



C2 - Confidential
AHEPA District 20
AZ, NV, SOCAL

Subject: Meeting Minutes

June 10, 2024

Minutes Taken by: Radoslav Wojcik,

Start Time: 19:03

End Time: 19:48

| Attendee | Present/Absent |
|---------------------|-----------------------|
| Costantine Tzavaras | Present |
| Nodes Dratsiotis | Excused |
| Art Boujotas | Present |
| Dean Argeros | Present |
| Radoslav Wojcik | Present |
| Pete Marudas | Present |
| Dayv Marlow | Present |
| Brent Noyes | Excused |
| Alex Soles | Present |
| Lee Horner | Excused |
| James DeDakis | Present |

Row Call:

Meeting Minutes

AHEPA/Daughters Session (Summit Pavilion)

Lord's Prayer

"Christos Anesti" and Pledge of Allegiance

Meeting Started: 09:15



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Nick Angelos:

- Note about Senior Housing: how Senior housing becomes important as we age; even if we were well off, our family (daughters and sons) might have their own commitments to their families and may not be able to assist; we could be left to our own. In such cases, the Senior Housing is a good option for us and is already proven. One such housing option is not in San Bernardino, where Br. Angelo Co-Chaired this development. It currently has a waiting list of 125 people and some of the applicants are Greek. There are many on the East Coast and it is now our turn to start producing these on the West Coast.
- Introduction of Steve Beck, the CEO of the Senior Housing of AHEPA.

Steve Beck:

- Thanked Br. Nick Angelos introduction.
- Provided Background on himself and the company:
 - Grew up in Seattle Washington and went to school there
 - Upon graduation, wanted to be a Hotel Manager in Europe; started to work at the Westin Hotel in Seattle (875 rooms hotel) as a management Trainee; though he ended up being a Hotel Manager in Detroit MI, Stamford CT, and Chicago within his first 8 years. After that, he joined Brookdale Senior Living – today, the largest assisted living in the US, where he worked for them for 15 years. After that, he joined Whitco Residential as the President. Now, he is with AHEPA Senior Living. It used to be AHEPA Management Company but that name changed 2 years ago to now the AHEPA Senior Living. This changed the branding and helped the operation.
- AHEPA Senior Living:
 - Has 91 communities in 19 states.
 - Total of under 6,000 units and about 7,000 people on their waiting lists
 - Occupancy is 99% - due to properties being nice (very well done); most of those projects were built 30 years ago; also, chapters are very involved.
 - There is over 7 million of housing short across the nation – because there is no many in this business and it is hard to manage
 - In 2 years, the first Baby Boomers will turn 80 years old
 - Help is needed to build more housing for Low-Income Seniors
- 2 new developments are currently on-going
 - Demoin Iowa (90 units) with solar roof and showers (no bathtubs) – first time.
 - South Bend Indiana (72 units) will start this summer
- There are 2 applications are pending due June 20th
 - Miraval Indiana and Albuquerque New Mexico
- The current Senior Housing contain a room for the AHEPA Chaper
- Through Litytech and bonds – allows to remodel building
 - Mobil Alabama 3, 5, 10, and 7 should be remodeled soon
 - New kitchens, bathroom
 - About \$4 million in renovations for each building
- What is needed to start a housing project
 - Land: about 4 acres
 - Helps if it is in QCT: Qualified Census Track; AHEPA Senior Housing can help validate if a location is in QCT
 - Chapter has to be able to hold it for a while (about 2 years) for the process
 - Location has to be near a Hospital, Grocery store, Pharmacy, bus stop
 - How do you fund such projects
 - Starts off with application: find land, has to have utilities, has to be zoned properly, and has to be held for a while without buying it
 - Last year there were 120 applications and 25 applications were awarded



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- HUD funded 8-9 million dollars – which is not enough for the current build of such facilities
- The rest of the needed funding comes from Bonds and Lytech (by AHP)
- AHEPA Senior Living is the guarantor and a sponsor; because of its history, financial institutions can help
- Projects can start from existing structures – they can be rehabilitated and converted; however, such renovations can be more expensive than building from the ground up
 - An architect and a contractor could take a look at it; set up a market study and evaluate the environmental study is also needed. This all costs about \$50k but AHEPA Senior Housing could help put the financial package
 - HUD does not put any considerations if the project is a rehabilitation or build from the ground up
 - Rehab from Assisted Living to HUD 202 is a great idea
- Right now there are no projects in Phoenix or Seattle; there is no team that is searching for new opportunities – this is left to chapters to search out.

