

St. James Vestry Meeting Minutes

Tuesday, November 18, 2025

5:45PM

Participants: Sr. Warden Margaret Cadden, Jr. Warden Bruce Stone, Treasurer Amanda Montz, Parish Administrator Meghan Fancher, Dan Campbell, Tracy Corte, Jim Daniell, Bill Dowdle, Dee Gambill, Jennifer Lambert, Bettsie Norton, Cappi Sully, Ken Talbert, Misty Whitehead and Clerk Mary Mullins Redditt

Absent: Fr. De Freeman

Special Guest: Chuck Coddington from the Building Committee

The meeting was called to order by the Sr. Warden at 5:45 pm.

Opening Prayer -

Amanda offered an opening prayer.

Recitation of the mission statement -

The vestry then recited together the mission statement:

We are a community anchored in Christ, seeking God, sharing His love, and serving others.

Meditation – Bruce Stone

Bruce offered a meditation on doing the right thing according to nine Bible verses.

Construction Update - Chuck Coddington

- Chuck says there has been no additional rainwater intrusion since October.
- Witherington has graciously offered to pay for all the remediation on this event.
- Air quality has been tested and is good for all areas except the vestry room. There is a great deal of fungi in the room. Dr. Bill Goetter reviewed the report. The carpet needs to be replaced in the vestry room and the library. Will likely get this process started next week. Don't think we will ask Witherington to take this on as well, since the carpet is very old (2004?) and needs replacing anyway.
- Will be doing some finishing work in the schools when the students are out next week for the Thanksgiving holiday.
- Schedule still shows July 1, 2026 for occupancy. Have confidence in this since there is some cushion still built in.
- Steel erection started on November 7. The full building will be erected by Sunday. Then will begin with detailing of the steel. Siding should start in the next couple of weeks and finished by December 26.
- Will be back on schedule by the end of the year.
- The tie in from the new building to the old building begins December 8.
- Demo has started for the new covered drop-off and walkway. This should be completed by Christmas and the fencing removed.
- The savings has gone from \$75 K to \$61 K for the month due to 4 things:
 1. The driveway revision by De's office
 2. The door access including cameras (now \$26 K)
 3. The gym floor color and wood grain in the floor (an additional \$4 K)
 4. There is a pipe on our property that drains out to Section Street. We put in a new pipe and a concrete headwall. There is dirt washing from the parking lots to the ditch and covering the old

pipe. This is a bad condition. Chuck is carrying \$25 K to take care of this, but hopes it is a lot less. Need to determine what the City is going to make us do. Hope to know in the next month or two. Rip rap would probably be our cheapest option.

- No contingency funds have been used to date of the \$250 K fund. Will likely use some of it for new furniture and kitchen equipment.
- Have 9 change orders. There are no delay items. Still have a risk in the building inspector and what he may object to.

School Board Update - Cappi Sully

Fundraisers

- Had a school board meeting last night.
- Pave the Way is going well. Have around 100 bricks sold. Believe we will meet our 500 mark. If we do, will net \$80 K.
- Zebededoodah was a great event. Was very well laid out, including the food and lighting. Did sell fewer tickets than they anticipated. Friday night may be a hard night. Likely would have sold more if there had been more sales tables out in the breezeway and the option for paper tickets. May go back to Sunday afternoon like did in the past. Also may provide childcare during the event, though need to be careful of liability.
- Jane Edge did good research on tuition rates. We are on the low side for the area. The December meeting will review a tuition increase.
- Efforts are ongoing for accreditation requirements. Costs \$8/child or \$1,600 minimum for accreditation.
- Five board members are rolling off in January. They will serve as the Nominating Committee. Please recommend names to Cappi through December 5.
- Jane Edge and Misty Campbell will roll off the Board but will remain on the Foundations Committee. The vestry agrees this is a good idea.
- Bylaws are set to be approved at the Annual Parish Meeting in January.
- The golf tournament will be coming up in May (second Saturday in May at the Grand Hotel next year and continuing). Will meet again November 19 with the tournament consultant. Will hit the ground running in January. We have one major sponsor and a car.
- Rescheduled Open House to December 5 due to previous rain event.
- The school will have a float in the Fairhope Christmas Parade.
- Would like to put up a sign up on the right of way of U.S. 98 that points to the school for awareness that our school is here. Bruce will look into this. Fairhope is very strict but they may allow us to replace the existing Episcopal Church sign that says church and school, or add a drop-down on the existing sign. Witherington may be able to help if he has a good relationship with the City. (Misty later offered in an email to the vestry to have a meeting with Mayor Sherry Sullivan on this as they have a good relationship.)

Financial Update Discussion & Decisions- Amanda Montz

Financial report discussion & vote

- Income for the church was less than expenses in October.
- We are ahead in income for 2025 to date. Net income is \$207 K.
- Church income is below where it was from 2024, but school income is above by \$86 K.
- Pledges are down year-to-date by \$114 K, but there are other contributions coming in that are above budget.
- Property insurance was budgeted in September but paid in October of \$36 K.
- Bottom line is that we are down for October but positive year-to-date.
- Have lots of assets and lots of cash. Assets are \$8.5 million.

Stewardship update

- Pledge count is 170 for \$938 K. Total # is down but pledge amount is up.
- Jim is mailing out statements this week so people know where they are on their pledges.

Growing Faithfully balance sheet

October was a great month. Ending balance was \$1.69 million
\$2,166,000 is total balance.

Dee made a motion to accept the financial report, Bruce seconded and all approved.

Nominating Committee for new Vestry members -

Margaret Cadden, Dee Gambill, Jim Daniell, Tracy Corte

There are nine nominations for four open vestry positions in 2026.

Convention Delegates - vote to approve by December 2025

The convention will be held February 27-28 and the delegates will be approved at the December meeting.

Vote to approve October Minutes

Bettsie moved to accept the meeting minutes, Bill Dowdle seconded, and all approved.

Reminders: Christmas Open House: Sunday, Dec. 14, 4:30 - 6:30pm

Put this on your calendar and please try to be there. We are trying to get different groups involved. Please try to be in the parish hall as much as possible before and after church at this and other special events to get to know our parishioners.

Closing Prayer

Amanda closed the meeting in prayer at 6:40 pm.