

Eta Iota House Corp Meeting Minutes 4/2/11 11pm EST

1. Approved Minutes 4/2/11

a. President – Tetrault

i. Air conditioners replaced in both wings.

1. Overhaul in main two units in main house, 2-3 years before we replace.

a. Reduce energy consumption, look at past bills.

b. 12,000 overall spent on the systems

ii. RMF monitored fire system.

1. Undergrads pay for service, grant from headquarters.

2. Water suppression? From RMF.

iii. New boardroom (old library, gameroom)

1. Lojko overhauled. Template

iv. Budget discussion

1. Raise rent, 11% increase

2. Building manager – small repairs

a. Challenge with plumbing. Underground burst water pipe.

b. VP

i. No report

c. Treasurer – Seth Downs

i. 1855 donations

1. 10 years. 49 members

d. Secretary – Phil

i. No report

e. Grand Praetor – PJ Stephens

i. Eta Iota – Peterson Award in 2010

- ii. 3 provinces for state of florida, 13 active chapters
- iii. 2011 Province hosted by Eta Iota – 12 chapters, 135 brothers, grand pro consul
- iv. 3 new undergraduate institutions being looked at
  - 1. Florida Institute of Tech - hottest
  - 2. Rollins
  - 3. Stetson
- v. Alumni chapter – Join an alumni chapter, 2% active alumni worldwide
  - 1. Space cost alumni chapter
  - 2. Renew Volusia county chapter
  - 3. The villages
  - 4. Join an alumni chapter!
- f. Consul - Taylor Quacks
- g. Old Business
  - i. Property – crossroads
    - 1. 0 interest from greek orgs to move on campus
    - 2. Pool 2013, have to get it certified
    - 3. Discussion
      - a. Additional building out back? Can be incorporated if we can occupy and gain revenue from it. Nothing concrete
      - b. Nationals funding? Grand trustee conversation, drawing available, HQ low interest loans. We can look into, post on website?
      - c. New incoming freshmen don't really know about Sigma Chi, lots of on-campus clubs, groups. Far away from campus, challenge. Closer to campus? Explore moving on campus or closer to campus.
      - d. 2 million dollars for a new house.. from the prelim figures. Little money to do it in a responsible way. Vacant land, investigate to

find land by the university, long term goal, get property first and then build up savings to start building house.

- e. Embry riddle security around if we move on campus. Developers looking into the area, house may be worth more than we think. Strip mall? Another strip mall down the road, still vacant. Gassi appraisal from years ago 750k.
- f. Commercial property not a real issue, getting capital from the banks, not willing to finance. Banks want money up front. Very difficult. Not likely to get a loan of 2mil.
- g. Embry riddle progressive campus, start looking towards campus. House doesn't have the glamour anymore, not really an asset? Save money that we are dumping into the house. We may have to cut the line. Why would we build on same spot? Look at future. Not making money, why keep dumping it in to a sinking ship? Delta chi house, they stalled out. Multi-step process to build on campus. Wouldn't hurt to start looking.. again, future of our chapter. Crime issues. Process that we need to start looking into.
  - i. Capital improvement fund and pump up 1855.
  - ii. Talk to other greek organizations, coalition of greek orgs. EX may take the charge, present a package to ERAU.
- h. EX eta iota – not only about the house, strategic decisions. Come up with a strategy for the future. We will probably not agree on all the decisions, but we have to come to a consensus. What needs to happen for eta iota to survive, not necessarily on ridgewood.
- i. Delta chi – frustrated dealing with campus, pain in the ass. ERAU will not give them what they want, impasse. Autonomy of living off campus. Look at other properties. Sitting on it not a very good idea. Original purchase was ERAU was trying to screw us. Spare 520, or stay off campus.
- j. Undergrads – quacks – university changed a lot. Recruited 2 years ago, first time came to house. See house not as how it looks, but what sigma chi represents. Not in mint condition. A lot of outdated things. Revamping and reworking, position of

the undergrads, if we move out of 520, we aren't going to get a house, that is what undergrads think. Other fraternities Don't have history, structure, and alumni willing to contribute for the long haul.

- i. 1988 major renovation to the house.
- ii. Would not leave the undergrads high and dry
- k. House not sole reason for being a part of Eta Iota. ERAU had a leash on the house when we got it from them. Stay off campus, other solutions. A unique chapter. We have a choice. Find the property, have a place that we can come back to. Move forward.
- l. A lot of passion for this place and eta iota. Take a dual path. It is about the future. After Steve burns down the house with his R/C fireworks.. not an electrical fire. Reach out to the university again? Off but adjacent to school. Not just cut off completely.
  - i. ERAU not the evil empire. They want us to succeed. Rules are not getting looser. Guys down the road will be dealing with diff things than we are now.
  - ii. Sigma chi needs to lead the university, tell them how we want it. Discipline from university if we move on campus. We will see it from the city also, DBPD.
- m. Need to make a change, set up a master plan. If we can't get funding, the most important thing is the risks that we are taking right now. We have immediate repairs that need to take place. Worst case if we don't meet city codes, they will shut us down. Fix what is broken and move forward. Look at other options, plan, prioritize what needs to be done. Minimize risks with the city.
- n. House is always been in crappy shape per Wybel. Eta Iota is not just the house. Want to see a motion on the floor to do something.
- o. Did have a house committee, gone silent.
  - i. Motion to reconstitute housing committee

1. Regenerate, housing committee to look down range.
2. Second, approved. All in favor.
3. Use a commercial property appraiser, not a sig, get away from the emotion.
4. Volunteers see a house corp member to give name.

4. New business

- a. Ramano – educational fund – our own educational fund for eta iota. Tax deductible. 4 on the board. First scholarship given out today, tonight.
  - i. Give back to chapter. Help undergrads, educational funds. Any money helps.
- b. NOTE: reviewing bylaws. Bylaw committee
  - i. Add language to approve budget. Remove obsolete language.
- c.

h. Elections

- i. President
  1. Brett Miller
- ii. Vice President
  1. Nick Weiss
- iii. Secretary
  1. Philip Holloway
- iv. Treasurer
  1. Seth Downs
- v. Trustees – 1 year term tabled

1. Pizzo
2. Wyble
3. Spruiel

a.

i. Q&A

- i. New Hampshire alumni chapter – Vomacka .
- ii. Checks and balances on house corp actions.