

MEETING MINUTES

Name of Foundation: The Renaissance Charter School, Inc.
 Board Meeting: January 18, 2008

School(s): Hollywood Academy of Arts & Sciences
 North Broward Academy of Excellence
 Renaissance Charter School

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:
01.18.08	10:20 a.m.	11:23 a.m.	03.07.08	10:15 a.m.	Mary Vecchione
Meeting Location:					
Charter Schools USA, 6245 N Federal Hwy, Fort Lauderdale, Florida 33308					

Attended by:	
Mr. Ken Haiko, Chairman Mr. Dennis Clark, Treasurer Mr. Tom Wheeler, Director Mr. Clarence McKee, Director Absent: Ms. Laura Seidman, Secretary	Mr. Jon Hage, President/CEO, CSUSA Mr. Richard Page, VP of Operations, CSUSA Ms. Lorrie Davidson, VP of School Finance, CSUSA Mr. Tony Gannacone, Bus Development, CSUSA Mr. Mike Essik, Director of Financial Planning, CSUSA Mr. Allen Coleman, Accounting Manager, CSUSA Ms. Mary Vecchione, Governing Board Liaison, CSUSA Ms. Ana Cordal, Principal RECS Ms. Donte Fulton, Principal HAAS Mr. David McKnight, Principal NBAE Special Guest: Sheriff Al Lamberti, Broward County
Highlights:	

CALL TO ORDER

The meeting commenced at 10:20 a.m. with a Call to Order by Chairman Haiko. Roll call was taken and quorum was established.

I. APPROVAL OF MINUTES

Chairman Haiko asked the Board to review the minutes from the October 12, 2007 Board of Directors' meeting and note any corrections or comments. The minutes stand.

Motion made by Mr. Clark with a second by Mr. Wheeler to approve the October 12, 2007 Renaissance Charter School, Inc. Board of Director Minutes. The motion was approved unanimously.

II. SCHOOL REPORT

Hollywood Academy of Arts & Sciences

Ms. Donte Fulton, Principal

- Ms. Fulton reported current enrollment at 677 students and the staff is currently full.
- The staff will be meeting to analyze data and revise lesson plans to reflect academic needs of the students.
- FCAT Writing for 4th graders will take place in February.

- Ms. Fulton reported on the operations update and school/community activities. Chairman Haiko thanked the school for their fundraising for the troops in Iraq.
- Hollywood Academy received two outstanding awards: Sara Garcia, 8th grader, winner of the National Radon Poster Contest received her award in Washington, DC; and City of Hollywood Commission Meeting honored the Candy Cane Parade Award as HAAS best Children's Group.

North Broward Academy of Excellence

Mr. David McKnight, Principal

- Mr. McKnight reported that current enrollment was at 438 students for elementary and 184 students for middle school. Staff is currently full with a permanent sub for the Media teacher who is out on short term disability.
- Benchmarks are being assessed and FCAT parent's night held.
- Mr. McKnight reported on operations and school/community activities.
- Chairman Haiko mentioned FLEET week and asked the schools to notify him of their interest in attending as a school. Chairman Haiko will notify the principals on the details in the near future.
- The Ground Breaking ceremony will be held on February 1, 2008 for the new building. Mr. McKnight invited Sheriff Lamberti to attend.

Renaissance Charter School

Ms. Ana Cordal, Principal

- Ms. Cordal reported that current enrollment was at 498 students and all staffing positions are full.
- FCAT strategies have been reviewed with the teachers.
- Ms. Cordal reported on the operations and school/community updates.
- The school was nominated by the Department of Education and received the Blue Ribbon Award.
- RECS was featured in the PTO Today for their Music Under The Stars program.

III. FINANCE

Ms. Lorrie Davidson, VP of Finance

- Ms. Davidson presented a powerpoint presentation on the Quarterly Business Review for the period ending September 30, 2007.
- Overall, the October FTE came in at 11 students over budget. The FTE revenue per student was prepared assuming an approximate 4% increase per student and the actual increase was closer to 6.5%.
- The negative total variance for school revenue is mostly due to a timing issue.
- Current student enrollment for the Lee Charter Foundation, Inc. is a gain of 11 students. The next official count will be the week of February 4th and the annual revenue will be based on the average of the October count and the February count.

IV. NEW BUSINESS

- Chairman Haiko introduced a guest, Sheriff Al Lamberti. Mr. Hage took a few moments to highlight the Charter Schools located in Broward County.
- Mr. McKnight invited the Sheriff to the Groundbreaking Ceremony and commented that officials and media would be present.

Class Size

Mr. Jon Hage, President/CEO, CSUSA

- Mr. Hage reviewed the class size regulation requirement from the Florida DOE.

Motion made by Mr. McKee with a second by Mr. Clark to authorize the chairman of the Renaissance Charter School, Inc. to work with Charter School USA and Council regarding all matters pertaining to solving the class size regulation requirement inclusive of potential legal action. The motion was approved unanimously.

