

**Eta Iota House Corporation  
Meeting Minutes**

Meeting:	4 <sup>th</sup> Quarter official meeting	Location:	Zoom
Date:	12/07/2022	Time:	2009 EDT
Officers present:	Gregg Dudzinski Mark O'Neill Kyle Stuhlweissenburg David Marino Rob Pacheco Chuck Bonini Grady Massey Dave Fraser Nick Weiss		
Special guests:	N/A		
Brothers in attendance:	4		

1. Meeting rules review – Vice President Mark O'Neill
  - Review of mission statement.
  - Review of 2022 HC vision statement.
2. Approval of old minutes:
  - 2022 3rd quarter meeting regular meeting minutes.
  - Motion by Trustee Weiss, 2<sup>nd</sup> by Secretary Marino, unanimous approval.
3. Old business
  - No old business.
4. President's Report – Gregg Dudzinski
  - House in good shape, hot water heater replaced.
  - RMF insurance claim due to Hurricane Ian (hot water heater, tree damage, loss of use, etc.). Expecting an RMF site survey this spring. Thanked House Corp Trustees Fraser & Bonini for helping with post storm recovery.
  - Recommended a general maintenance list for new House Manager for next semester. Need to do a better job with keeping common areas, especially bathrooms cleaner.
  - Will be meeting with school to discuss sophomore off campus housing restrictions.
5. Vice President Report – Mark O'Neill
  - Recognized and thanked undergrads for their leadership and flexibility i.e., Hurricane Ian.

6. Treasurer Report – Kyle Stuhlweissenburg
  - Account balance update.
  - Lots of bill lately. Water heater, tree removal, water main break, a/c repair, etc.
  - President Dudzinski wanted to make sure Treasurer Stuhlweissenburg knew how much he was appreciated.
  - Four vacant rooms for spring semester (due to ERAU housing restrictions). Will be full going forward from that semester (wait list undergraduate brothers).
  - Trustee Pacheco gave update on 1855 club and fundraising. Up approximately \$1000 more a month from '20/21. Newest Wings Club members (lifetime donations \$5K+) include brothers Dave Campbell, Keith Kelly and Jeff Penn. Brother Ramano Sprueil is now over \$30K lifetime!
  - Treasurer's report accepted into minutes – Motion by Secretary Marino, 2<sup>nd</sup> by Trustee Fraser, unanimous.
7. Secretary Report – Dave Marino
  - All present duties performed.
8. Trustees Report
  - Trustee Massey updated HC on current RFP for north wing renovation. Contractor needs access for site survey.
  - Wall by pump room has cracks and is leaning due to age and hurricane damage. The annual House work-week targeted for last week of July, first week of August.
9. Undergraduate Report- Consul Hayden Ritchhart and House Manager Davyd Yalansky
  - Discussed hurricane preparations, held rush event the day after! Voiced concerns over AC issue and state of the kitchen. President Dudzinski informed them that the kitchen was on the work week "to-do list". The AC issues will finally be solved during north wing renovations (individual split units). Pool issues finally resolved. Both sets of stairs need to be replaced as well as a new ladder and railing. Need a pool monitor position. Voiced appreciation for everything the undergrads are doing.
  - House Manager will meet with contractor this week.
10. New Business
  - No questions in regard to Hurricane Ian damage and insurance claim.
  - Brother Banta presented an RFP for a house security system upgrade. The old system is "inoperable and unrecoverable." New cameras, new hardware (hard drives, servers, etc. Total cost is approximately ~\$11K. Alumni would install and set up to reduce costs.
  - Motion to forward to the Financial Committee for consideration by Secretary Marino, 2<sup>nd</sup> by Secretary Stuhlweissenburg, unanimous.

Motion to adjourn by Secretary Marino, 2<sup>nd</sup> by Trustee Fraser, unanimous. Meeting adjourned 1759 EDT.

# Addendums



## Mission Statement

To provide, protect and maintain a suitable house for the cultivation and maintenance of friendship, justice and learning for the undergraduate members of the Eta Iota chapter of Sigma Chi.