Mission Tanzania presented by Br. Costa Stavantis (District 21 Secretary)

- In 1969 Br. Alex Himanis joined Chapter 243 in Santa Barbara and started Mission Tanzania. This mission saved thousands of lives; This project has dug 72 wells and another 80 have been repaired. This is an example of what AHEPA can do. There is St. Mark seminary started that produced 34 new Orthodox Priests and another 30 on the way and 200 new Orthodox Churches that were opened because of this Mission. It costs about \$8,000 to dig a new well and about \$15,000 to repair one.

Special Introduction by Br. Chris Kaitson (AHEPA Supreme Vice President):

- Introduction of Nick Haritatos “No Limits”

Nick Haritatos provided an overview of the book “No Limits” and his life:

- The book is now #1 International Best Seller in 8 countries

Br. Frangos provided an overview of the Hellenic History Tournament:

- The Hellenic History Tournament was established in 2009 by Br. Nick Nickas in Connecticut
- It is a jeopardy-style education tournament for children 8-12th grades
- Since then it has expanded to 5 regions
- The 5 districts are on the East Coast only and would like to bring them to the West Coast
- Questions come from the same book “Helenica”
- You don’t have to be Greek to compete; this helps to grow the Sons and Maids within a districts
- First place participants in a district competition gets \$1,000 and second place gets \$500; Top 2 teams from the regional competition qualify for the National Tournament, where the top team’s prize is \$10,500 this year.



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Minutes Taken by: Radoslav Wojcik,

Start Time: 11:05

End Time: 16:00

Meeting Minutes

AHEPA/Daughters Session - Genral Meeting
Meeting Started: 11:05

Nick Angelos introduced Carol Stathopoulos

Carol Stathopoulos (AHEPA Scholarship Foundation):

- Open remarks: acknowledged the vast contributions made in the past by Brent Noyes.
- Introduced present Scholarship Foundation attendees.
- Status of the Endowment Account as of COB Friday:
 - \$2,168,679.69 balance
 - This year we had 43 applicants of which 13 were eliminated
 - Awarded 4 Graduate and 26 Graduate scholarship
 - See attached page for details
 - Meeting Minutes from June 3rd, 2023 were presented (see attached)
- Treasurer's Report is attached
 - All donations received were from DOP sources
 - Additional donations were received as noted
 - We are in the 3rd year in our commitment to our Partner Grant of \$100,000 per year
- Elections needed:
 - One position for 5-year representative from AHEPA
 - One position for 1-year alternate representative from AHEPA
 - One position for 1-year alternate representative from DOP
 - We need people who have time, expertise, and commitment
 - Current representatives expressed willingness to return to their positions
 - Alex Soles (5year AHEPA)
 - Sophie Batsu (1year DOP)
 - Any Eliopolous (1year AHEPA)
- Carol requested for a motion re-election of current positions
 - Requested for any nominations (3 times) – nominations closed
 - Pete Marudas motioned to keep current representatives in their position
 - Motion Second by Jim Dedakis
 - Vote: unanimous: "Yes", no Opposed, no abstained
- Investments into Bonds will restart once they become more effective
- Carol encouraged to continue to grow the endowments (see the application attached)
- Br. Marudas noted that all chapters should be E Club members
- To become an E Club Lifetime Member you would have to donate \$1,000

Br. Stronton:

