

St. Paul's Episcopal Church
Vestry Meeting Minutes
May 11, 2026

PRESENT: The Rev. Caleb Lee (Rector), Barbara Ellington Banks (Rector's Warden), Steve Bucci, Tori Cannon, Karen Day, Mait DuBois (People's Warden), Shelley Jonik, Anne O'Dell (Clerk), Cecelia Peers, Scott Sheble (Treasurer), Rhonda Stroud, Leon Tillery, Brad Van Amberg, Frank Wolf

OPENING PRAYER: Fr. Lee called the meeting to order at 6:00 pm and opened with the Collect for the Seventh Sunday of Easter.

APPROVAL OF APRIL MEETING MINUTES: Tori Cannon moved to approve the vestry meeting minutes of April 13, 2026, and Brad Van Amberg seconded the motion. Fr. Lee recommended redacting from the public copy the name of the individual referred to the police for trespassing. For legal reasons, the internal copy will remain unredacted. The vestry unanimously approved the minutes with redactions to the public copy.

RECTOR'S REPORT: We had an adult baptism at yesterday's 10:30 am service, which was a special treat for all present. Worship attendance has remained steady over the past month and, though slightly below expectations, it is typical for May, when many people have competing commitments. Case in point, the parish picnic, held two weeks ago at Long Leaf Park, was very well attended, and yet many parishioners were unable to attend because of other obligations. Thanks to the Parish Life Team for organizing the picnic and thanks to our youth for leading the group in Compline at the end of the evening.

Fr. James Green will be honored on Sunday, June 21 as he transitions to St. James the Fisherman in Shallotte where he will serve as the supply priest this summer. Fr. Lee plans to honor James by making him an Honorary Associate, thereby assuring James that he will always have a home at St. Paul's.

The clerk is circulating a letter to Don Bobo, thanking him for his dedication to helping Mark Tesdesco while Mark was alive and in the administration of his estate. Vestry members are asked to sign the letter.

Fr. Lee will be on vacation from June 2-11 and not available for the next regularly scheduled vestry meeting on June 8. He has asked that the meeting be moved to June 15. Several vestry members indicated that they would not be available, but there will be enough members present to establish a quorum. Prior to Fr. Lee's departure on June 2, there may be a special meeting to review construction cost estimates and to approve the contract with Chambliss & Rabil. Vestry members will be notified if/when a meeting is scheduled.

Fr. Lee informed the vestry that he has tentatively scheduled his 2027 sabbatical for May 24 through August 21, 2027. This 13-week period includes the week of General Convention, which will not count toward the sabbatical. As of August 1, 2027, Fr. Lee will have served at St. Paul's for six years, making him eligible for two weeks of sabbatical per year of service. Recognizing the length of Fr. Lee's sabbatical, the executive team has already begun discussing how best to support Nick Kohlmann, who will have been ordained for only six months at that time.

Thus far, no one within the parish has expressed any interest in purchasing the burial plots that St. Paul's recently discovered it owns. Fr. Lee has placed an advertisement on Facebook Marketplace, again with no inquiries.

Fr. Lee offered his gratitude to his wardens, Barbara Ellington Banks and Mait DuBois, for their respective commitments in supporting him, the vestry and community of St. Paul's. Fr. Lee has asked Allan Dolman to serve as the Pre-Construction Coordinator. He will help create and execute a plan to categorize and move items out of areas affected by construction. Fr. Lee is also hoping that Allan will be available this summer to help as appropriate when Mait needs to take a medical leave of absence.

Atlantic Shores Environmental Services, Ltd. (ASE) completed its asbestos survey, and the report was made available to the vestry for review. Although there is no immediate asbestos hazard, several areas of the building will require abatement before demolition. Tomorrow, Cheryl Moody of ASE, the construction team, and

representatives from Chambliss & Rabil will meet at St. Paul's to develop a plan for the required work. Cheryl will then solicit bids, and once the work is complete, St. Paul's will receive a certificate of abatement. The cost of Atlantic Shores' work to survey the entire building was \$5,581.

PEOPLE'S WARDEN REPORT – APRIL 2026

Parish Hall & Church

- Removed old Market St doors & installed new doors. Attempting to repair or replace broken latch that prevents one door from locking properly. New threshold on order.
- Obtained Historic Preservation approval to repair roof. Foley & Floris expects to complete work by 5/5/26. They have done an excellent job of removing mold damage and replacing broken and/or damaged shingles. Using our shingles saved \$75/shingle
- Using the man-lift, Foley & Floris removed electric conduit hanging near Agnus Dei window.
- Made an unsuccessful attempt to unplug Men's Bathroom sink drain. Decided not to spend money on a plumber due to bathroom being moved by future construction.
- Received Historic Preservation permit approval for Market St Canopy. Will delay installing canopy until Market St wall damage has been repaired (requires scaffolding to repair wall).
- Historic Preservation approved 16th St door replacement and fence replacement COAs. Will delay replacing fence until ramp modifications are complete. Wood on order for the doors.
- GNP sanded & stained Parish Hall windowsills; will varnish in coming week.
- Bob Belaustegui prepared drawing of church water shut-off valve locations for Construction team.
- Drilled drain holes in fire escape step, filled hole in parking lot w/asphalt, unplugged gutter downspouts, treated Princess St retaining wall for mold, will pressure wash wall in the near future.

Ormond Center

- GNP will repaint front door and picture window frame when weather improves.

