

St. James' Episcopal Church Vestry Meeting (Hybrid)
May 27, 2025

Present: The Rev. Pilar Padron Parnell, Senior Warden Doug Smith, Junior Warden John Devins, Marie Hughes, Carol Murphy, Judy Holmes, David O'Neill, Kathy Ploufe, Beckie Hidy, John Buterbaugh and Tara Covert.

The meeting was also attended by Bishop DeDe Duncan-Probe and Martha Berry, Esq. Vice Chancellor for the Episcopal Diocese of CNY.

On Zoom: Rev. Canon Megan Castellan, Canon to the Ordinary for Congregational Development and Mission Capacity Building

Absent: Kris Perkins.

6:00 PM: Call to Order

Opening Prayer: Bishop DeDe Duncan-Probe offered the opening prayer.

An agenda was sent out to the Vestry, prior to the meeting, with supporting documents.

Rectory Update: Junior Warden John Devins reported on the status of the insurance claim, housing for the Parnell family and moving forward with repairs.

1. The Parnell's are in temporary housing, at this present time, but a long-term rental contract has been signed for September to January 2026. This is being paid for through the insurance claim.
2. MCE estimate for total repairs to the Rectory is \$225,220.96.
3. Church Insurance Assessment:

Replacement Cost Value	\$ 181,828.99
	\$ (33,116.16)(We
	will receive this
Less Recoverable Depreciation	upon completion)
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Actual Cash Value	\$ 148,712.83
Less Deductible	\$ (1,000.00)
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	\$ 147,712.83
	(This is how much
Net Claim	we received)
Tarp	\$ 755.10
Lead testing - EECG Nick	\$ 800.00
Asbestos Testing - EECG	\$ 1,300.00
Replacement shades for outside rm	\$ 1,776.60
Payment 4/30	\$ (3,631.70)
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	\$ 148,712.83

4. There is a \$75,000.00 difference in the estimate and the amount Church Insurance is providing for repairs. There is a dispute between the Church Insurance structural engineer inspector and the structural engineer hired by St. James' concerning the extent of asbestos removal and the structural status of the home once tear down begins. Abatement costs that St. James' would have to pay are: Expert Environmental and Construction (Removal of Dry Wall/Asbestos: **\$32,495.00** and AEG Environmental Group (Air Quality Control during removal)-**\$5197.50**.
5. Through discussion with Martha Berry, Canon Megan Castellan and the Vestry, there are three options for the Vestry to consider regarding the \$75,000.00 difference.
 - a. Submit request to Church Insurance to reconsider estimate based on new information.
 - b. Hire a Public Adjustor to mediate.
 - c. Draw the &75,000.00 from the Hazel Smith Sleeve.

6. The Vestry will move forward with making a decision on the options by reviewing our insurance policy, structural reports, contractor's estimate and obtain more information on public adjustors.
7. At the end of the discussion Bishop DeDe Duncan-Probe ensured the Vestry that the Diocese fully supported St. James'. She stated her experiences with Church Insurance were very positive and expected that St. James' would have the same positive experience. Martha Berry felt that Church Insurance would support St. James' if further damage was discovered during the restoration project.

Quick Action Items:

1. **April Minutes:** The Vestry reviewed the minutes and no errors were found. John Buterbaugh made a motion to approve the minutes as presented; Beckie Hidy seconded; Vestry approved.

Reports

1. Treasurer's Report:

A. April Financials: Mother Pilar presented the financial reports supplied by Nicole Bova. The Vestry reviewed the balance sheet, YTD income report and giving report. Marie Hughes made a motion to approve the reports that were presented; David O'Neill seconded; Vestry approved.

2. Senior Warden's Repot:

A. Dock platform will be picked up later this week.

3. Junior Warden's Report: See Rectory Update.

Old Business:

1. **Jumble Sale:** Marie Hughes and Carol Murphy are arranging to sell pies at the sale. They plan to ask 80 members of the congregation to bake pies and bring them to the Jumble Sale for purchase.

New Business:

1. **Deacon Chuck Stewart has announced his retirement:** A reception honoring and congratulating Chuck on his well-deserved retirement will be held on Sunday, July 6 at 11 a.m.
2. **Justin Oei has accepted a new organist position in Virginia:** His last day here will be June 22nd. Michael Larkin and Nick Kilkenny will cover non-band Sundays, during the summer, playing hymns. Mother Pilar will be posting for a new organist as soon as possible.
3. **Delegates:** The Vestry is required to name four delegates for the October Diocese Convention in Binghamton by June 1st. Marie Hughes and Judy Holmes volunteered to be delegate. The Vestry made several suggestions for other delegates and alternate delegates. Mother Pilar will contact those suggested.

The meeting ended with a prayer from Bishop DeDe Duncan-Probe

The meeting ended at 7:50 PM.

Next Meeting: 7/22/25 at 6PM

Respectfully submitted,
Bethany Quattrociocchi, Clerk