

# CHILDREN'S HOUSE ACADEMIC MONTESSORI PROGRAM, INC.

## MEETING OF THE BOARD OF DIRECTORS

June 9, 2025 – 3:00 p.m.

### Minutes

**A meeting of the Board of Directors of Children's House Academic Montessori Program, Inc. was held on June 9, 2025, at 3:00 p.m.**

Present were Gary Goodenow, Lynne A. Seeber, Jodi Hinkle, Fran Dunn, and Brian Seeber. Also present were Julie Harper, shareholder, President, and Director of Children's House of Ormond Beach, Inc., and Kelly DeAngelo, shareholder, Secretary, and Director of Children's House of Ormond Beach, Inc., who attended to report on operational management of the school.

Jodi Hinkle was appointed to serve as Secretary of the meeting.

Two additional guests were present: Jim Flatley and Colby Harris, parents of enrolled students and volunteers supporting special projects to be discussed.

The Board reviewed the minutes of the previous meeting and noted a correction: the school's Washington Avenue location was established in 2011, totaling 11 years rather than 4. The minutes were approved as corrected.

The meeting agenda was reviewed and approved unanimously.

### Report of Operations

- CHAMP: No activity to report.
- Financial Report: The Board reviewed revenue, expenses, and current account balances (see attached report). A motion to accept the financial report as presented was approved.
- Website Update: A link to the CHAMP 501(c)(3) website will be added to The Children's House website under FAQ #22: *"Is there a 501(c)(3) entity to help support the school?"* Response: *Yes.*
- Board Composition: The Board currently consists of five members, with a maximum of seven authorized seats.

### SPECIAL MEETING

Topic: Expansion of Outdoor Learning Environment and Curriculum

The special meeting was called to order to discuss the planned expansion of the school's outdoor learning environment and curriculum.

Julie Harper shared that this expansion aligns with the school's original 2010 vision, which emphasizes fostering a love of learning and integrating academic development with an appreciation for the natural environment.

Julie Harper explained that parents, including Jim Flatley and others, expressed interest in attending to support the proposed expansion. These parents share a commitment to elevating developmental opportunities for their children and value the role The Children's House plays in their educational experience. They seek to participate in growing awareness and support within the community.

The group engaged in exploratory discussion regarding the availability of community and municipal grants that may support the expansion.

### **Clarification of Organizational Structure**

In response to a question from Jim Flatley about the relationship between C.H.A.M.P. and the school, the following clarifications were provided:

- The Children's House is a for-profit educational entity and tenant of K & J, the property owner.
- C.H.A.M.P. is a 501(c)(3) nonprofit organization established to raise funds supporting educational purposes at The Children's House.
- Funds raised by C.H.A.M.P. must directly benefit the school's educational activities and may not benefit K & J.
- C.H.A.M.P. holds no advisory or governing authority over school operations.

### **Expansion Project Overview**

The planned expansion is estimated at approximately \$250,000 and may include the relocation of the retention pond and associated construction, which is expected to increase the property value.

Questions were raised regarding whether The Children's House or C.H.A.M.P. should apply for and receive grant funding. It was clarified that C.H.A.M.P. is the appropriate vehicle for fundraising and grant applications, as its mission is to support educational purposes without participating in governance.

Jim Flatley expressed his desire to fully understand the organizational structure to reduce obstacles to project progression. The Board and school directors agreed that C.H.A.M.P. should be the entity responsible for outfitting the proposed pavilion, while The Children's House focuses on development of the expansion itself.

Jim Flatley also shared he would look into obtaining an experienced grant writer, to support grant applications related to historic district designation, beautification initiatives, and children's outdoor and playground development.

Additionally, he encouraged private fundraising events, noting strong community interest in investing in the "future of the children." With C.H.A.M.P. involvement, donations would be tax-deductible for contributors.

### **Potential Expansion Components**

The group discussed several potential components of the expansion, including:

- Removal and replacement of a broken pipe that poses safety and aesthetic concerns
- Redirecting pipe flow and establishing appropriate outflow
- Evaluating whether to relocate the retention pond
- Constructing a concrete slab and additional student-use space
- Developing a 48' × 30' covered pavilion to support student activities
- Improving sidewalk access to newly constructed pavilion
- Optimizing outdoor layout and fencing
- Increasing parking capacity

The Board acknowledged that expansion may result in increased taxes, insurance, and maintenance responsibilities.

The first priority identified was addressing drainage issues to ensure immediate and ongoing safety throughout the project's duration.

Jim Flatley recommended a phased approach consistent with the school's founding holistic educational model.

Development and construction are expected to begin in summer 2026, allowing time for grant applications and fundraising activities. Aerial “before and after” images were recommended to support communications with potential funders.

### **Additional Exploratory Discussion**

The Board and attendees discussed other long-term opportunities, including:

- Rebranding the school as a Preparatory School highlighting strong academics and expanded outdoor learning
- Potentially developing partnerships with the homeschool community
- Interest from 19 families in future middle school programming
- Aligning the school’s mission and vision with sustainable funding sources
- Integrating additional holistic learning and emotional-regulation modalities
- Exploring potential partnerships, including opportunities with AdventHealth, given positive parent testimonials

### **Closing Discussion**

The group recommended forming subcommittees composed of various stakeholders to lead fundraising efforts and strategic planning related to curriculum development and community engagement.

There being no further business, the meeting was adjourned.

---

**Submitted by:**

**Jodi Hinkle**

**Secretary of the Meeting**