

Eta Iota House Corporation
Report to alumni
2019-2020
Prepared by Tom McSwiggan

Brothers,

I am pleased to report that the Eta Iota House Corporation is financially secure and the house is structurally sound. Life dealt the country lemons but the House Corp was fully prepared to make lemonade. We have taken advantage of the current covid-19 situation to begin the next phase of the renovation - replacing the main interior cast iron waste lines and under slab galvanized plumbing. We knew this would be a time consuming undertaking so we began without hesitation when the opportunity presented itself.

The prudent decision not to take on debt for the renovation has proved to be beneficial during this downturn. This is the downturn that I believed was inevitable, but no one could have guessed it would be caused by a virus. The reason we were able to jump right on the current project is because it was planned in advance and the phases of the renovation were carefully coordinated with financial outlays to ensure solvency.

Summer/ fall 2019 accomplishments

During the summer of 2019 we had over 50 new hurricane windows installed in the house. This included reframing the front bay windows to be able to withstand hurricane force winds. After the windows were installed we hired an insulation company to spray foam in the roof areas over the new bay windows so that they were properly insulated.

The windows have made a noticeable difference in the reduction of exterior noise and an even more significant difference in the reduction of heat gain in the rooms that receive the most direct sun, increasing the comfort level

for the Brothers. The exterior stucco work needs to be completed on the exterior of the windows, a task we will try to complete this summer. The interior window trim has not been installed yet as it will be incorporated in the wing renovation.

During summer 2019 we also replaced a few more of the old plaster and popcorn ceilings with sheetrock. As you all know, the plaster was beginning to collapse and the popcorn is a P.I.T.A. to patch - sheetrock is a better choice. Also during summer 2019, John Banta was also good enough to come down over the summer to perform some updates and maintenance on the internet and WiFi. Thank you John.

This past fall and winter 2019-2020 all the routine routine maintenance was performed such as: The annual fire alarm inspection, the dumpster was replaced due to rot, the air filters replaced, the carpets cleaned and repaired door knobs and locks as necessary. Note: The fire alarm dial-out box seems to be throwing faulty codes. Just like any computer, it has a limited life expectancy so we will be upgrading the components in the near future.

The current phase of renovation Spring - Summer 2020

As mentioned, the next phase of the renovation has begun. You all will remember that the primary focus of the renovation is to remove and replace all the old galvanized and cast iron plumbing from the house and to do it in phases as to not place the house corporation or chapter under financial duress. We have made great strides in this goal in the earlier phases of the renovation, replacing most of the plumbing above ground (grade) and renovating 6 second floor bathrooms. Now it is finally time to begin the arduous task of replacing the pipes under the cement slab which will include gutting and renovating the first floor bathrooms. The contractors are making good progress cutting concrete and gutting the bathrooms to expose the plumbing in rooms 5-9 and 10-14 and the library. Photos of the current work can be viewed on the Eta Iota House Corporation facebook

page. Noting the extreme deterioration of the pipes, I'm surprised nothing had burst.

Some of you are probably wondering why we are doing rooms 5-9 and 10-14 first. The quick answer is we are following the path of the 2 main waste lines in the house; one that flows from the center of the house toward the north wing and another that flows toward the south wing. We will be installing new 4" pvc waste lines and at the same time we will run new CPVC feeds for the sinks and toilets underground. The new interior waste lines will be adjoined to the new exterior waste lines that we installed last year. Of the 8 bathrooms designated to be renovated, we are going to concentrate on rooms 8,9 &10 to get them ready for fall occupancy. The new bathrooms will have solid surface shower pans and walls, single handle moen valves along with new toilets, vanities and fans. We will also install shower doors but that might come later as cash flow permits. We estimate 13-16 rooms will be available for fall rental - if there is a fall occupancy.

Depending on time and money we might replace the main waterline to the house this summer. The quicker we get the old deteriorating plumbing out, the better. Because we took the opportunity to replace the whole main waste line this summer, it will probably put the waterline on hold. We need to be careful not to overextend ourselves.

What are the future projects?

