



Governing Board Meeting Minutes
Thursday, April 18, 2024 @ 12:00 pm
Conference Room and Virtual Option via Google Meets

1. Opening Session
 - a. Call to Order, Confirmation of Quorum, and Proper Notice
 1. The meeting was called to order by Thomas Chaffee with quorum and proper notice confirmed. Seconded by Dan Kennedy.
2. Public Comments
 1. Geri Chaffee - Excited and happy about the school having the library and playground completed. Invited board members to the 3rd annual event DreamArte, part of the county's ReMake Learning Days.
3. Board Special Session vote
 - a. Approve Principal Contract for 2024-2025
 - i. Thomas Chaffee moved to approve the principal's contract for next year, which Dan Kennedy seconded. The motion passed unanimously.
 - b. Approve final Pre-Development & Reimbursement Agreement with Highmark School Development
 - i. Thomas Chaffee motioned to approve the final Pre-Development & Reimbursement Agreement with Highmark School Development. The motion was seconded by Dan Kennedy and passed unanimously.
 - c. Approve Nuveen's consent & new property segmentation
 - i. Thomas Chaffee motioned to approve Nuveen's consent, highlighting Nuveen's Right of First Refusal. Additionally, it is approved to segment the new property into two notional parcels for a middle school and a potential high school. If the school does not open a High School, that second parcel would be sold at the cost of the purchase to a "friend of Dreamers" for later development, with proceeds used to pay down the property debt. Dan Kennedy seconded the motion, which passed unanimously.
4. Board Discussions/Actions
 1. Dan Kennedy moved to increase the principal's salary by 6%, which was seconded by Humberto Alvia. The motion passed unanimously.
5. Board Comments
 1. Dan Kennedy and Thomas Chaffee discussed FRS (Florida Retirement System for staff) and stated that we should prepare to offer it in two years, pending affordability.
6. Adjournment
 1. Thomas Chaffee motioned to adjourn at 12:20 pm. The motion was seconded by Dan Kennedy and passed unanimously.