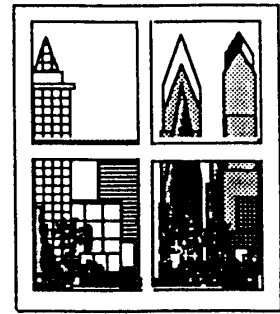


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S O S N A

Neighborhood Advisory Council  
Board Meeting  
January 5, 2005 (December meeting)  
-- Approved --

Attending: , Soledad Perez Gillespie, Rich Gliniak, Gail Harrington, Ann Hoskins-Brown, Ted Lee, Sharon Melvin, Anthony Moretti, Juanita James, John McHugh, Samuel Porter, Charles Robbins, Bernard Woodard

Absent: Marion Jones, Marni Showell

Ted Lee opened the meeting at 7:28.

Minutes: Upon a motion duly made, seconded and unanimously approved, the minutes from the November board meeting were approved with the correction that Rich Gliniak was in attendance at that meeting.

Financial Report: Tony Moretti reviewed Tom Strybuc's report. It was noted that SOSNA's financial health continues to be very weak. We are still waiting for the substantial September NAC invoice to be paid, however the reimbursements for the September Housing Counseling and TBSRP programs have been received. It was noted that there is often a delay in crediting these deposits as the checks are written on an out-of-state bank account. It was suggested that Tony Morette speak with the bank to see if City checks may be deposited as "cash."

The new account at Sharon Bank is now open and we should be receiving laser checks that are compatible with Quickbooks. Tony Moretti also reported that he is filing to receive State tax-exempt status and completing the application to receive a credit card available to non-profit organizations. He will be pursuing low/no interest bridge loans to help with the cash flow issues. It was reported that the staff has begun completing the invoices "in-house."

Tony Moretti noted that we are also expecting a \$5,000 NAC Advance which is paid at the beginning of each contract year in an attempt to offset cash flow problems. It was noted that many of our financial problems are a direct result of the reimbursement process and that the real solution is diversifying our funding base. The impact of the Thrift Shop on our financial health also warrants investigation. Sharon Melvin suggested that we find a less expensive alternative to Tom Strybuc. Tony Moretti and Ann Hoskins-Brown both commented that we will dramatically reduce our reliance on

Tom, and the associated expenses, by doing the invoices in house and by using Quickbooks to generate checks and track expenses.

David Feldman reminded the board that we will need to hire an accountant to do our audits for 2003 and 2004 soon. This will likely cost between \$2,00 and \$5,000 year and must be done by a CPA.

It was moved, seconded, and unanimously approved to accept the Financial Reports with a question as to why the NAC reports provided were for November rather than December.

Zoning: John McHugh noted that our last Community Zoning meeting included a large controversial topic. He asked that the only people seated at the “head table” during Zoning meetings be the meeting Chair, the person taking minutes and one other helper. He noted that it is easier to control the meeting if all the questions go through the Chair. Soledad disagreed, noting that zoning is a committee function and an empirical style is not appropriate. She felt it was important for the community to observe a collegial relationship between committee members. Les Robbins commented that zoning meetings represented an important opportunity to educate community members and felt that it was helpful to have David Feldman asking questions from the table. Rich Gliniak stated his view that all committee members should have a seat at the table, but the Chair should control the meeting. Ann Hoskins-Brown suggested that we bring the portable PA system to the larger meetings and use the microphone as a way to control the questioning. Sharon Melvin suggested that the committee is there to enlighten the community as opposed to persuading the community to come to a particular determination. She suggested that we need to be consistent in our reactions to types of projects. Ann Hoskins-Brown noted that Zoning Committee members need to clearly and publicly recuse themselves from involving themselves in running a meeting if they have a stake in the issue being presented. Aaron Rogers suggested that the zoning committee meet to further clarify the process. David Feldman suggested several areas for the Zoning Committee to consider including whether or not the committee should review projects in advance of the community meetings. Soledad Gillespie noted that in the past the Zoning Committee has effectively been a committee of one.

Rich Gliniak moved that the Zoning Committee meet at its earliest convenience to discuss policies and procedures and, further moved that, as Zoning Chair, John McHugh chair the community meetings. Ann Hoskins-Brown seconded the motion and it passed unanimously.

Executive Director’s Report: David Feldman noted that we are getting more on track – he has begun to run weekly staff meetings and the staff found it helpful to have a single point person overseeing office management functions. With that, Rich Gliniak moved to disband the Office Management Team effective immediately. Les Robbins seconded and the motion carried unanimously.

At John McHugh's request, David Feldman reported on a walk-through of the Vavrick Church with a team including John McHugh, Sean O'Rourke, and Stephen Wagner. The roof of the building is in very poor condition and two walls are bowing. The developer is open to saving the stone walls and using them as decorative elements incorporated into the exterior façade. Les Robbins commented that it is important for SOSNA to work with developers to come up with compromises in situations like this or we risk losing our input. John McHugh concurred with this opinion and said that if we oppose developments outright many developers will just do projects that do not require zoning. It was suggested that once we complete the Strategic Plan, it might be helpful to use it to offer developers guidelines as to community preferences. Bernie Woodard suggested that we look into the option of getting a City-run parking lot for residents along the lines of what exists in other parts of South Philadelphia.

New Business: Ted Lee noted that Marion Jones has missed several meetings lately and her status as a board member was in question. Soledad Gillespie suggested that a letter be written to Mrs. Jones inquiring as to her health and allowing her to resign with grace. It was agreed that the issue would be tabled until there actually is a vacancy on the Board. Mrs. Gillespie further suggested that once a letter was written, we allow 10 days for a response, then follow-up with a phone call. Then, if the issue was not resolved, send a second letter informing Mrs. Jones of the change in her board status. Ted Lee moved that we accept Mrs. Gillespie's suggestion, John McHugh seconded and the motion carried.

The Board then went into Executive Session to discuss personnel issues. The following resolutions were passed during this Executive Session: A motion was duly made, passed and approved to place a letter in Eve Lewis' file by the Personnel Committee; and, a motion was duly made, passed and approved that Ted Lee would write a letter to Laura Blanchard asking her to return to the Board and resume her position as Board Chair.

The meeting was adjourned at the conclusion of the Executive Session.