- Presented 2 mugs to Carol Stathopoulos and a mug to Nick Angelos



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- Opened the next convention locations discussion for Mid-Winter
 - Br. Stroton requested any proposals for the next Mid-Winter locations
 - Br. Wojcik announced that Chapter 302 would like to conduct the Mid-Winter Convention in San Bernardino in January 2025. This convention would be in conjunction with the 90th Anniversary of the Chapter 302
 - DOP 151 accepted the invitation for this convention
 - Motion to accept Chapter 302 for the Mid-Winter convention, dully second
 - Vote: unanimous “Yes”, no “Objections”, no “Abstain”
- Opened the next District Convention location
 - Br. Marudas: stated that Andy Eliopulous (Chapter 412), who was not able to attend, would like to have Chapter 412 hoast it; there are no DOPs connected to Chapter 412
 - Br. Storton made a motion to accept Chapter 412 to hoast the District Convention; dully second; votes: all “Yes”, no “No”, no “Abstain”
- Discussion for frequency of WRDC conventions
 - Discussion: Br. Marlow pointed out that having conventions during the week are very burdensome for those who are still working; the Mid-Winter convention is important to discuss what will be presented during the District convention (as an example)
 - Period for WRDC: 22 for every 2 years and 12 for every 3 years; this is just a recommendation
 - The WRDC should be in a later time in June to allow those in school to attend

Br. Nick Angelos:

- Senior Housing was very well received today; Steven Souris commented that with regard to the available land – Common Spirit Health has 50 million square feet of properties across the country and they are trying to unload about 1,000 properties across mostly in Washington, California, and Arizona. If anyone is interested, please contact Steven Souris.
- Started a movement West to East as there is a significant Veteran activity on the East Coast.

Br. Marudas:

- Presentation of “Unsung Hero” to Lou Scaluca and to Davy Marlow

Meeting adjourned: 11:58

Afternoon Session (Business Session)

Meeting Started: 14:05

Election of Secretary:

- Nomination of Br. Wojcik by Br. Marudas for the position of Convention Secretary, Second by Br. Scaluca; Vote: unanimous “yes”, no “No”, no “Abstained”
- Br. Wojcik elected to the position of Convention Secretary

Election of Chair:

- Nomination of Br. Tzavaras by Br. Dedakis for the position of Convention Chair, dully seconded, vote: unanimous “Yes”, no “No”, no “Abstained”
- Br. Tzavaras elected to the position of Convention Chair

Row call:

Representatives for District Chapters



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Chapter 152 – None
Chapter 219 – Costa Tzavaras, Pete Marudas, John Zafiropoulos
Chapter 223 – None
Chapter 224 – None
Chapter 243 – None
Chapter 275 – Dayv Marlow
Chapter 302 – Lou Scaluca, Athanasio Pallas, Radoslav Wojcik
Chapter 342 – None
Chapter 373 – None
Chapter 373 – None
Chapter 411 – Nick Angelos
Chapter 412 – None
Chapter 426 – None
Chapter 454 – Jim DeDakis, Pete Souris, Steven Souris, Pete Kotsakis, Tony Dahlgren
Chapter 505 – John Grevas, Peter Kounalas, Nick Haritatos, James Rigopoulos
Chapter 528 – Wynn Storton

SVP – Chris Kaitson

Guest – Peter Vergados Boston Chapter #24

Journey to Greece – no Report available

- Br. Marlow stated that Lee Horner and himself have the funding in a certificate of deposit in Tucson bank in the approximate amount of \$30k
- Still run by the Webster University
- D20 did not send any funding to the National
- We need to reinvigorate with the chapters the roster management
- National requested that each district contributes \$1,000 to the Journey to Greece
- Br. Marlow stated that D20 Lodge donated \$1,000 to the Supreme Lodge for the Journey to Greece

Br. Storton initiated a discussion about the frequency of WRDC

- During lunch meeting is still up for discussion
- Currently, it is decided that the next Convention will be hosted by Chapter 412

Appointments of committees

- Audit Committee will be: Jim Dedakis, Pete Marudas, and Nick Angelo
- Motion to appoint the members of Audit Committee by

Legislative – update to ByLaws

- Section 4.3 will have the “immediately following the Scholarship Luncheon” deleted.
- Section 4.6 will update the “5” to “2”
- Motion to accept the modification to the ByLaws as stated; dully second, no discussion, vote: unanimous “Yes”, no “No”, no “Abstained”; Motion passed

