

BHBE Board Meeting Minutes 2-20-24 at 7:30 PM - In Spak - Hybrid

Present: Harris Miller, Steve Buckbaum, Ellen Sered, Cynthia Lerner, Rochelle Leff, Fred Rosenwasser, Gail Swerdlik, Greer Braun, Elle Rousso, Joanne Meyers, Irv Zagorin, Shoshanna Reynolds, Carol Pellish (Zoom), Harriet Robbins-Ost (Zoom), Carter Greene Leah Buchbinder (Zoom), Carla Banoff (Zoom), Allison Kamen, Marsha Lyons, Keri Bahar (Zoom), Larry Plawsky, Zvi Tannenbaum, Ira Dubin, Adam Goldfarb, Fran Diamond, Jessica Littmann, Gail Schnitzer-Eisenberg (Zoom), Judy Levey, Dan Chodrow, Steve Levin (Zoom)

Excused Absence: Minnie Goldsmith, Robin Smulson, Bev Reinglass, Sam Rodin

Guests: Jerry Swerdlik, Arthur Braun, Tom Goldblatt (Zoom), Harold Primack, Barry Goldberg (Zoom), Mike McElwee (Zoom), Wayne Caplan (Realtor and Congregant)

Clergy: Michael Kahn, Rabbi Crane, Cantor Roytman, Jackie Ernest

Meeting was called to order at 7:34 PM

Fran Diamond motioned to approve the minutes from 1/24/24 and 1/31/24 with corrections.

Shoshanna Reynolds seconded

They passed unanimously.

Rabbi's Report - Rabbi Crane: Shared his De'Var Torah.

Shabbatots going smoothly. Great turn out.

Rituals in transition program on Havdalah.

Finalizing tefillin Rituals in Transition program on a Sunday.

Thank you to Gail Schnitzer-Eisenberg for speaking at Reproductive Rights Shabbat.

Thank you the Men's Club for holding the World Wide Wrap

Academy built model tefillin.

Pajama tot Shabbat Feb. 24th.

Tot Shabbat in March with congregation.

Grandparent Tot Shabbat on May 11th.

Intro to Judaism class continues.

The Committee on Jewish Law and Standards starts on Feb. 22nd.

Cantor's Report - Cantor Roytman:

Looking at ways of prayer with your inner voice - transition from the week to Shabbat.

Nominating Committee - Marsha Lyons:

Dan, Carla, Elle, Harris, Irv
Carole, Linda B. David Greenstein
Chairs: Keri Bahar, Marsha Lyons

Cynthia Lerner motioned to nominate those chosen to the board.

Joan Meyers seconded.

Motion was passed unanimously.

Purchaser is Wilmette Park District \$5.4 mill.

After 60 day due diligence inspection \$200,000

Additional \$300,000 totaling \$500,000

Can stay in the building through Dec. 2025, but can leave if we give 30 days notice at any time or immediately in an emergency.

Will be responsible for two tenants pay rent cap at \$50,000 that we're responsible for and the difference of \$175,000. BJE rent will go up. Mikvah pays \$8300 a year.

Responsible for property, but are not obligated to replace big ticket items.

\$5,400,000 offer.

We cannot delay the closing. Will have \$3,000,000 by closing. Can close in July. 22 months

BJE is here through June 2025 - cap at \$50,000 rent \$147,000 rent beginning July 1st.

Jon Clemons, Jim Stoller, Arthur Braun, Carter Greene, Adam Goldfarb, Michael Kahn, Cynthia Lerner, Greer Braun, Jessica Littmann, Jennifer Oppenheimer were on the building committee.

Developers would need to up zone for 60 or 80 townhomes plus single family homes from 22 single family homes.

Low offers for the Academy and the sanctuary building. Originally had 7 offers.

Irv Zagorin motioned that the board of directors recommend to the congregation of BHBE to enter into contract negotiations with the Wilmette Park District to sell the 3220 Big Tree Lane property at a contracted price of \$5.4 million dollars.

Steve Bucksbaum seconded

30 present 20 quorum met

The motion passed with one abstention.

Families - can vote via Zoom or an adult household with two adults get two votes.

Feb. 28th - Vote online in-person/Zoom or on paper too in-person. Closed vote. Jackie and Michael will only see votes and make sure everyone is in good standing. Must show faces to vote.

Must be 25% of the households - 84 family units to 335 households are eligible in good standing. Does not include staff.

Based on the number of people eligible to vote - 203 family units - 2 adults. 406 people and 132 individuals. Need $\frac{2}{3}$ to vote yes or 359 votes.

$\frac{2}{3}$ of people must be present to vote yes based on quorum. The answer won't be the same night as the vote to allow Michael and Jackie to confirm votes.

Executive Director's Report and B&G - Michael Kahn: Need to get curtains cleaned before fire retardancy is installed. Went over voting for the congregational meeting.

Treasurer's Report - Adam Goldfarb: Financials should have been shared with the board and congregation all these years. He went over the financial reports and the profit/loss from 2020 to 2023. Costs grew exponentially due to inflation and security. Discussions have gone on for over 20 years. Adam summarized our building expenses. Costs are over \$500,000 a year. Revenue is flat. The net operating loss for FY '24 will be worse than FY '23. Working on getting reimbursement from the State for security. \$83,000 a year for security. Membership dues are the highest on the north shore. Inflation and janitorial salaries increased.

Ways and Means Committee - Larry Plawsky: Mishloach Manot \$3.50 per card \$10.00 for a group \$500 for the congregation. Get two tickets to attend the megillah reading. 1950s Gala in June.

Sisterhood - Greer Braun: Rummage sale first week of April. Will sell tulip pots for Passover and eggs.

Men's Club - Steve Bucksbaum: Food for Thought Breakfast via Zoom.

Tefillin - Rituals in Transition

Man of the Year: March 3rd

Yom Hashoah on May 5th.

VP Report - Jessica Littmann: Pajamas fundraiser going towards retreat. Purim carnival coming up on March 17th. Lots of blow up items, crafts and food. Thank you to Sisterhood and Men's Club for sponsoring and to the volunteers. Need volunteers. Bulletin board will be changed in March for Passover.

Membership - Shoshanna Reynolds: Supposed to vote on new members. She went over the slate from the last five years.

Shoshanna Reynolds motioned to accept the slate of new members from over the last five years. 55 new members.

Jessica Littmann seconded.

Motion passed unanimously.

Constitution - Leah Buchbinder: Vote for the constitution will come before the congregation at the annual meeting.

Academy - Alison Kamen: Spaghetti dinner for the Academy on March 3rd. Rabbi Crane and Cantor Roytman to jam. Bingo. 5:30 PM-7PM.

Secretary - Harris Miller - No report

No New/Old Business

Meeting adjourns at 8:56 PM