

FBFC MINUTES - August 2026 Board Meeting

This was a hybrid meeting via Zoom and in person at the Co-op, 8/12/2026

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

Attendance

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

Board members not present: Derek Kasten.

Others present: Bobby Sullivan, General Manager; Amy Zimmerman, Board Administrator (via Zoom).

Timekeeper and Stacker

The Board selected a timekeeper and stacker.

Meeting Summary

- Opening/Attendance /Public Comment Period
- August Meeting Agenda, Approved
- July 2026 Minutes, Approved
- GM FYI Report, No Vote Required
- GM Monitoring Reports
 - B8 Board Logistical Support, Approved
 - B1 Financial Condition & Activities, Approved
- General Manager Compensation & RFP Discussion
- Petitions:
 - 1% of Gross Profits, Denied
 - Lending Library Discussion
- Committee Updates
 - Bylaws Charter Approved
 - Elections and Nominations Committee Update

Owner Comment Period

The Board provided an opportunity for owner comments.

Approve Agenda

Vote: A motion was made by Lulu to approve the August agenda. Jerome seconded the motion.

The motion to approve the August agenda was adopted.

Approve Minutes

Vote: A motion was made by Jerome to approve the July minutes. Jamie seconded the motion.

The motion to approve the July minutes was adopted.

GM Reports, Presented by Bobby Sullivan (General Manager)

FYI Report

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Bobby reported that he had prepared a written explanation documenting why the board had rejected the boycott-Israel petition.

The report was received for information and placed on file, no vote was required.

Insurance Coverage – Parking Property

Bobby followed up on an earlier question regarding insurance coverage. Bobby confirmed that 76 Biltmore is covered by insurance.

B1 Financial Condition

Bobby Sullivan presented the B1 Financial Condition Monitoring Report.

Vote: A motion was made by Jamie to approve the B1 Financial Condition Monitoring Report. Lulu seconded the motion.

The motion to approve B1 Financial Condition was adopted.

B8 Board Logistical Support

Bobby Sullivan presented the B8 Board Logistical Support

Vote: A motion was made by Lulu to approve the B8 Board Logistical Support Monitoring Report. Jamie seconded the motion.

The motion to approve B8 Board Logistical Support was adopted.

GM Compensation & RFP Discussion

The board discussed the distinction between GM evaluation/monitoring and GM compensation. Under the board's policy-governance process, GM performance is monitored throughout the year through regular monitoring reports. Compensation is a separate strategic responsibility and should not function as an annual performance review.

The schedule discussed was:

- August: Initial discussion and development of the RFP framework.
- Between August and September meetings: Working group drafts the RFP.
- September: Full board reviews and, ideally, approves the RFP.
- Following September approval: RFP is presented to Bobby.
- October: Bobby presents his proposal to the board.
- By November: Board seeks to finalize compensation.

Self Monitoring Report

The Board discussed the self-monitoring reports, and reviewed the C7 - Board Committee Principles policy.

Meal Break - Check-ins

Committee Updates

Bylaws Revision Committee

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Members: Jamie, Chair; Jerome

The Board reviewed the Bylaws Committee charter.

Vote: A motion was made by Clare to approve the Bylaws Charter. Terra seconded the motion.

The motion to approve the Bylaws Revision Charter was adopted.

Nominations and Elections Committee

Members: Terra, Chair; Lulu; John

The board discussed the elections timeline and adjustments needed for the current election cycle. Candidate applications will open in September and close in early October, with candidates invited to attend the September or October board meeting. Candidates will be presented at the October Annual Meeting, with elections opening afterward.

The board identified the need for a formal committee charter. The Nominations and Elections Committee will draft a charter outlining its purpose present it to the board for review and approval.

Petitions

One Percent Petition

The board discussed the petition to donate 1% of sales.

Vote: A motion was made by Terra to deny the One Percent Petition. Tricia seconded the motion.

The board approved the motion, and the petition was denied.

Lending Library Petition

The board determined that the Lending Library Petition concerns an operational matter and is not appropriate for board action. The matter was referred to the General Manager for response.

No vote was taken.

Reflections & Appreciations

Executive Session: Expansion Project

The board went into Executive session at 7:32 PM.

Meeting Adjourned

The board meeting was adjourned 8:05 PM.