

FBFC MINUTES - June 2026 Board Meeting

This was a hybrid meeting via Zoom and in person at the Co-op, 6/17/2026

President John Walker called the meeting to order at 5:31 p.m. A quorum was present.

Attendance

Board members present: John Walker (President), Terra Marshall (Vice-President), Laura Ann Edmonds (Secretary), Jerome Smith (Via Zoom), Jamie Blundell, Clare Schwartz.

Board members not present: Tricia Baehr

Others present: Bobby Sullivan (General Manager), Amy Zimmerman (Board Assistant), Derek Kasten (Co-op Owner), Dyllan Simmons (Operations Manager).

Timekeeper and Stacker

The Board selected a timekeeper and stacker.

Meeting Summary

- Check-ins
- Owner Comment Period
- June Meeting Agenda, Approved
- May 2026 Minutes, Approved
- Welcome to Derek Kasten
- GM Monitoring Reports
 - B3 - Asset Protection, Postponed
 - B6 - Staff Treatment and Compensation, Postponed
- Committee Updates
- Self Monitoring Report
- Review of Board Terms and Shared Drive
- CCMA Recap
- Appreciations
- Executive Session

Owner Comment Period

The board asked the owners present if they have any comments.

Discussion on the co-op carrying coffee, seating and expansion.

Welcome to Derek Kasten, Co-op Owner

- The board members introduced themselves and welcomed Derek.

Agenda: May 2026

- Vote to approve the June Agenda. Clare motioned to approve, Terra seconded. The motion was approved.

Minutes: May 2026

- Vote to approve the May Minutes. Terra motioned to approve, Clare seconded. The motion was approved, pending revision of adding that the Bylaws Committee does not currently have a charter and will need to draft one.

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GM Reports, Presented by Bobby Sullivan (General Manager)

Bobby Sullivan presented the GM Monitoring Reports in accordance with the monitoring schedule. The reports were received and placed on file.

Monitoring Report, B3 - Asset Protection, vote postponed.

B3 – Asset Protection Monitoring Report will remain open pending additional information regarding insurance coverage for Co-op properties.

The current policy information did not clearly identify coverage for 76 Biltmore or the adjacent corner lot. Bobby will review the applicable insurance policies and report his findings and any recommendations regarding coverage to the Board.

The matter will remain pending until the policy review is completed.

Meal Break - Check-ins

Self Monitoring

The Board discussed the self-monitoring Reports and received feedback from Jerome.

Committee Updates

Nominations and Elections Committee

Members: Terra (Chair), Lulu, John

On our board web page, we might want to add a qualifications section.

Discussion on a date for the Annual Meeting, possibly October 25. Clare mentioned working around the national elections.

The next Nominations Committee meeting is June 29.

Bylaws Revision Committee

Members: Jamie (Chair), Jerome

Jamie is reading the NC articles of incorporation, and working on reviewing the content shared by Rose Marie. Jamie will draft a bylaws charter for the July meeting.

Review of updated documents

The Board reviewed updates to the term tracker and shared drive.

CCMA Review

The board reviewed the recent CCMA Conference John, Lulu, and Bobby attended. They shared updates about their experience. It is an event specifically for board members, but they like to see GMs there as well. The presentations were moving. The workshops on embracing political issues and discussions about some co-ops were informative.

The content was rich, and there was a general session each morning with all 375 people. Then there were multiple tracks running at the same time. John attended a strategic planning workshop and a co-op development focus group with NCG. There was a panel that was available as a resource for finance. Strengthening the board and GM partnership was a great session.

The Capital Campaign session was informative and helpful in relation to expansion and generating cash without selling property. There were speakers during breakfast, and four different GMs from Minneapolis spoke about their experiences with ICE. One co-op even had a policy written on that situation one year in advance.

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There are videos and files for the board to view, and more will be added.

Appreciations

Derek was appreciated for coming in and taking the time to be at the board meeting.

Thank you to Lulu for stepping up and coming to CCMA. We love your energy!

Amy for being quick to respond and staying on top of everything.

Dyllan for being on the floor every day, working noon to close, and helping with sales.

John and Terra for their leadership and keeping the board on track.

Bobby for all the work he puts into the reports.

Jamie for coming back, and Clare for a decade of service on the staff and then continuing on the board.

Executive Session

The Board entered Executive Session to discuss the qualifications and potential appointment of a prospective board member and to consider next steps. No formal action was taken.

Moved to next board meeting

Self monitoring report review and discussion July 2026 Board meeting.

Meeting adjourned