After the waste lines in rooms 5-9 and 10-14 are fully finished, and all the current bathrooms are operational, we will move onto the next project which is the waste lines and bathrooms in the south wing rooms 1-4 and then north wing 15-18 or vice versa. Some of the other large future projects include Mitsubishi mini split A/C, the kitchen, landscape, fences, paving the parking lot and the pool.

House Corp finances

We have approximately \$70K in our accounts and we have no outstanding debt on the property.

Approximate yearly expenses

\$ 11,400 Insurance

\$ 600 Office

\$ 2,200 Landscape

\$ 13,000 Repairs & maintenance

\$ 29,000 Utilities

\$ 56,000 Total yearly costs when house is occupied

Nota Bene: Remember, these are yearly carrying costs (not monthly or semesterly). These costs will be reduced 60-70% if the house is unoccupied.

The big question is whether or not ERAU will return to a normal on campus status or continue online classes. Needless to say if they don't have class on campus and Brothers aren't living at the house, it will have a negative effect on HC finances. We are keeping our ear to the ground to try to gage which way the school intends to go. If the university does not host on campus classes in the fall, we need to know Brothers level of interest in living at the fraternity house or whether that would even be advisable.

If the house is dormant during fall 2020 there will be carrying costs, albeit, much less than if the house was occupied. A fully occupied house has expenses of approximately \$56K/yr = \$28K/semester. If the house is vacant, those costs can be reduced by 60-70%. If the house is vacant during the fall, we intend to keep moving forward with the renovations making alumni donations critical.

**Renovation dependent on cash flow - Importance of 1855 club –
Fundraising \$40.000 /yr**

Cash flow is the primary limiting factor on the speed of the renovation. All of the renovation work depends on cash flow and alumni donations. The future renovation projects that were mentioned earlier are projected to cost \$250-300K. Gassi expressed interest in being fundraising chair so he will be taking over the position from Mike Wyble, which will free up Mike to do some work on the current renovation. We are looking for 4 more alumni brothers to volunteer to help run a capital campaign.

The money needed is for the following projects:

Cutting the slab, renewing plumbing, water heater, bathroom renovations, installing Mitsubishi mini-splits A/C, pool renovation, landscape and fences, parking lot and kitchen.

Alumni that would like to come down and help with the renovation will also be welcomed and would be greatly appreciated, Tom Henion, Mike Wyble, Anthony Hammond, myself and hopefully Dan Rees are scheduled to be at the house working over the summer.

The Pool renovation

As part of our fundraising, we need to take into account money for the pool renovation and hardscape. The pool renovation alone will be approximately \$50K and the house corp will need to discuss what they want for hardscaping and landscaping, which will increase the cost as much as another \$50K. Although the pool needs to be renovated, I consider the house renovation more important than the pool at the moment which will lead us into the aesthetics versus mechanics discussion.

Aesthetics versus mechanics

Many of you have asked about aesthetics like painting the exterior versus plantings, etc. We have been concentrating heavily on the mechanics of the house over the past few years, putting as much money as possible towards replacing severely deteriorated systems. From the recent pictures

of the renovation, it is clear to see the level of deterioration especially on the ¾" galvanized feeds below the slab.

The house was painted just before the 45th anniversary (4 years ago) but needs paint again (we realize this). We will focus our resources on the mechanics of the house, forgoing the aesthetics until early spring 2021. As we get closer to the 50th, we plan to paint the house and doll it up so the house will look great for the 50th.

A concern that I must bring up is the treatment of the house. The doors on the house are between 1-3 years old and many / most of them have a significant amount of damage already. I am not blaming a specific group of brothers but all brothers. The mistreatment of doors has been long running. How are we supposed to ask alumni for donations if the doors and work they just paid for is damaged? In defense of the undergrads, a few alumni were also responsible for damaged doors and other items as well. **Don't shit where you sleep.**

Other Undergraduate chapter related items

Communications with ERAU Re: Sophomores must live on campus

We were not able to sway the university to modify the new policy stating that all sophomores must live on campus. ERAU is going to follow through with the new policy thus, limiting the number of undergraduate brothers available to live at the house.

