

**Eta Iota House Corporation  
Meeting Minutes**

Meeting:	Annual Meeting	Location:	Online
Date:	3/20/21	Time:	12:06pm
Invitees:	Tom McSwiggan Mike Wyble Seth Downs Allen Cassino Kyle Stuhlweisenburg Anthony Hammond Rob Tetrault Rob Pacheco Dave Marino Brad Vomacka James Ahrens Dave Fraer Darryl Gerow Nick Weiss James Wasef Chuck Bonini Rich Farina		

**Agenda:**

1. Seth's Treasurer Report:
  - Seth's Projections of current assets/liabilities
  - Average Revenue \$140,000.00
  - Overall expense to run the house every year \$65,000-\$80,000.00, leaving roughly \$80,000.00 to be left for renovations
  - Fundraising has been the highest in last four years, bricks and the efforts of the fundraising committee have been great
2. Rob Pacheco - Fundraising
  - In 20 years, we have fundraised \$650,000.00 through 670 contributors.
  - We have roughly 99 brothers donating money on a monthly basis to the 1855 club
  - Bricks: 25 anniversary we had 29 sold in the first round, This year we sold 41 bricks, the names of contributors can be found on etaiota.org
  - Mail Chimp: 738 emails containing updates and newsletters from the chapter have been going out, 50% of those emails are actually being opened
  - Discussion of the Birthday box - Roughly \$100/box

### 3. President's Report:

- Tom highlights the need and importance of alumni participation moving forward.
- This past year, the main waste line was the main project, which has now been replaced. The cutting of the concrete, replacement of the line took place across 8 rooms, and the new concrete has been poured. Sheet rock is in the process of going back up in those rooms as we speak.

Other added benefits included: no more mold smell, curtains are now able to sustain being put up on the wall, new HVAC systems have been fixed.

- 8 rooms have been done, 4 more are to be completed.

### Moving Forward:

- The old ceilings in the upstairs rooms have to be replaced.
- Tom Inquired about the need to have a major fundraiser - question was reflected in the straw poll following the meeting
- Tom brought up the Bylaws as they stand for voting and brought up the recently voted upon policy pertaining to how we could conduct this vote  
\*Allen Cassino and Dave Marino helped to provide clarification, they were not a bylaw change, rather a process we all agreed to, in order to conduct voting\*

### 4. Birthday Chairman - James Ahrens

- Birthday will be held on March 24-27, 2022
- Birthday box items: coin, polo, hat, 2 pint glasses, branded cork screw, camping style mug : cost is roughly \$100 plus shipping.
- Events include: campus tour, golf outing, house bbq, formal dinner, etc, more details to follow pertaining to hotels and cost to follow

### 5. VP Report: Mike Wyble

- 14 of 22 rooms will have a new bathroom set up with a vanity at end of current phase
- Mike asks for a motion to be voted on to bring up last years minutes to now have a discussion about those minutes.

\*Rob Pacheco makes a motion to defer\*

\*Allen Cassino Seconds the Motion\*

- The plan for the future : Looking Bright
- New actives at the house, 70% done with the renovation and will hopefully last 30-50 years.

- The way we work with contractors: if you hire a contractor you can approach it two ways. However when we open a new wall it comes with new problems, hence increasing the cost of the project
- Friend of Mikes has been installing the showers, has not had anyone call back with a complaint, so they are built to last.
- Mark McNeally has been the contractor for 7 years, Price Plus Plan. If we open a new wall, we have a contract where the contractor works by the hour.
- Please post any questions

#### Old Business:

- Please consider joining 1855 and life loyal sig programs
- Please update your info with HQ and Etaiota.org
- Tom asks for any old business - No Reponse

#### **New Business:**

- Tom takes a moment to address animosity on the current HC, and offers the chance to talk with him to make amends moving forward
- Tom mentions that there should be a better way of communicating, and working together. Even prior to him, believes the chapters brothers treat each other poorly and that it shouldn't be that way. Addresses that he wants to work on improving that.  
\*Allen Cassino follows up - Tom and Mike have done a great deal of work on the house, there is no denying that, however its the way that they go about working with the trustees and other members of HC.

