**St. John’s Vestry**

**Minutes of the Vestry Meeting**

**September 13, 2022**

**Virtual Meeting via Zoom**

**In attendance:** Rev. Rob Stevens, Chuck Silva, Gerry Simpkins, Andy Bangs, Kelly Boston, Anne McSally, Chris Nettleton, Rebecca Hennessy, Tom Gruen, Randy Philbrook, Allie Dudas, Lizzie Bristow, and Steve Falci.

**Absent:** John Bolduc, Ellie Sanderson, and Veronique Doherty

**At 7:04 Chuck called the meeting to order**

**1. Building update: (Gerry and Chuck)**

* Chuck reported that the current overage is approximately $240k, 200K needs to be raised and Rob has raised 150K. Its going to take approximately 35k to repair the sidewalk and we will be using the same contactor for the repair that we are using for the patio. Gerry reported the elevator is done and will receive its final inspection tomorrow. The window between the church and the connector has been taken out and we expect the door to arrive in about 2 weeks. Chuck said the work is scheduled to be completed by the end of October.

**2. Finance update: (Kelly)**

* Revenue was quite strong in the first half of 2022 as multiple pledges paid in full. Parking is stronger than budget assumptions (including CT full lease extension guaranteeing a portion of the parking).
* Expenses are aligned nicely with budget; variances are related to timing, lower utility costs & and

higher administration costs and repairs and maintenance. We will revisit with an Outlook funding for the “Repairs” category & Diocesan Pledge is higher than planned but other than that

no major concerns with expenses as of YTD.

* Capital Campaign Update (as of September 9, 2022) Budget $956,193/Current Estimate @ Completion (EAC) $1,196,319 / $240,126 Overbudget
* Endowment Draws 2022: $63,404 (3.9%) is available for withdrawal based on Budget assumptions. $60K, remaining in deferred, from a gift to cover operating exp in 2022 ($110K planned in June)

**3. Clergy Updates: (Rob)**

* Rob noted we will be celebrating Anne this Sunday following the 10:00 service. We will be erecting a Peace Poll in her honor over the utility pole. Rebecca has done much to prepare for this.
* REALM is undergoing a cleanup and upgrade.
* The Watch Team needs new members to make sure the church facilities are locked up. Randy and Reggie have headed this up but need additional support.
* Common Table will be going back inside October 7th.
* Rob is working daily to find a new priest.
* Rob and Jen hosted a family night last Saturday.
* Rob reminded us that Presiding Bishop Michael Curry will be coming to St. John’s November 6.
* Next weekend is the parish retreat at Merrowvista.
* Rob noted we are becoming a community where people come in with an idea and offer to actualize it. He noted that small groups were important for us to continue to grow.

**Closing prayer: Rob offered a prayer to end our meeting****.**

**Meeting adjourned: approximately 7:55PM**