



COMMUNITY SCHOOL of DIGITAL AND VISUAL ARTS CHARTER SCHOOL

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1. Call to Order

Chairman **Tommy McNeill** called the meeting to order at 4:00.

2. Attendance

Present: Tommy McNeill (Chair), Cheryal Isaac (Principal), Ben Johnson (COO), Bonnie Hauser, Kathy Everette-Perry, Joe Battle, Toni Hall, Miesha Haggins

A quorum was established.

3. Approval of Agenda and Previous Minutes

- Motion to approve the November draft agenda was made and **seconded; motion carried.** • Motion to approve the **October 2025** board meeting minutes was **seconded; motion carried.**

4. Reports

A. Principal's Report – Cheryal Isaac

- Current enrollment is **144 students**, which poses a financial challenge.
- Teachers are implementing literacy strategies aligned to **i-Ready Math** and **mCLASS** for diagnostics.
- K–2 literacy block totals **120 minutes**, including small-group instruction and “Drop Everything and Read.”
- Goal: Increase reading proficiency from **27% to 50%**.
- Many students experience trauma; behavioral and emotional support remain a priority.
- **The MTSS** process is active to address academic and behavioral interventions.
- **Conclusion:** Instructional and behavioral frameworks are in place to address student growth, though low enrollment remains a major concern.

B. Behavioral and Mental Health Services

- The school currently contracts with **Mentor Raising Mentors** (individual sessions) and **Therapy Smarts** (EC testing and therapy).
- Considering small-group counseling for anger management.

- **Bonnie Hauser** recommended exploring **Sidekicks Academy** (Freddie McNeil) for behavioral support; **Miesha Haggins** will follow up.

Conclusion: The Board supports expanding small-group behavioral therapy and will review cost proposals.

C. Financial Report – Bonnie Hauser

- FY 2024-25 ended with a **\$347,000 surplus**, bringing the total fund balance to approximately **\$425,000**.
- Current year budget projects potential depletion of the fund balance due to low enrollment.
- Two outstanding mortgages total approximately **\$1.2 million** with a **\$765,000 balloon payment due January 2025**.
- Audit must be uploaded to **Epicenter by October 31, 2025**.

Conclusion: Immediate priorities include budget adjustments and securing financing for the upcoming balloon payment.

D. Banking Relationship and Refinancing

- Current banking partner **Mechanics and Farmers Bank** has shown slow responsiveness.
- **Pinnacle Partners** expressed interest in assuming the entire banking relationship, offering potentially lower interest rates and a better debt-service ratio.
- The Board discussed maintaining communication with Mechanics and Farmers while exploring new options.

Conclusion:

Bonnie Hauser will contact **Daniel Bellamy (Mechanics and Farmers)** regarding refinancing or extension, while continuing discussions with **Pinnacle Partners**.

E. Building Sale Contract Termination

- The Board voted unanimously to **terminate the February 2025 contract** to sell the Cornwallis building.
- The school was unable to secure a suitable relocation site; projected sale proceeds offered limited financial benefit after expenses.
- Buyer may seek reimbursement for incurred appraisal and transaction costs.

Motion: Bonnie Hauser moved to **terminate the building sale contract; seconded by Joe Battle**.

Vote: Unanimous approval.

Conclusion: Students will remain in the current facility; legal exposure will be monitored.

F. Legal Representation

- Contract with prior real-estate attorney (Michael Best Law Firm) was terminated due to potential conflicts.

- **Tommy T.** contacted **Donna Rasko of Banks Law Firm**, an attorney experienced in charter school representation.

Conclusion: Transition to new legal counsel underway to ensure compliance and avoid conflicts of interest.

G. Marketing and Public Relations

- **Ms. Pryor** (marketing consultant) scheduled to meet on **October 6 at 10 a.m.** to present her publicity plan.
- Board members are invited to attend.

5. Closed Session

A motion to enter closed session pursuant to **N.C.G.S. § 143-318.11(a)** to discuss real estate and legal matters was made by **Tommy McNeill** and seconded by **Joe Battle**.

Motion carried; the Board entered closed session with **Ben Johnson, Miesha Haggins, and Cheryal Isaac** present.

Upon conclusion, **Kathy Everett** moved to return to open session; **Bonnie Hauser** seconded. **Motion carried unanimously.**

6. Action Items

Responsible Party	Action
Miesha Haggins	Follow up with Sidekicks Academy; contact Michael Palmer regarding attendance
Cheryal Isaac	Share behavioral therapy cost proposal; host marketing meeting October 6
Bonnie Hauser	Distribute draft closing statements; finalize audit; contact Mechanics and Farmers and Pinnacle Partners
Ben Johnson	Finalize budget adjustments with Bonnie; respond to auditor; gather prior legal documents
Tommy T.	Follow up with Banks Law Firm; attend October 6 meeting if available
Board Members	Review closing statements, audit, and revised budget upon receipt

7. Unfinished Business

- Ongoing analysis of prior fiscal years with ESSER funds to understand deficit patterns.
- Continued monitoring of low enrollment impact on long-term sustainability.

8. New Business

None presented.

9. Adjournment

Chairman McNeill thanked attendees for their commitment.
The meeting **adjourned at 5:15.**

Minutes submitted by:

Board Secretary, Community School of Digital and Visual Arts