

MINUTES OF THE MEETING
THE WOODSTOCK ACADEMY
BOARD OF TRUSTEES
BUILDINGS AND GROUNDS
COMMITTEE
September 15, 2025



These minutes are for informational purposes only.

PRESENT: Blackmer, Robert; Duvall, Nancy; Morse, David; Filippelli, Lawrence; Rhynhart, Hans; Woodland, Julie

ABSENT WITH NOTIFICATION: Quinn, Eric

1. Call to Order

The meeting was called to order by Chairman Blackmer at 6:34 p.m.

2. Community Participation – None.

3. Secretary's Report—Minutes of May 12, 2025

MOTION: (Morse/Duvall) To approve the minutes of May 12, 2025.

Unanimous

4. Summer Projects Recap / Warren Apartment

Chief Finance and Operating Officer Hans Rhynhart shared that the second-floor apartment in Warren is now complete and occupied. After a housing capacity analysis, it was determined that no significant remodeling would be required to fill 201 beds in the boarding program. Approximately 160 beds are in use at this time.

5. Discuss Energy Contract Proposal

Chief Finance and Operating Officer Hans Rhynhart and Head of School Filippelli explained that our current 3-year energy contract is set to expire in December 2025. After reviewing our options with an energy broker, the proposal we are considering could reduce our costs by up to \$60k per year. Savings in other energy use areas are being considered, including revisiting solar.

6. Hyde Building/Field House Water Damage Projects

After a pipe in our fire suppression system failed, several thousand gallons of water were released into the Hyde Building, causing significant and widespread damage. Director of Facilities Aaron Hogarty has had an independent contractor inspect the integrity of the system. Beyond replacing the gym floor, a long list of areas where carpeting, tile, drywall, and paint have been replaced was provided.

7. New Wood Entrances South Side of Academy Building

Chief Finance and Operating Officer Hans Rhynhart and Head of School Filippelli described how improper board installation on the south side of the Academy Building led to some cupping which, in turn, created a trip hazard. The boards were recently replaced and installed properly. All agree it is safer and looks much better now.

8. ID Card Project Update

Chief Finance and Operating Officer Hans Rhynhart described how “one cards” will serve as ID cards and key fobs as well as being used to purchase lunch and access printing services. Implementation, which includes linking student photographs and issuing the cards to students, is still in process.

9. South Gym Fire Panel Replacement

After a power failure resulted in needing to replace the south gym fire panel, the necessary phone service connection was upgraded from a hardwired phone line to using cellular data.

10. Loos Parking Lot Update—Master Plan

- New permits for the Loos Parking Lot project are expected to be issued this week.
- A site walk with the preferred contractor and project engineer is planned for this week. B&G members are welcome to attend.
- In alignment with the strategic plan, work on the creation of a campus master plan, as well as deferred maintenance plan could begin as early as summer 2026.
- A fleet assessment plan is underway. We may need a new plow truck this winter.

11. New Mower for Bentley Complex

Chief Finance and Operating Officer Hans Rhyhart stated that our over-40-year-old mower was replaced with a very gently used newer one. It will primarily be used on the fields at Bentley.

12. Other

David Morse and Bob Blackmer would like to participate in the Loos Center site walk when it occurs.

13. Adjournment

MOTION: (Quinn/Morse) To adjourn the meeting at 6:57 p.m.
Unanimous

Respectfully submitted,

Julie Woodland

Julie Woodland
Board Clerk

The Woodstock Academy prepares all students by providing diverse opportunities through a rigorous curriculum and a variety of programs in order to cultivate the necessary skills to become lifelong learners and global citizens.