Parish Council.

Good evening, Father Stavros and Parish Council Members of St. John Greek Orthodox Church,

Here is the current Stewardship report thru July 31, 2023.

The numbers continue to improve. The attached file shows the detail. Looks like July was a good month overall for a mid-summer month. However, we still have 95 LYBNTY that we will contact again in the fourth quarter.

In August, we plan to mail updated 2023 Stewardship Status letters to all Pledged Stewards.

In September, we will begin preparation for the 2024 Stewardship Mailer.

Please contact George if you have any questions on the information presented. (813) 748-1220.

As always, a special Thank You to Sandy Pappas for helping improve all of the data.

Respectfully submitted,

George Mitseas

August 1, 2023
SOC Stewardship Update Parish Council

	8/1/2023	7/1/2023	Month Change	7/27/2022	Year Change	12/31/2022	Needed
Current \$ Pledged	\$ 415,917.00	\$ 414,797.00	\$ 1,120.00	\$ 489,664.00	\$ (73,747.00)	\$ 488,486.00	\$ 72,569.00
Unpledged-Collected	\$ 100,322.00	\$ 72,838.00	\$ 27,484.00	\$ 43,148.00	\$ 57,174.00	\$ 85,726.00	\$ (14,596.00)
Total pledged and Unpledged Collected	\$ 516,239.00	\$ 487,635.00	\$ 28,604.00	\$ 532,812.00	\$ (16,573.00)	\$ 574,212.00	\$ 57,973.00
Total Collected Including Unpledged \$ YTD	\$ 362,982.00	\$ 315,411.00	\$ 47,571.00	\$ 397,796.00	\$ (34,814.00)	\$ 648,496.00	\$ 285,514.00
QUANTITY Total #	95	100	-5	75	20	53	42
QUANTITY Pledged/Paid	55,347/67,522	58,847/74,173	X	\$66,959/\$64,011	X	\$40,020/\$38,696	X
Average Pledge	\$ 1,824.00	\$ 1,837.00	\$ (13.00)	X	X	\$ 1,656.00	X
Median Pledge	\$ 1,000.00	\$ 1,000.00	\$ -	X	X	\$ 800.00	X
Percentage of Pledged & Unpledged	\$ 1,644.00	\$ 1,604.00	\$ 40.00	\$ 1,575.00	X	X	X
Median of Pledged & Unpledged	\$ 800.00	\$ 800.00	\$ -	\$ 780.00	X	X	X
Number of Stewardship Pledge Forms	228	223	5	276	-48	295	67
Number of Stewards without Pledge Forms	86	81	5	62	24	68	-18
Total Number of Families \$ Individuals Giving	314	304	10	338	-24	363	49