

MEETING MINUTES

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

Board Meeting: January 28, 2026

Schools - Principals:

Innovation Preparatory Academy – Peake, Parent Facilitator

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:
January 28, 2026	4:10 PM	4:41 PM	February 12, 2025	1:00 PM	L. Peake/R. Weaver
Meeting Location:					
On-Site Location: Innovation Preparatory Academy					
Attended by:					
Board Members: Valora Cole – Chair Eric Johnson – Vice-Chair Randy Walker – Treasurer Dr. Steve Knobl – Director Andrea Coyle - Director Absent: None			Other Attendees: Principals and Parent Facilitators of Above-Mentioned Schools Board Attorney Levi Williams Leah Peake, Board Governance Manager		

CALL TO ORDER

Pursuant to public notice, the meeting commenced at 4:10 p.m. with a Call to Order by Board Chair Valora Cole. Roll call was taken, and quorum established.

- I. PUBLIC COMMENTS - NONE
- II. COMMITTEE REPORTS - NONE
- III. Consent Agenda - NONE
- IV. Financial - NONE
- V. Old Business – Woodmont Charter School

Motion: A Motion was made by Eric Johnson and Seconded by Steve Knobl to approve the Purchase Agreement by and between The Florida Charter Education Foundation and 10402 N 56th Street LLC and to authorize the Florida Charter Education Foundation Chair to enter into the sale agreement and execute the documents based on the estimated terms for closing and the Board Attorney to review the closing documents for legal accuracy for the Florida Charter

Educational Foundation, Inc. and Bay Area Charter Foundation, LLC. Motion was approved unanimously. (5-0, 0 absent)

MOTION: A Motion was made by Eric Johnson and Seconded by Randy Walker to request of Hillsborough Public County Schools, a transfer of the charter for Woodmont Charter School, MSID number: 29-6653 from The Florida Charter Education Foundation, Inc. to 10402 N 56th Street LLC for the Florida Charter Educational Foundation, Inc. and Bay Area Charter Foundation, LLC. Motion was approved unanimously. (5-0, 0 absent)

MOTION: A Motion was made by Eric Johnson and Seconded by Randy Walker to Approve the TERMINATION OF THE THIRD AMENDED AND RESTATED MANAGEMENT AGREEMENT by and between CHARTER SCHOOLS USA AT HILLSBOROUGH WEST, LLC, and THE FLORIDA CHARTER EDUCATIONAL FOUNDATION, INC., DBA WOODMONT CHARTER SCHOOL, LLC. for the Florida Charter Educational Foundation, Inc. and Bay Area Charter Foundation, LLC. Motion was approved unanimously. (5-0, 0 absent)

MOTION: A Motion was made by Eric Johnson and Seconded by Steve Knobl to Approve TERMINATION OF SECOND AMENDED AND RESTATED LEASE AGREEMENT between RED APPLE AT WOODMONT, LLC, and BAY AREA CHARTER FOUNDATION, LLC., whose sole member is THE FLORIDA CHARTER EDUCATIONAL FOUNDATION, INC., for the Florida Charter Educational Foundation, Inc. and Bay Area Charter Foundation, LLC. Motion was approved unanimously. (5-0, 0 absent)

MOTION: A Motion was made by Eric Johnson and Seconded by Andrea Coyle to Approve the TERMINATION OF MEMORANDUM OF SECOND AMENDED AND RESTATED LEASE AGREEMENT by and between RED APPLE AT WOODMONT, LLC and BAY AREA CHARTER FOUNDATION, LLC, for the Florida Charter Educational Foundation, Inc. and Bay Area Charter Foundation, LLC. Motion was approved unanimously. (5-0, 0 absent)

MOTION: A Motion was made by Eric Johnson and Seconded by Randy Walker to Approve the TERMINATION OF THE THIRD AMENDED AND RESTATED MANAGEMENT AGREEMENT by and between CHARTER SCHOOLS USA AT HILLSBOROUGH WEST, LLC, and THE FLORIDA CHARTER EDUCATIONAL FOUNDATION, INC., DBA WOODMONT CHARTER SCHOOL, LLC. for the Florida Charter Educational Foundation, Inc. and Bay Area Charter Foundation, LLC. Motion was approved unanimously. (5-0, 0 absent)

MOTION: A Motion was made by Eric Johnson and Seconded Steve Knobl by To Approve the LEASE AGREEMENT by and between 10402 N 56th Street LLC as LANDLORD and BAY AREA CHARTER FOUNDATION, LLC, as TENANT for the Florida Charter Educational Foundation, Inc. and Bay Area Charter Foundation, LLC. Motion was approved unanimously. (5-0, 0 absent)

MOTION: A Motion was made by Eric Johnson and Seconded Randy Walker by To Approve the "MANAGEMENT AGREEMENT by and between Charter Schools USA at Hillsborough West, LLC, and The Florida Charter Educational Foundation, Inc., DBA Woodmont Charter School. for the Florida Charter Educational Foundation, Inc. and Bay Area Charter Foundation, LLC. Motion was approved unanimously. (5-0, 0 absent)

VI. New Business – None

VII. CSUSA Reports - NONE

Adjournment

MOTION: A motion was made by Eric Johnson and seconded by Randy Walker to adjourn the Florida Charter Educational Foundation, Inc. and Bay Area Charter Foundation, LLC. January 28, 2026, Board Meeting at 4:41 p.m. Motion was approved unanimously. (5-0, 0 absent)



Eric Johnson, Chair

Date: 2/12/2026