

**St. Peter's Episcopal Church**  
**Vestry Regular Meeting - May 13, 2024**  
**AGENDA**

1. Adoption of Agenda

***Formation***

2. Order for Evening Prayer

***Discussion***

3. Approval of Minutes
4. Treasurer's/Finance Report
5. Lighthouse or LGBTQ+ Support Group

***Action***

6. Electing New Foundation Trustee Ginger Mock

***Information***

7. Senior Warden's Report
8. Junior Warden's Report
9. Rector's Report
  - a. Upcoming Dates
    - i. May 19 - Pentecost, Bishop's Visitation, Confirmations
    - ii. May 22 - Last Wednesday Night: Nourish for summer
    - iii. June 3-12 - Adult Pilgrimage
    - iv. June 23 - Fr. John Tidy 50th anniversary
10. Next Meeting - June 10, 2024 - 5:30PM

**St. Peter's Episcopal Church**  
**Amended Special Vestry Meeting Minutes via Zoom**  
**May 23, 2024**

**Members Present:** Ken Saitow, Senior Warden, Jim Carpenter, Junior Warden, Rhonda Warren, Clerk, Clint Smith, Bob White, Rob Hlcks, Beth Thornton, Leigh Coulter Beal, Annette Bell, Kevin Green, Diane LoCastro, Tracy Smythe, and Connie McDaniel.

Call to order by Ken Saitow at 5:30 PM. Ken established a quorum.

Review of Agenda:

1. Discuss right to purchase
2. Transition update
3. June 10 vestry meeting attendance
4. Open discussion
5. Adjournment

**Right to purchase:** The Vestry has the right of first refusal on Father Joe's property. There is an original letter to the Vestry from Father Joe at the outset of Father Joe arriving to St. Peter's Church. We reviewed the letter via zoom. Father Joe wishes to list his property with a realtor by the end of May. The list price will be \$800,000 or roughly \$777,000 if purchased by St. Peter's without a realtor involved. St. Peter's provided a \$50,000 down payment for Father Joe's house upon arrival. That sum of money will be returned to the church upon the sale of the property. Connie explained the conditions of buying a house for Father Joe was "tight" upon his arrival. His property was listed at \$625,000 in 2021.

Beth T. bought St. Peter's previous rectory 30 years ago. Back then, there was not a requirement for the rector to live on the island. The Vestry in 2021 had a strong preference that the rector live on Amelia Island.

There were many ideas expressed during the discussion:

1. Concerns for the church budget. The thought of taking on debt and a 20% down payment are concerning.
2. It is a big annual mortgage.
3. Perhaps we should take the opportunity now instead of waiting for a few years to purchase a rectory. We could face recruiting challenges due to home prices. We could rent it out if we purchased the house.
4. The Diocese owns the church property of St. Peter's. This issue must go to the Diocese first and that could take weeks or months.

5. What are the maintenance costs and approach? If not well maintained and it sits empty for months or years. The Junior Warden would take on more responsibility.
6. Is this the house we want for a rectory?
7. The Foundation could investigate purchasing a rectory since it is a different entity from the church.

**Annette moved that we pass on exercising our right of first refusal and move forward with a plan to review purchasing a rectory in 6-12months. Leigh seconded the motion. The motion carried unanimously.**

**Transition:** Ken S. is working with the Diocese about Father Joe's resignation. He will be meeting with Theresa from the Standing Committee and Keith, COO, for all transition items.

We reviewed attendance for the June 10<sup>th</sup> Vestry meeting, four members and Father Joe are unable to attend. The Vestry meeting is moved to June 17<sup>th</sup> at 5:30PM. Our Vestry calendar does not include a meeting for July. We placed July 15<sup>th</sup> as a July meeting.

Jim moved to adjourn the meeting; Beth seconded the motion. The motion carried.

Meeting adjourned at 6:35PM.

Respectfully submitted,

Rhonda Warren, Clerk