

TJC Board Meeting 5/7/26

Present:

Lew Gantwerk
Rachelle Simon
Warren Mitlak
Fred Appel
Ed Simon
Brad Bailey
Polly Strauss
Moshe Margolin
Louise Sandburg
Abigail Rose
Judy Kutin
Abbye Cornfeld
Suzanne Esterman
Edye Kamenir
Heidi Joseph
Joel Berger

5:35 Lew called the meeting to order

1. Board Changes

Lew: Jerry has resigned from the Board for health reasons. Jane LeGrange will take on his role.

2. Budget

Warren: We've made a few changes to the spreadsheet. Most significant is how we are showing the deficit. We took out the mortgage prepayment. We have 521 members vs 509 in 2025. We have 160 kids in RS vs 152 in 2025. We project a budget deficit of \$53k. Dues are higher The Annual Fund donations are higher. Contributions are higher. But there was no gala and snow removal and utilities were higher.

We paid off the mortgage, a savings of ~\$71k.

We upgraded the HVAC for \$30k.

We added a \$50k mortgage expense to buy Rabbi a house.

We need ~\$135k to balance the budget by increasing the annual fund, membership dues, tuition, and the security assessment.

50% of income is from dues. Salaries is 39% of expenses.

To find the needed \$135k, dues will increase 2%, the security fee and RS tuition will increase, but the B'nai Mitzvah fee will stay the same.

We need approval tonight to increase dues, the security assessment, and tuition and to approve the budget.

Some items on the Balance sheet have changed (the amount of money in the bank)

We have a grant of \$145k for security.

We have a \$180k security donation.

We have more in Life and Legacy.

Ed: Can we open up restricted funds that are no longer relevant?

Warren: Some funds have been consolidated.

Joel: We have ~\$600k in restricted funds, but they are not separate in the bank account.

Judy: We have talked about slowly getting rid of the senior discount.

Joel: It has gone down from 40% to 20%. This past year we set annual dues at over \$3k. I was worried about pushback, but it didn't happen. Our expenses are still going up. We can continue the conversation to decrease the senior discount.

Warren: I think the membership committee should discuss it.

Joel: How do we keep B'nai mitzvah families engaged? We discussed giving a \$1k discount for dues. We're trying it for this year. Also in the new budget is \$25k for a Youth Director.

We are showing a balanced budget and need to add that to the report.

Fred: I would change "Road to a Balanced Budget" to just "Balanced Budget".

Lew: We need to approve four motions.

Judy moves to vote to increase membership dues by 2%. Louise seconds. Also, to increase religious school tuition by 2%, increase the security assessment from \$236 to \$250 and to approve the budget as presented.

All approved unanimously.

3. Hiring for Master Plan RFP

Lew: I would like to Propose a vote on next steps for the master plan. We can use a few proposals. The corner lot as funding this is a separate issue. Bob Powell has been working with our internal committee to think through the issues to move forward. I would like to hire Bob to create a RFP for a master plan for TJC. He would do this for a cost of no more than \$3500.

Moshe: Is there a mechanism to review his work before he sends out the RFP?

Lew: We have reviewed it.

Moshe: Who looks at what he sends out before he sends it?

Lew: I think the EC.

Fred: Can you summarize Bob's recent dealings with TJC?

Lew: He has a lot of experience in how non-profits manage their affordable housing obligations. He has helped us think more broadly and put the corner lot aside. Let's get a master plan. We might fund it with the lot. Or we might raise the money.

Ed: Do we get charged for a master plan?

Lew: No, they hope we pick them.

Abigail moves to hire Bob, Edye seconds and the motion is approved.

Moshe makes a motion to approve minutes, Fred seconds. March and April minutes approved.

Next Thursday's meeting is cancelled. The new Board will meet June 18.

6:30 Meeting adjourned