



Pi Lambda Phi PA Alpha Delta Alumni Association

House Corporation Meeting Minutes

July 27, 2007, 7:00 PM

Office of Exude Benefits, 2218 Race Street, Philadelphia, PA 19103

Call to order

This meeting was a combined House Corp and Finance Committee meeting. Separate minutes were kept for the Finance Committee issues while the meetings ran at the same time due to the range of topics that affect both groups.

Attendance

Mike Naegele, Jim Kelsh, Fred Brehm, Christian Stearns, Chris Isaacson, Ray Lerro, Vasili Bourbonis, Shawn Mahoney, Scott Chambley, Jeff Frake

Officer Reports

In lieu of officer reports, the agenda discussion began immediately. Dave McDonnell was nominated to fill an open director position and was unanimously voted in. The house corporation directors now consist of Fred Brehm (President), Jeff Frake, Jim Kelsh, Ray Lerro, and Dave McDonnell.

Old Business

The issue of getting insurance for the property has not been handled yet and is the top priority of the House Corp at this time. Ray is to get an insurance quote. We are also waiting for Gary Sanders from IHQ for a quote. Mike and Shawn will ask him about that directly at the Pi Lam convention Aug 4th. Jeff Frake is also to get an insurance quote.

The property appraisal came in at \$440k. Ray Lerro and others believe that number is low.

In order to get people living in the house it was agreed that there are no city sanctions or violations that stop us from moving in, but there are numerous safety issues and livability issues (HVAC) that need to be worked out prior to moving anyone in. The house needs many repairs; the scope of which remains undetermined.

New Business

There was a "break in" at 2000 N Broad sometime on or before 7/7/07. The undergraduates informed Chapter Advisor Tim Bryan who contacted Fred Brehm and Mike Naegele. Chris Isaacson was available to go to the property and assess the situation and did so very promptly. The rear door (kitchen exit) was rendered entirely useless. There was nothing apparently taken from the house (there's almost nothing in it). Chris has acquired all of the materials necessary to re-secure the rear door area and will accomplish that task within the next two weeks. There is a temporary door in place now but it is not strong or secure. The long term solution on the rear door area seems to be "roll-up" metal door secured inside the property. This will have to be included in whatever renovation plans get made.

A letter will be written to notify the Philadelphia Police, Temple Police and Temple University Administration of new house corporation officers.

Fred Brehm and Jeff Frake are going to get a known reputable and experienced architectural firm to give us an evaluation of the property. That step is necessary before all others to formulate plans moving forward. As we are asking the architect to do this a little or no cost to us, we remain patient while waiting for the firm to schedule this for us.

The idea of building a newly constructed apartment dwelling on the back lot of 2000 N Broad was brought to the attention of the group. It would serve as an income generating property and chapter house while the main house was renovated. When the house renovations were to be completed the structure would remain as apartments available as off campus housing for any Temple student. Ray Lerro pointed out that the off campus housing market is currently thriving. Ray also recommended that we investigate the idea of selling "shares" to the alumni to fund the construction. He mentioned that, to his knowledge, other chapters have done this successfully. Scott Chambley said that construction of this type should qualify for the city's ten year tax abatement program.

The next meeting was scheduled for Thursday September 6th, 7pm at the same location (Exude Benefits office).

Assigned Tasks to be completed before the next meeting:

1. Ray Lerro is to get an insurance quote. Mike Naegele and Shawn Mahoney will speak to Gary Sanders about insurance at the convention. Jeff Frake is also to get an insurance quote.
2. Jim Kelsh will email the property appraisal to all attendees of this meeting.
3. Shawn Mahoney and Fred Brehm will draft the letter for Temple and the police.
4. Fred Brehm will contact Dave McDonnell to begin the inquiry regarding borrowing money against the property for possible renovations. Jeff Frake and Ray Lerro will also make inquiries from their sources.

Adjournment

7:45pm

Mike Naegele
President, PA Alpha Delta Alumni Association
July 26, 2007