



MATER ACADEMY

ALMA MATER STUDIORUM

*The Mater Academy vision is to provide exemplary educational choices by offering an innovative college preparatory curriculum; empowering confident leaders of tomorrow.*

**Mater Academy, Inc.  
Meeting of the Board of Directors  
November 4, 2021**

**Directors**

Cesar Christian Crousillat, Board Chair *(Present)*

Shannie Sadesky, Vice-Chair *(Present)*

Idalia Suarez, Secretary *(Present)*

Maurene Sotero Balmaseda *(Absent)*

Maria Beatriz (“Betty”) Nuñez *(Present)*

Roberto Blanch, Esq., President *(Present)*

Kim Guilarte, Chief Operating Officer *(Present)*

Joseph L. Raia, Esq., Counsel for Mater Academy, Inc. *(Present)*

*In an effort to allow greater public participation and to best accommodate stakeholders, this meeting was held via communications media technology with physical access sites at each of the individual school campuses throughout Miami-Dade County.*

**Minutes**

1. **OPENING EXERCISES**

- a. Called to Order at 10:09am
- b. Established a Quorum

2. **PUBLIC COMMENT**

- a. None

3. **CONSENT AGENDA**

- a. **APPROVED:** The Board approved the Minutes from the October 18, 2021 Board of Directors Meeting.
- b. **APPROVED:** The Board approved the Board Resolutions for Out of Field Waiver Assignments for the 2021-2022 school year; further authorizing the Chief Operating Officer to review and make necessary changes and execute for submission.
- c. **APPROVED:** The Board approved the Individual Revised Charter School Title I Budget Appropriation Details Forms for the 2021-2022 school year for the Title 1 distinguished schools; further authorizing the Chief Operating Officer to review and make necessary changes and execute for submission.

*Motion to approve the consent agenda by Idalia Suarez; second by Shannie Sadesky; motion passed unanimously*

4. **ACTION & DISCUSSION ITEMS**

- a. Report & Items by the President and Board Counsel *(Roberto Blanch & Joe Raia)*



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- i. President Blanch and David Cohen provide the Board an overview of the bond transactions and the properties involved. Mr. Cohen provides the Board an explanation of the documents provided; he reads the resolution into the record for the sake of the Board.
    1. **APPROVED:** The Board approved the resolution as provided.  
*Motion to approve by Shannie Sadesky; second by*
  - ii. Discussed Kiwanis high construction costs – school’s lease rate would be dramatically higher than other lease rates or potential lease rate increases for other schools to cover the costs or provide a grant for the school for approx. \$5M; it is discussed involving the Principals of the affected schools to be advised so that they can work on their budgets.
    1. Motion by Idalia Suarez to authorize the President to review options financially and report back to the Board for ratification of final plan; second by Shannie.
    2. **APPROVED:** The Board approved the bond documents and actions subject to final ratification of above discussed plan.  
*Motion to approve by Idalia Suarez; second by Shannie Sadesky; motion passed unanimously*
  - iii. Actions needed to close the bond deal and allow MAF to move forward with construction:
    1. Approve the new leases for 600 W 20<sup>th</sup>, 8003 NW 103<sup>rd</sup>, and lease amendments for 998 SW 1<sup>st</sup> and 22025 NW 87<sup>th</sup> (and possibly 8851 NW 170<sup>th</sup> if enrollment adjustment is required); subject to final approval of rent amounts.
    2. Approve the issuance of the bonds, including approving the use of the preliminary and final official statements, and authorize Board Chair or other officer/director to sign everything
    3. There may be enough information to make decision on changing hardware for classroom doors to include locks?
  - iv. Actions needed to close the bond deal:
    1. Approve the issuance of the bonds, including approving the use of the preliminary and final official statements, and authorize President or other officer/director to sign everything
- b. Report & Items by the Chief Operating Officer (*Kim Guilarte-Gil*)
- c. Financial Report (*Alina Chester*)
  - i. **APPROVED:** The Board reviewed and approved the Revised 2021-2022 Annual Budgets  
*Motion to approve by Idalia Suarez; second by Shannie Sadesky; motion passed unanimously*
- d. Additional Items by the Board, Principals or Academica
5. **ANNOUNCEMENTS & NOTIFICATIONS**
- a. Next Board Meeting - December 16<sup>th</sup>
6. **ADJOURNED MEETING AT 11:52AM**



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The undersigned hereby certifies that he/she is an Officer of MATER ACADEMY, INC., a not-for-profit corporation organized and existing under the laws of the State of Florida, and that the above is a true and correct copy of the meeting minutes of the Board of Directors of said corporation.

The minutes were adopted by the Board of Directors at a meeting held on December 16, 2021.