#### Updates from the Undergraduates: Chris Halprin

- Brother Halprin addresses the concerns of the undergrads in relation to the ongoing construction at the house, brings up the previously mentioned events of tom entering undergrad rooms without prior permission, that notice about rooms available for each semester were left to the last minute causing undergraduates to find new accommodations, mentions the successes of the undergraduate chapter over the last year.

#### New Business Continued:

- Rich Farina inquired about the relationship between the chapter and the university, because if its not solid how can we expect to keep our presence?
- Tom assures him that the connection between the chapter and university is strong
- Allen comes back and points out that ares in that relationship could be improved, specifically mentioning that in our attempt to allow sophomores to move into the house, the non greek members of the board at ERAU would not budge on it. (Brother Kurt K, was the brother who had reached out to the board)

- Tom mentions that the neighborhood has improved over the last five years and that the activity of the people in the neighborhood is not as bad.  
\*Darryl Gerow mentions that he and a few other brother had developed a security plan for the house, and that its still not safe, citing that a brothers motorcycle was stolen out of the bed of his truck two years ago\*
- Tom agrees that its not perfect, but that brother have a responsibility to lock the doors, and to not leave the back doors open. Still highlights that it has improved compared to years past.
- Dave Marino - confusion about previous comments in emails and previous meetings/ responses pertaining to for example the conditions that exist on ridgewood avenue. HVAC system problems had been alleviated and we want to look into the split units. Also going into the wait list for the house to get in, however we have not opened the 8 rooms not currently being rented.  
Tom's previous reports mention a \$500,000.00 renovation, however in the campaign slides mentions that we need an additional \$350,000.00. Tom clarifies on this point that we are going to need an additional \$350,000.00 for the project renovation.
- Tom mentions that he wants to get an idea from the alumni pertaining to the pool renovation and to finish the wings. Continuing to say that renovations could have cost around \$750,000.00 by the time they are done with the renovations.
- Tom also explains that the Mitsubishi condenser is being worn down by the salt air and will need to be replaced. The ones in the main house are new, the ones in the wings are older and clarifies those are the ones that need to be replaced
- Allen points out that we waste a lot of time in meetings reiterating information we have already discussed. Allen's point is that we have a blank check type system and that the trustees and members of the board do not have a copy of the plans of the projects going on and what we are planning moving forward. Allen requests that Tom make that information available to the trustees so that everyone is on the same page.
- Allen also brings up that room 10 is full of tools and equipment, and asks for an itemized list of tools in that room? Tom says that they belong to the house as they were purchased in need for the renovation for the house. There is no current list but Tom says he can make a comprehensive list of the tools that we do own.
- Rob Pachecho brings up questions from the youtube channel : mentions that the work TOM and MIKE have done is UNDENIABLE! Thank you for the hard work!
- Rob points out that we are losing people because we are now over an hour and a half into the meeting
- Question 1: How does your relationship change with eta iota if you are not reelected?  
Tom says he would have to consider it and while he supports the house, he believes he deserves the opportunity to finish the project currently.

- Rob Pacheco makes a motion to move onto the voting process of the meeting, Multiple people second the motion
- John Banta mentions the email process with the online ballot, contact the HI secretary if you do not get a link to vote.
- EACH CANDIDATE DOES THEIR SPEECH FOR 2 MINUTES ABOUT WHY THEY ARE RUNNING
- Banta concludes with talking about the scholarship activity and the awards that were given out to each of the undergraduates this year.
- Floor is now open for individual questions for a particular candidate. This section was open for 20 minutes.
- Tom calls for a conclusion to the meeting at 2:20 pm on 3/20/2021

Link for the Online Meeting: <https://www.youtube.com/watch?v=JdD9iwEqVAQ>

## Notes:

- 1.

## Action Items:

Action	Owner	Due Date