Discussion with undergrads Re: fall semester

We are listening for announcements from ERAU with regards to whether or not they intend to return to a normal on campus schedule for the fall semester. If ERAU does go back to a normal schedule, we should have 13-16 rooms available in the house. If ERAU does not return to an on campus status, we will plan to keep the house closed and continue forward with the renovations.

Chapter plans if no fall campus classes?

Affect on UG recruiting?

Any plans to mitigate damage?

How will it affect cash flow?

What are the UG's fixed costs?

How will you deal with them?

What costs can you cut?

No Glass Policy - existing policy

In years past, there was a big problem with broken glass on the deck and pool deck. The chapter instituted a no glass policy at the house that lasted for years. In recent years, Brothers, including alumni, have forgotten the **no glass rule**. The policy has to be made mandatory again for the safety of brothers and visitors. The policy included all glass bottles and drinking glasses, etc. (any glass). It would be best to make it an all Greek policy at ERAU where nobody brought glass to any of the houses. I have cleaned up broken glass many times over the past few years and we had another issue last week.

FYI, When glass is broken in the pool not only can people get injured but it can also go through the pool pump and damage the pump.

HQ Alcohol and drug policy - just a reminder

Eta Pi Sigs told to vacate house at UCF

For the Alumni and undergraduates that are not aware, The Eta Pi chapter of Sigma Chi has been told they must vacate their house on campus by May 2020. I have no comment about the adjudication other than to say it had to do with accusations of alcohol and substance issues. This was another highly avoidable situation that made local and national news.

This should act as an important reminder to all Brothers. The Sigma Chi Policy on Alcohol and Drugs is a Sigma Chi HQ policy. The house corp

follows HQ and ERAU policy. Not adhering to the HQ policy nearly caused an insurmountable problem for the chapter in fall 2018 and spring 2019. HQ is strictly enforcing the hard alcohol prohibition.

Nota bene: If an incident happens at the house and HQ finds that the drug and alcohol policy was not adhered to, they won't hesitate to pull the charter. Heed the warning.

Key Policy - existing policy- Tom Henion

The house was rekeyed with a master key system a few short years ago. This was very expensive. It has come to the House corps attention that there are alumni that have keys to the house that shouldn't. If so, they must be turned in immediately. This summer we are collecting all keys from everyone that has one. Keys can be mailed directly to 520 South Ridgewood addressed to "Eta Iota House Corp." If you have any questions you can email me at hi.hc.pres@gmail.com.

We will redistribute keys as necessary.

The only brothers that should have master keys are the current Consul and House manager. (confirm) Chuck Bonini should have one as well. (confirm)

In the future, anyone that has a key must attain it directly from a HC officer - no passing from Brother to Brother. Brothers that are given a master key act as an agent of the HC and must have permission to use the key to enter a room.

Rooms that are not rented with a lease are to remain locked and are not to be opened. Rooms get trashed and cost us time and money to clean or repair. Each room is an apartment. If it isn't rented, it's not used.

House Manager - new policy

The House manager has 2 basic tasks: 1) To keep the house clean and 2) to report and damage or needed repairs to the HC. Those are the 2 main tasks. To prevent any miscommunication every week, the HM will be required to send a short email to hi.hc.pres@gmail.com with the following information:

- 1) Repair requests - if none, say none.
- 2) A List of damaged items, whether damaged by a Brother, visitor or chapter with a picture attached.
- 3) Acknowledgement the garbage has been empty and the house clean and in order with no beer cans on the front lawn.
- 4) This will help improve any perceived communication issues, help to keep the house clean and keep an accurate record of items that need repair.

Kustos - change of procedure

Man in the glass destroys ceilings and walls - The ceiling and walls in the study room are brand new and already heavily damaged. Let's figure out a better method to set this up. Duct taping regalia to the ceiling damages the ceiling and walls every 6 months. HC will work with the chapter to figure out a better way.