Steven Souris will be the Liaison to DOP

Membership

- Br. Marudas provided an update on the arrangement to reinstate delinquent members with Br. Basil allowing our District to pay \$50 for this and the previous year and \$10 for any previous years beyond the



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past 2 years (for example: for someone who has 5 years of unpaid dues; it will be ok for the Brother to pay \$130 for all 5 years); rosters will be presented tomorrow

Veterans

- Br. Storton stated:
 - The National application already provides an option to identify a member as a Veteran; however, he has not received any notifications
 - Chapters need to be reminded to include veteran status and update at aheveterans.org
 - Each chapter must have a dedicated Veterans Liaison to ensure that all veterans are registered at chapter level
- The AHEPA Veteran Medal – issued only to AHEPA members who are Veterans; this is a Congressionally approved Medal by the U.S. Congress; there are special guidelines for Veterans who are AHEPA members who can be so recognized

Sr. Housings

- Br. Angelos stated that there are some variables possible
 - We have options on existing structures in smaller areas; we can go up and lower the total area of the land
 - Need to know what is possible and arrange an inspection
 - The church does not need to own the property

Brake

Resume at 14:05

Grievances

- We had no active ones for a while reported by Br. Storton at the National Level and the Supreme Counselor is available should one arise
- The Lodge elected not to elect a Grievance Committee

Chapter Reporting

- Received from 454, 373, 219, 302, and 528 (275 was resent today – confirmed)
- Tuscon, 505
- 10 Chapter Reports are missing; need to send out a request to those chapters
- Following the convention need to contact them and get them by the end of June
- Forms are available on the website (fillable PDF)

National/HQ updates

- None.

Good of the Order

- John Grevas:
 - “Price of a Penny” – a book about gas stations on each corner of an intersection; they started to market their prices – a good tool; this started a competition; the program was the lowering of price of gas; as prices went down, gas stations closed; AHEPA is in a very similar situation; there is a price for the membership; What does it take to bring members? Price is one of them. However, what the chapters can offer to its members is the key – the love of Hellenism, unity, filoptimo. Money is not everything.



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Meeting ended: 16:00

Actions :

- 1) Br. Wynn Storton will be the Liaison for the frequency of the final proposal of WRDC
- 2) Following the Convention, Br. Wojcik will send a request for Chapter Reports to be sent back by end of June
- 3) Br. Wojcik will check on submitted Chapter Reports sent directly to Roslyn/National



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Nick Angelos gave Opening Prayer

Special Guest:

- supreme counselor
- Athens Ferangos
- Supreme Vice President
- Supreme Governor of Region 8 (Wynn Stronton)

Convention Chair (Br. Costa T)

- Overview of Meeting Minutes from previous day
 - Meeting Minutes from previous day - no corrections
 - Br. Wojcik mentioned that fully published Meeting Minutes will have more content (not just text)
 - Meeting Minutes will be approved at the next District Conference (next District Convention)
- Presentation of 50-year Pin
 - Presentation by Supreme Vice President to Br. Wynn
- Presentation of AHEPA Veteran Pin
 - John Saphiropuols
 - Davy Marow
 - Radoslav Wojcik
- Pledge to Allegiance
- Overview of the Budget
 - Balance Sheet shows \$22,333.14
 - Assets & Liabilities match
 - Books match
 - Profit & Lost and the Balance Statement presented - no questions
 - Data was reviewed by the appointed committee
 - \$306 loss due to administrative expenses
 - Comment from Br. J. Dedakis:
 - Important to know that “the balance matched liabilities”
 - Motion to accepted the presented Budge dually accepted
 - Motion duely accepted
 - No Objections
 - No discussion
 - Approved
- Acknowledgment of performed by Br. Marlow of the past 12 years as a Treasurer
- (Time: 23:53 of Grand Sierra 6/11)



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- Presentation by the Supreme Treasury (cemetery)

Carol Stathopoulos (AHEPA Scholarship Foundation):

- Open remarks: acknowledged the vast contributions made in the past by Brent Noyes.

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