Manage the infrastructure for Alumni communication, involvement and lifelong bonds of our Brotherhood.

Facilitate these objectives through a system of synergistic management and mentorship.



## 2022 House Corp Vision

- Cultivate and maintain relationship with undergrads
- Continue to run House Corp like an actual corporation
- Expand and improve the Fred J Ford fund
- Maintain an environment of ownership for the undergrads
- Support and promote the Eta Iota, ERAU and EX Int'l Fraternity scholarships
- Broaden and strengthen alumni involvement
- Streamline communications plan (internal/external)
- Web site redesign/modernization
- Transition into a mature chapter focused on the future with reverence for the past
- Create and distribute an RFP for final remodel/construction needs
- Explore professional property management
- Enhance support of House Construction Manager efforts





2000 EDT

# Agenda

- Call to order
- Roll call
- Approval of minutes
- Old business
- Officer Reports
  - President
  - Vice President
  - Treasurer
  - Trustees
  - Undergraduates (if able)
- New Business
  - Hurricane Ian damage review
  - Hurricane Ian insurance claim
  - Security system RFP
- Adjourn



# Review of Bank Account

Axos Bank™ • 4350 La Jolla Village Drive, Suite 100, San Diego, CA 92122 • B

Welcome THE ETA IOTA HOUSE CORPORATION!

Deposit Accounts		View 3   10   20   50   All	
Account (Click for Details)	Balance	Status	Options
<a href="#">Promissory Note</a>	\$50,057.28		Select Option
<a href="#">Capital Savings</a>	\$130,664.25		Select Option
<a href="#">BusInter.0003</a>	\$35,194.79		Select Option

### Customer Summary Information

3 Deposit accounts with a total balance of \$215,916.32

Business forms  
Visit





# Water Heater

**mc mastercraft**  
PLUMBING, HEATING, MECHANICAL  
& CONSTRUCTION & FIRE PROTECTION

DAYTONA BEACH  
P 386.252.2947  
F 386.257.7819

ST. AUGUSTINE  
P 904.809.8989  
F 904.809.3425

887 BRENTWOOD DRIVE, DAYTONA BEACH, FL 32117-4704  
1025 DOORS ROAD, ST. AUGUSTINE, FL 32084-0203  
#1848000300 - #CAM120152 - #FC020604

**Total:**

**\$20,723.00**

**"PROPOSAL"**

October 17, 2022

Signo Chi / David Fraser  
2215 Ridgewood  
Daytona Beach FL 32114  
386-455-5497

MASTER CRAFT PLUMBING CONTRACTORS, INC., proposes to furnish and install in a quality workmanship manner according to all prevailing codes the plumbing as follows:

- Included:**
1. Remove old water heater 65 gal out of Laundry Room and haul away old heater
  2. Prep pipes for installation of new Bradford White 65 gal Heater
  3. Install New Heater Bradford White 65,000BTU 65gal. Natural Gas Water Heater
  4. Connect Gas and Vent piping to Water Heater
  5. Pipe in all water lines with copper pipe and copper fittings

- Not Included:**
1. Repairs to any existing plumbing when Water System is restored
  2. Removal of any items in the way that have to be removed
  4. Electrical connection if it needs to be relocated to new location

**TOTAL INVESTMENT:** \$20,723.00

**TERMS:** 50% DOWN AND 50% UPON COMPLETION (if any Price Guarantee)

Sincerely,  
**MASTER CRAFT PLUMBING CONTRACTORS, INC.**  
Craig Libiszewski  
Craig Libiszewski - Service Manager

Accepted By: \_\_\_\_\_ / / 2022



# Water Main Break

**Total : \$1,350.00**

ing Roto Rooter

SAVE THIS BROCHURE FOR YOUR GUARANTEE

**ROTO-ROOTER**  
PLUMBING & DRAIN SERVICE  
1-800-GET-ROOTER

DATE OF SERVICE: 10/17/22  
JOB NO: 193399  
CITY: Daytona Beach  
STATE: FL  
ZIP: 32119