Second, we built a special closet upstairs to hang all the robes. I noticed that too often, after "I" the robes are not hung back up ready for next use. They should be treated with respect. They should also be inspected after every use and cleaned if necessary. When they sit around thrown in a ball, they deteriorate quickly and look like crap.

50th Birthday planning - James Ahrens

Gassi has been working on the 50th planning. It is currently planned for March 25-28, 2021 in Daytona. Due to the uncertainty surrounding covid-19, Gassi has been working on contingency plans and dates. We were discussing the possibility of pushing the date back 6 -12 months. We will just have to play it by ear and see what happens, This will be discussed further at the annual meeting.

What's happening in Daytona and Old Daytona

There are a lot of good things happening in Daytona. Development projects that were in the planning and permit stages a few short years ago are well underway - many, only a few short blocks from 520S, while others are near the speedway and on beachside. Those of you who haven't been to Daytona in a while will be surprised to see the \$450 million dollar renovation to the Daytona speedway with "Daytona 1" a new dining and entertainment complex directly across from the track. The new Orange Avenue Bridge also known as the Staed Veteran's Memorial Bridge is scheduled to open in May 2020 after years of construction. It is a vast improvement over its predecessor. Brown and Brown insurance is finishing up its new world HQ building on Beach St. a few blocks from the house - this is on the site of the old car dealerships at the intersection of Beach and Main Streets.

I'm sure some of you remember the Mayan Inn (next to Ocean Deck) - An institution in Daytona since 1973 was sold and renovated and is now a Comfort Suites no longer yellow but aqua green and white.

The city has a new roundabout planned for the current intersection of International Speedway Blvd and A-1-A - that ought to be interesting ! But nothing tops the changes that have taken place on the ERAU campus itself - it is a must see!

Please update your contact info at etaiota.org and join the Sigma Chi life loyal program.

Please take time to update your contact information on our **Etaiota.org** site as well as headquarters **sigmachi.com** site. Also take a few minutes to contact members of your pledge class to have them update their information as well. While you are on Sigmachi.com consider becoming a **Life Loyal Sigma Chi** if you aren't already,

- Go to **etaiota.org** and click on the “**member directory**” tab, then look in the center of the page for “**add / update personal data.**” The password is ford.
- Go to **Sigmachi.com** and click on the “**members only**” tab all the way on the right and then drop down to “**update my contact info.**” You will need to remember your username and password. If you need help call HQ at (847) 869-3655.
- Contact your pledge class and other alumni brothers to make sure they all update their info as well. hi.hc.pres@gmail.com
- If you know of any changes in a brother's contact or health status that might not be able to update his own information, please let Secretary Kyle Stuhlweissenburg know by email at hi.hc.sec@gmail.com.
- If it pertains, please update your contact information with your local Sigma Chi alumni chapter

Duties well performed

Recently retired Brother Dan Rees came down a couple of times this year and donated his time and money to a few needed house projects. It was great getting to know him and working with him. Thanks Dan.

Thank you Curt Kienast and Allen Cassino for working on the Erau housing policy that was a big help and thank you Anthony Hammond for working on the photo digitizing - much appreciated.

Secretary Kyle Stuhlweissenburg is doing a great job and Gassi is well ahead of schedule planning the 50th & taking on fundraising as well.

Trustee Ramano Sprueil, who has done so much for Eta Iota, has decided to take a break and will not be running again. Ramano we can't thank you enough for all you have done. I have confidence that Ramano will stay involved with Eta Iota and will continue to serve Sigma Chi in different capacities.

Thank you to all the HC Brothers, advisors and alumni, especially Mike Wyble and Seth Downs for their hard work and dedication.

...and last but most important, thank you to all the alumni for your participation, donations and support.

Nomination of officers and elections

To nominate an alumni, email hi.hc.sec@gmail.com

Nomination of officers

All seats up for vote

* incumbents running for reelection

President * Tom McSwiggan

Vice Pres. * Mike Wyble

Secretary * Kyle Stuhlweissenburg

Treasurer * Seth Downs

Nomination of Trustees (2)

2 Trustee spots up for election.

* incumbent running for reelection.

* Tom Henion

Rob Pacheco
Dave Marino