Draft of Management Agreement

Mr. Jon Hage, President/CEO, CSUSA

- Mr. Hage reviewed the terms of the draft for the management agreement between CSUSA and the new Miami-Dade School. The site of the land has been identified and CSUSA must have the management agreement signed prior to the purchasing of the land.

Motion made by Mr. Wheeler with a second by Mr. Clark to authorize the chairman to finalize and approve the management agreement between Charter Schools USA at Oasis, LLC and the Renaissance Charter School, Inc. The motion was approved unanimously with no abstentions.

Pledge of Revenue

Mr. Tony Gannacone, Business Development

- Mr. Gannacone commented that Fifth Third Bank was an integral partner in assisting with the innovative financing designed for the new school in Homestead.
- The Board would be a partner in helping to close the financing and will include specific terms. The bank will provide 100% of the financing instead of the usual 65% equity. This will be provided on credit availability and allowing existing revenues to be pledged.
- This innovative financing will allow for collateralizing the existing revenue to produce a better, overall interest rate and create the mechanism for the land and construction loans.
- Mr. Gannacone stated that Fifth Third Bank is looking for investors such as CSUSA and is eager to work with us.

Motion made by Mr. Clark with a second by Mr. Wheeler to authorize CSUSA to proceed forward and negotiate with Fifth Third Bank on the financing of the new Charter School specific to the terms and conditions outlined and authorize the chairman to sign all necessary documents to execute. The motion was approved unanimously with no abstentions.

V. OLD BUSINESS

Merit Award Plan

Mr. Richard Page, VP of Operations

- Mr. Page reviewed the highlights and differences of the Merit Award Plan. He commented that the Plan needed the approval of the Board prior to submitting it to the Florida DOE.

Motion made by Mr. Wheeler with a second by Mr. Clark to approve the school's participation in the Charter Schools USA Merit Award Plan (MAP). The motion was approved unanimously.

Annual Meeting of the Board of Director's

Mr. Richard Page, VP of Operations

- Mr. Page reviewed the bylaws for the annual meeting of the Board of Director's.
- The Board decided that the annual meeting will be held March 7, 2008 in conjunction with the regularly scheduled board meeting. Chairman Haiko asked CSUSA staff to coordinate these efforts and keep the board informed by email.

VI. OTHER BUSINESS

- None

Motion made by Mr. Wheeler with a second by Chairman Haiko to adjourn the Board of Director's meeting. The motion was approved unanimously.



Kenneth Haiko, Chairman

Date: 3/7/08



December 11, 2007

Mr. Jonathan K. Hage
Red Apple Development, Inc.
6245 Federal Highway
5th Floor
Fort Lauderdale, FL 33308

RE: Financing Commitment

Fifth Third Bank, Florida is pleased to present the Commitment described below to Red Apple Development, LLC and Renaissance Elementary Charter School subject to the following terms and conditions:

Borrower: Red Apple Development, LLC

Co-Borrower: Renaissance Elementary Charter School

Facility: Revolving Line of Credit

Amount: \$ 3,000,000 (not to exceed)

Purpose: Short-Term Working Capital

Term: Line to expire 364 days after execution.

Rate: The Interest rate is variable and subject to change based on changes in the 30-Day LIBOR. The interest rate will be computed as follows:

30-Day LIBOR plus 225 basis points

Repayment: Monthly interest payments on the amounts drawn.

Fees: .25% Loan Commitment Fee, \$800 Loan Documentation, plus Borrower is responsible for all legal and out of pocket expenses associated with the proposed financing.

Collateral: The Credit Facility will be secured by:

- Negative pledge will be taken on Tract I of the Plat of Azores at Oasis, as recorded in Plat Book 165, Page 31 of the Public Records of Miami-Dade County, Florida,
- An Assignment of the Management Fees due Charter Schools USA, Inc., from the Renaissance Charter School.

Prepayment: There are no prepayment penalties.

Covenants:

- 1) Debt Service Coverage Ratio shall equal or be greater than 1.25 to 1.0. Debt Service Coverage is defined as Changes in Net Assets plus Depreciation and Interest divided by Debt Service.
- 2) During the term of the loan the Borrower agrees not to incur any additional debt.
- 3) Red Apple Development, LLC Annual Financial Statements submitted within 120 days of year-end.
- 4) Renaissance Elementary School quarterly financial statements submitted within 45 days of quarter-end.
- 5) Maintain depository relationship with Fifth Third Bank throughout the term of the proposed financing.

Mr. Hage, Fifth Third appreciates the opportunity to submit this Commitment to you and looks forward to your favorable response. The terms and conditions contained within this Letter of Commitment are in effect for 30 days from the date of this letter. Should you have any questions, please do not hesitate contacting me at (239) 225-2004.

Respectfully,

James Mitchell
Vice President
Public Funds

ACCEPTANCE

The above Commitment is hereby accepted on the terms and conditions outlined therein by the authority of Red Apple Development LLC.

Signature: _____

(Print): _____

Title: _____

Date: _____

ACCEPTANCE

The above Commitment is hereby accepted on the terms and conditions outlined therein by the authority of Renaissance Elementary Charter School.

Signature: _____

(Print): _____

Title: _____

Date: _____