



CHARLOTTE Secondary School

September 18 2023

Meeting Notes

Emergency meeting called to order by Paul Sagoo

7:06 via zoom

Paul sagoo
Angie bass
Erika Rogers
J. Bellamy
Johanna Miller
Iris Jones-Harvey
Bob Joseph

Motion to approve Agenda

Second - angie

Aye - 3 nay - 0

Notes from Pauls email on subject of Levine vs CSS

Issue:

- Per the lease agreement, Charlotte Secondary School has exclusive access to the lower field from 7 AM to 3 PM, Monday thru Friday, during normal school operating hours.

- CSS no longer has access to the lower field due to Charlotte FC being granted use over that field and being fenced off.

- When trying to conduct PE on the upper field, the field adjacent to the front of the building nearest the parking lot, Charlotte FC is using that as well.

- Meeting was held on 9/12 with CSS Admin, Charlotte FC and Levine Property Manager (Board member Paul Sagoo was unable to attend due to traveling). After the meeting Charlotte FC reached out to CSS Admin and was extremely apologetic and would review their lease agreements, Charlotte FC was told by Levine Properties use of the fields would not be an issue for them.

- Levine Properties is giving us use of a field near the entrance to the business park. CSS has issues with that being a 0.25 mile walk one way to the field. Safety concerns for the students and possible communications issues with the walkie talkies if an issue with a student arises during PE.



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- Lease agreement issues as CSS shows lower field usage per the special rider provisions. Per the lease, if part of the field is leased to another entity, CSS should be receiving compensation in the form of rebates. Lease also shows

that another school may not operate in the development while CSS is still operating. Charlotte FC has a school inside their building (Middle school/High School?).

Decision Tree

- If no to the above, have Cooper Legal represent CSS regarding the field and lease issues.

Cooper was selected as a real estate litigator. Paul wants to assure that the board will be looped in for any decisions required for the legal team.

There are some questions about where the budget will come from for paying the lawyer.
Current budget is 5K

Discussion-

Ms. miller says Issue is with Levine not with Charlotte FC -

New business -

- Have the CSS Board negotiate with Levine Properties without legal representation.

Are we comfortable meeting without a lawyer? Paul and I agree that's a no.

Paul was emailed by rep from Levine sept 14 - asking for a second meeting with Board and Admin

Motion to vote paul

Second angie

Aye - 0 nay - 4

Motion to discuss Paul second - Angie

Paul motion to table to consider Cooper Law

Exactly how much money we have for this? About 5K

When will insurance kick in? Insurance will not kick per ms iris (9/25) as we are not being sued

Can we ask Cooper if 5k will be enough? (after discussion with someone else in this field, No, it will not be enough)

Erika seconds -



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Aye - 4 nay - 0
Check back in for friday -

Motion to adjourn - Paul
Second - Bellamy
Aye - 4 nay - 0