

## **Kesher Israel Board Meeting June 18, 2006**

Attendees: David Sloan, David Barak, Jerry Chapman, Gary Winters, Rabbi Barry Freundel, Roz Singer, Evonne Marzouk, Lisa Schreier, Natasha Rosenstock and Isadora Binder.

### **1. Outgoing Board**

There was an official thank-you to the outgoing board in their last official meeting. The next board will be elected at Wednesday night's upcoming annual meeting. One person, Matt Horowitz, is running against the board slate of directors. Each candidate will provide two minutes of remarks and what they will do on the board.

### **2. Budget**

Jerry Chapman noted that we have \$7K outstanding in Kol Nidre receipts. We are more than \$2K below budget, and fundraising is also down. However, we are a bit up on dues; this year there are fewer outstanding dues than in previous years. Jerry noted that last year we ended with a surplus; this year it will not be as good as last year, but we won't be in the red. The Sloan/Singer fundraiser and Purim fundraiser were both big successes. We should encourage membership of young couples, etc.

### **3. Torahs**

The shul has access to two potential new Torahs at this time. One member has offered to donate a Torah in honor of his mother. Rabbi Malka also made a bequest to write a Torah that would be loaned to us, and now we could own it for \$5K, an amazing price. There is a major fundraising opportunity for selling letters and parshiot. Currently, we have 7 kosher and 2 passul Torahs. Rabbi Freundel will discuss a potential fundraiser with the donor. Rabbi Freundel suggested doing a Yom Iyun on the new sefer Torah, a family-accessible event. Perhaps Rabbi Schacter could come.

Regarding the existing Torahs, David Barak asked for volunteers to bring them back and forth from the school during the construction at the shul building. We need volunteers for Friday afternoon and Monday morning, to drop them off and return them. Lisa volunteered to do Monday mornings.

### **4. Reconstruction**

David Epstein described the status of the reconstruction. The bathrooms still need electric power and to finish the ceilings, but they are much improved. Upstairs, there is a question of whether to re-stain the armrests and repaint the metal stands on the chairs, or to leave them looking "aged." The contractor is working well with us to address and raise issues. The point of contact for congregational questions should be David Epstein, but he should be contacted as needed. Gary will send updates to the congregation and try to give an estimated time of completion for the bathrooms. We still need to raise about \$150K for the project; a donor has been identified to give the last \$50K. The lights are now fixed and the timing systems will be replaced. For completion of the upstairs, we are aiming for the end of August. There will be a Bat Mitzvah at the end of August, which will be held in the shul even if we need to rent chairs.

Regarding Tisha b'Av, we discussed holding services at the school. The cafeteria will have a better space and air conditioning. It was recommended to move services to the cafeteria for the rest of the summer because of the better air conditioning, space, and sound. We need to make sure that there are enough chairs.

## **6. Lots**

Jerry Chapman gave an update on the shul lots. We received a bid for \$80K for the lots, with a fully ratified contract, and the buyer had submitted \$10K to the real estate agent. Then, the buyer called the agent and asked for the money back – and the agent improperly gave the money back. We have released the buyer from the sale because of an ambiguity in the way that the property was listed – it indicated that the lot was open on two sides, but really it was only open on one side, and it said “ready to build.” Kira Epstein looked at the lot and her opinion is that it’s not ready to build – it’s on a hill and heavily forested, which would mean the trees would need to be cut down and the land leveled. Jerry will go back and talk to the settlement attorney, and will list it in an unquestionable way for \$80K.

We will see what the market will bring, but we are not optimistic that someone will pay. There are still two bidders at foreclosure who can take the property. The bidders at the tax sale do not need to pay the taxes, just the auction price, because this is a “special tax sale” and the taxes have not been paid for a long time. The bidders bought their right to foreclose for \$2K and \$700, so they may withdraw.

In order for us to redeem the land, we would have to pay the bidder price, interest and attorney fees. If we got the \$80K, we would pay this, plus the back taxes, and could net between \$10-30K. Rabbi Freundel talked to people in the city, but there is no way out of the taxes. It is only worth selling if we could get at least \$55K for the property.

## **7. New Members**

The following new members were approved:

Nicholas Muzin and Andrea Zucker (married)

Jason Diener

Dan Greenwald

Daniel Ginsberg

Claudia Barrientos

Talia Golubtchik (not to be announced in SAP)