

# **THE CLEARWATER GARDEN CLUB** **EXECUTIVE BOARD SPECIAL MEETING MINUTES**

**JANUARY 24, 2020**

1. Meeting was called to Order at 1:15 p.m.
2. Agenda for today's meeting not printed but Anne announced the Agenda as follows. She also distributed copies of the Deed and Charter for the Garden Club, as well as 2018-2019 and 2019-2020 Profit and Loss Statements.
3. Review of the Charter and the Deed:
  - a. Building is ours and we are solely responsible for its maintenance.
  - b. Property was deeded to us for \$1.00. There was much discussion and misunderstanding.

It cannot be "conveyed or leased" without permission of the City. If "Grantee ...abandons or discontinues use of said premises for the purposes outlined in its charter...or other related purposes, said premises, together with improvements thereon shall revert to Grantor." Your recording secretary has read the documents and quoted the appropriate parts. We cannot sell the building or the property because of the REVERTER CLAUSE. The reverter is present in both the Charter and the Deed. Any assets from the dissolution of the club must be distributed in accordance with Article VIII, Section 2
  - c. Anne spoke with a Land Use attorney who spoke with the City attorney who said the City would not be interested in us selling.
  - d. Howard would discuss with the City :
    - i Would they take property back and assume the maintenance?
    - ii If not, would they be willing to let us sell to a "qualified" buyer?
4. Financials:
5. Building and Maintenance:
6. New Business: (Taken out of order.)
  - a. Anne was approached by Cathy Foley re a former member Marion Long, who has passed away. She received a request from the family to hold a celebration of life at the Garden Club. What do you think we should charge for the rental? Discussion followed and we decided it would be appropriate to allow them to use the building for an hour or two for a donation. Do not put this in writing but have a friendly chat with them.
7. Fundraising:
  - a. Card Party: Alice announced she had already sold tickets for 15 tables and someone called to reserve 4 more. Setup day scheduled for Thursday morning. Servers and helpers come by 10 a.m. Friday.
  - b. Spaghetti Dinner: recipes were passed out and tickets are printed. Kathy made a motion that tickets for members be \$15 ea. and Mary Ann seconded. All were in favor. MOTION APPROVED.
8. Building Maintenance:
  - a. Alice reported that she had contacted her roofer and he will check out the roof and gutters and provide an estimate. Sheryl did not yet call Randy for roof.
  - b. Linda Pointer reported that the total amount for the replacement of the 2 A/Cs was approximately \$8,000. Will to do just one for under \$5,000.
  - c. Electrical Issues:

- i Light in the Ladies Room over the vanity doesn't work. Alice suggested that her contact might be able to do that.
    - ii On Demand hot water heater doesn't work. Consensus was they don't last very long and ours is old. Need it repaired and/or replaced. Need quote.
    - iii Need our ceiling lights replaced. Too expensive for conversion to LED.
  - d. Profit & Loss Statements: A few questions were raised and Mary Ann, Treasurer, was able to give the answers.
9. Moving Forward
- a. Howard is going to follow up with Mike Delk to discuss the selling (giving) of the building to the City with the caveat that we stay and the City will maintain the building.
  - b. Anne to follow up with Brian Andrus what he has in mind for the cultural center vis-à-vis our location knowing that he would have to provide space and times for us to continue having the CGC's meetings here. Hold our events here? Guaranty us 2-3 days a month??? We would be **selling** the building (with City's permission).
  - c. Anne going to try to get a copy from the City of the Feasibility Study for the North Ward School.
10. Meeting Adjourned: 2:15 p.m.

Respectfully submitted:

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Sheryl L. Polese, Recording  
Secretary

Attachments: Deed and Charter for the Clearwater Garden Club