

MEETING MINUTES

Name of Foundation: Florida Charter Educational Foundation, Inc.
 Bay Area Charter Foundation, LLC.

Board Meeting: December 2, 2019
 School(s): Woodmont Charter School
 Winthrop Charter School
 Henderson Hammock Charter School
 Keys Gate Charter School
 Clay Charter Academy
 SouthShore Charter Academy
 Waterset Charter School
 Creekside Charter Academy
 Union Park Charter Academy

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: |
|--|---------|----------|-------------------|------------|--------------|
| December 2, 2019 | 10:35pm | 10:52 pm | December 12, 2019 | 1:00 pm | R.Weaver |
| Meeting Location: | | | | | |
| | | | | | |
| On-Site Location: Winthrop Charter School, 6204 Scholars Hill Lane, Riverview, FL 33572 | | | | | |

| Attended by: | |
|---|---|
| Board Members: Valora Cole –Chair Eric Johnson – Vice Chair Randy Walker – Treasurer Rod Cunningham – Director Ramdas Chandra – Secretary Absent: Steve Knobl – Director | Other Attendees: Principals of Above-Mentioned Schools Parent Facilitator at Above-Mentioned Schools Levi Williams – Board Attorney Rita Weaver – Governing Board Senior Manager, CSUSA Derek Kelmanson, Director Business Development Scott Woodrey, President Red Apple Development Dr. Eddie Ruiz, State Director, CSUSA |

CALL TO ORDER

Pursuant to public notice, the meeting commenced at 10:35p.m. with a Call to Order by Chair, Valora Cole. Roll call was taken, and quorum established.

I. ADMINISTRATIVE

Lease Approval and Subordination, Non-Disturbance and Attornment Agreement Approval

- Scott Woodrey, President of Red Apple Development apologized to the board for the quick turnaround on the documents and explained that the final details all came together last week. Mr. Woodrey outlined the site plan and gave a high-level overview of the timeline. Mr. Kelmanson reported to the board that he would be providing updates throughout the year and that we are currently on track to open August 2020. The board reviewed the Lease Agreement by and between Red Apple at South 301, LLC, as Landlord, and Bay Area Charter Foundation, LLC ("BACF") as Tenant ("Lease") and the Subordination, Non-Disturbance and Attornment Agreement ("SDNA") by and between CLI Capital ("Lender") and BACF.

MOTION: Motion was made by Eric Johnson, Vice-Chair and seconded by Dr. Ramdas Chandra, Secretary to approve both the Lease Agreement by and between Red Apple at South 301, LLC and BACF, and the SNDA by and between CLI Capital and BACF, as to form and subject to final approval of board counsel and chair execution, or chair's designee should chair require a designee. Motion was approved unanimously. (5-0, 1 absent).

- Dr. Chandra asked if the board was able to move its meeting on December 12th to December 13th and a discussion regarding availability ensued.

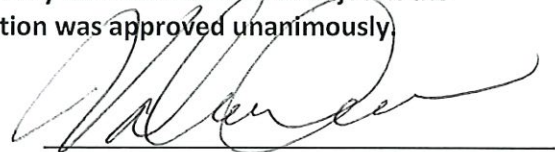
MOTION: Motion was made by Dr. Ramdas Chandras and seconded by Randy Walker to move the December FCEF BACF Board Meeting to December 13th. Eric Johnson requested a poll vote. Motion was not approved. (2 Yeas-Dr. Ramdas Chandra, Randy Walker, 3 Nays-Valora Cole, Eric Johnson, Rod Cunningham.)

II. PUBLIC COMMENTS

- There were no Public Comments

III. ADJOURNMENT

MOTION: Motion was made by Eric Johnson and seconded by Ramdas Chandra to adjourn the FCEF/BACF December 2, 2019 special board meeting. Motion was approved unanimously.



Valora Cole, Chair of the Board

Date: 12-12-19