Grant Update

- No grants in progress

Looking Ahead

- Replacing 16th Street narthex double doors will commence in May- June. Donor has agreed to pay for replacing the doors. Stein & Stevens submitted a \$11,000 cost estimate (Total cost = \$14,000).
- Swan Masonry offered a turnkey price to repair the Market St exterior wall and repair the interior stucco. Working with Chambliss & Rabil to get a 2nd bid from Dale Haynes Construction. Need to resolve asbestos remediation areas with Chambliss & Rabil before proceeding.
- Unless the vestry approves money for a professional company to repair & repaint the aging red doors, the GNP will attempt to repair and repaint least damaged doors. Bid price for professional repairing and painting will be less than \$6,000.
- Replacing fencing enclosing the Heat Pumps on the east side of the church on hold until modifying handicap ramp has been completed.
- Investigating the cost of re-lighting the steeple and installing vent caps on the chimneys while we still have the man-lift available.

After the filing of this report, the steeple light was successfully repaired and a timer was installed. Efforts are underway to celebrate with an official Steeple Lighting Party later this summer.

TREASURER'S REPORT: Scott Sheble presented the Monthly Treasurer's Report, which compares the proposed annual budget for 2026 to actual year-to-date figures.

For the four months ending April 30, 2026, St. Paul's reported total income of \$356,976 which is 33.4% of the total annual income budgeted for 2026 (\$1,068,275). Consistent with previous years, 48% of pledges have been paid through the first four months of the year for a total of \$313,057. Total expenses for the same period amounted to \$314,273, which is 29.4% of the total annual expenses budgeted for 2026 (\$1,068,275). Net income for the four months ending April 30, 2026, was \$42,704.

Other account balances as of April 30, 2026, were reported as follows:

Wells Fargo Investments (Endowment Fund)	\$1,077,584
First Carolina Reserves	\$101,705
Wells Fargo Special Gifts	\$251,735

The Endowment Fund posted a \$50,000 increase due to favorable market conditions. The Special Gift Fund has seen a dramatic increase this year with the addition of \$90,000 in anonymous gifts and \$157,331 from the Tedesco Estate.

Scott also reviewed the status of the capital campaign as of April 30, 2026:

Total Pledges (2024-2027+)	\$1,644,691
Total Gifts	\$653,418
Total Pledges & Gifts	\$2,298,109
\$2.5M	92%

We have raised approximately 92% of the \$2.5 million needed for Phase 1 & Phase 2 renovations. Outstanding pledge balances are \$0 for 2024, \$1,151 for 2025, \$284,415 for 2026, and \$166,667 for 2027 and beyond. Efforts to collect the remaining 2025 pledges are ongoing; one donor with a \$1,000 balance has confirmed payment.

Since its inception in 2023 through April 30, 2026, the capital campaign has collected gifts, pledges and interest totaling \$1,934,884; total expenses amount to \$238,429 for net income of \$1,696,455. The bulk of this money is kept in a money market account at Wells Fargo.

With no further discussion, a motion was made to accept the Monthly Treasurer's Report. Requiring no second, the vestry voted unanimously to accept the report.

COMMITTEE REPORTS:

Stewardship: Nothing significant to report.

Capital Campaign/Building Process: The architect has sent preliminary drawings to Chambliss & Rabil so that they can begin to tighten their cost estimates, but final cost estimates will not be available until the final drawings are received.

Membership: The Membership Committee is co-chaired by Karen Day and Lisa Sanders-Park, working closely with Head Usher and Head Greeter. We welcome newcomers and guide them through the process to membership. As well, Membership plans events to help old-timers forge new connections and to embrace newcomers into the church family.

Transfers in since January 1, 2026: 4

Prospects: Definition: Newcomers or visitors who have signed the guest book or filled out a visitor card

of Current Prospects: There are 50 on the list, but it needs to be culled by ushers/greeters; from my view, there are only 7 real prospects.

Event

- Monthly dinner groups: This year we have 64 participating in 8 groups, up from 40 participants last year. Dinners began April 19 and will run through next January or February.
- Fall newcomers' social: To be planned

Community Ministries: Nothing significant to report.

Human Resources: Nothing significant to report.

NEW BUSINESS:

Annual Yard Sale: Scott Sheble made a motion to approve the annual yard sale fundraiser with proceeds to support St. Paul's operating fund. Steve Bucci seconded the motion, and following a brief discussion the vestry unanimously approved the motion.

Letter of Agreement for the Curate Nicholas Kohlmann: The vestry received for review a copy of the Associate for Parish Ministry Letter of Agreement between the Bishop of East Carolina, The Rector, Wardens and Vestry of St. Paul's Episcopal Church, Wilmington, North Carolina and Nicholas Kohlmann. Following a brief discussion about its content, Frank Wolf made a motion to approve the Letter of Agreement; the motion was seconded by Cecelia Peers and unanimously approved by the vestry.

New Logo: For the past several months, the communications team—Fr. Lee, Anne O'Dell, and Jeanne Fitzpatrick—has been working to create a new logo for St. Paul's. The recent repair of the steeple light sparked fresh inspiration, as it serves as a meaningful symbol of the church's past, present, and future. It also perfectly reflects our new mission: Worship – Welcome – Witness. After a detailed discussion about the simplicity,

versatility and intentional symbolism of the design, Rhonda Stroud made a motion to accept the new logo design; Shelley Jonik seconded the motion, and it was unanimously approved by the vestry. To clarify, the steeple design was approved; decisions about color and fonts are TBD and will be made in conjunction with updates to the church's style guide and website, both of which are currently underway.



Transitions: Spencer and Ellen Weig announced that they will be relocating to Massachusetts to be closer to family. Fr. Lee will recognize them and the many contributions each has made to the life of St. Paul's on their last Sunday in church. Lyle Sullivan moved last week to Massachusetts to be closer to family. A small group gathered to honor her on the last Wednesday she was present for the noonday service.

OLD BUSINESS:

None.

With no additional business before the vestry, the meeting was adjourned at 7:27 pm.

Respectfully submitted,

Anne O'Dell,
Clerk of the Vestry