CLIENT NAME: David Molinsky  
ADDRESS: 220 S. Ridgewood Ave  
CITY: Daytona Beach  
STATE: FL  
ZIP: 32114

PROPERTY TYPE: RESIDENTIAL  
JOB TYPE: PLUMBING

WORKER CODE: 116 999  
JOB TOTAL: 1,350

WORKER COMMENTS: *Water heater line breaking on left side of corner. Replaced pipe with 3/4" CPVC.*

CLIENT COMMENTS: *Water heater line breaking on left side of corner. Replaced pipe with 3/4" CPVC.*

DATE: 10/17/22  
TIME: 10:00 - 11:00  
LOCATION: Daytona Beach 10100

EMPLOYEE: [Signature]

# Elite Tree Care

Total : \$2,000

Image of item number 1063

Rotate Print Close

THE ETA IOTA HOUSE CORPORATION  
241 RIVERSIDE DR UNIT 710  
HOLLYHILL, FL 32117

1063  
888297122

DATE 11/21/22

PAY TO THE ORDER OF Elite Tree Care \$2,000  
Two Thousand <sup>xx</sup>/<sub>100</sub> DOLLARS

AXOS BANK  
FOR Tree Service *Rylee Stout*

\*001063\* 1222872512 200000732566\*

030622000066 TWO44167 2022-11-02 20:15:52  
Via ACH 99999 AA

# Atlantic Coastal

Total: \$1,783.00

ATLANTIC COASTAL HVAC SERVICE ORDER INVOICE 12489

AIR CONDITIONING AND HEATING INC.  
REFRIGERATION • COMMERCIAL • RESIDENTIAL • MOBILE SERVICE

1438 DEGRAND STREET  
SOUTH BAYTOWN, FL 32218  
PH: 386-267-7576 FAX: 386-267-7507

METHOD OF PAYMENT: CHECK

UNIT: SERVICE ORDER

DATE: 11/10/22

DESCRIPTION OF WORK:  
2nd floor warm / North wing warm / check out / service all units.  
Found 2nd floor condense pump not working at times. Replaced and checked out.  
Found 2nd floor motor burnt up on north wing. Replaced blower motor and run cap - changed blower wheel and typed out.  
Replaced all Air Filters. Cleared drain lines. Substituted caps. checked out all units.

ENVIRONMENTAL CHECKLIST:

ITEM	DESCRIPTION	UNIT PRICE	AMOUNT
1	Service unit check over. charges	216.00	216.00
2	2 - 4" Air Filters	20.00	40.00
3	2 - 1978-4116 Air Filters	27.00	54.00
TOTALS			270.00
4	2 Fan Strip	36.00	72.00
5	1 UV Lamp	260.00	260.00
6	1 Blower Motor with run cap insulation	836.00	836.00
7	1 Condense pump	186.00	186.00
8	1 Rep Fresh	38.00	38.00
TOTAL MATERIALS			1693.00
LABOR			90.00
TOTAL LABOR			90.00
TOTAL MATERIALS + LABOR			1783.00

RECOMMENDATIONS: ALL CREDIT PLEASE ADD 5% OF INVOICE FOR CONVENIENCE. \$50.00 CHARGE ON ALL RETURNED CHECKS.

TOTAL RECEIVED: 1783.00

TOTAL DUE: 1783.00

Thank You

---

## Hurricane Damage Recap

Water Heater = \$20,723.00

Water Break = \$1,350.00

Water Bill = \$3,000.00

Tree Service = \$2,000.00

---

Total: \$27,073.00

---

## Fundraising Update



YTD Jan - Oct 2022 total 1855 contributions = **\$53,658**

Monthly 1855 commitments = **\$4,434** from 104 monthly donors (Up from ~\$3,400 in 2020)

**Welcome to the Wings Club \$5K + lifetime contribution (by year end 2022):**

- **David Campbell**
- **Keith Kelly**
- **Jeff Penn**

51 Brothers have achieved this milestone

