



St. Johns River State College STUDENT HOUSING

St. Johns River State College
Student Housing
Management Committee Meeting

Wednesday, May 6, 2026
10:00 am

Palatka Campus, Executive Conference Room
or via Zoom

<https://sjrstate.zoom.us/j/88058619515?pwd=bBnODjnlBE9iM3Ho6EFaHbljJ1RB0E.1>

Meeting ID: 880 5861 9515
Passcode: 083035

AGENDA

- I. Approval of Minutes of February 4, 2026, Meeting
- II. Follow-up on Summer Usage of Student Housing Facility
- III. Follow-up on Next Year's Rates and Management
- IV. Maintenance Update
- V. Increased Number of Security Cameras in the Parking Lot
- VI. Tangible Personal Property
- VII. Other Business

St. Johns River State College
Student Housing
Management Committee Annual Meeting

February 4, 2026
10:00 am, Palatka Campus,
Executive Conference Room and
via Zoom

Committee Members Attending: President Joe Pickens, Dr. Melanie Brown, Terri Echols, Jack Hall, Breck Sloan, Jeremy Thompson, Jim Troiano

Not Attending: Brad Sloan

Chair Jack Hall called the meeting to order at 10:05 a.m.

I. **Approval of Minutes of October 29, 2025, Annual Meeting**

Chair Jack Hall reviewed and requested approval of the minutes of the October 29, 2025, Annual Meeting.

A motion for approval was moved by Joe Pickens, seconded by Jim Troiano, and unanimously approved.

II. **Summer Usage of Student Housing Facility**

Summer usage of the Student Housing Facility was discussed. Terri Echols has communicated with Coach Jones regarding using the facility in the summer. She has not received any information yet. Neither has she received information about the Babe Ruth organization using it. President Pickens noted the contact for that is Chuck Romer.

President Pickens discussed the insurance requirements as the age groups would be 8-16. Jeremy Thompson stated this has been done at other locations. He noted that chaperones will be needed and logistics have to be figured out. Jim Troiano stated that anything done in the building is covered under the current insurance policy. Mr. Thompson will double check.

Dr. Melanie Brown stated that Florida School of the Arts in the future might be interested as they do have day dance camps. Mr. Hall noted that Dr. Jordan shared this information with Ms. Echols in a meeting earlier this week.

Ms. Echols stated the new base daily summer rate will be \$38.00 single occupancy and \$30.00 double occupancy and this can change. President Pickens said it would be better to offer single occupancy only. Dr. Brown clarified that everyone would need to bring their own linens. A packing list of what is and is not provided is available. The price covers light cleaning.

III. **Discuss Scheduling Tours of Student Housing Facility**

The group discussed scheduling tours of the Student Housing Facility for the Florida School of the Arts Open House on Saturday, February 21 and for the Community Open House on April 14, 4:00-7:00 pm. Ms. Echols stated there will be coverage for both events. Dr. Brown noted the need for a tour for the Flo-Arts event. Ms. Echols will communicate with Dean Emily Schafer.

Mr. Troiano discussed having some kind of a food truck on April 14. Dr. Brown noted hot dogs, chips, and a soda will be provided. Another draw such as a slushie would be good.

IV. **Next Year's Rates and Management**

The group discussed the rates for next year, including an early move-in and late move-out rate for the athletes.

Ms. Echols stated for FY 26-27, the lease term will be August 21, 2026 until May 1, 2027 (same as the current model – move in on Friday before fall classes start and move out a day after graduation). There will be a 3% increase and rates will be \$9800 for year (\$980/month) for single occupancy and \$7840 (\$784/month) for double occupancy.

President Pickens noted that the \$200.00 subsidy will no longer be offered. The coaches are aware. This may result in a precipitous drop in occupancy. Mr. Thompson stated this may encourage students to choose the double occupancy option. Ms. Echols reported that 98 residents (out of 121) participated in the subsidy. Participation has been a little lower in the spring semester because students did not complete the service requirement.

Mr. Sloan discussed the possibility of an option for a \$100 subsidy to help the transition. Once the Florida School of the Arts facility remodel/renovation is complete, there will be a greater demand. Mr. Thompson noted the fall leasing cycle will begin soon, so he needs to know by the end of February.

President Pickens noted that most of the softball and baseball players for next year are already signed and want to know what the lease cost will be.

Ms. Echols discussed early arrival/late departure dates and rates. These will be based on daily rate. Athletes who will be staying later due to championship games will not pay any extra through May 31st.

Next academic year, athletes arriving before August 21, will pay the daily rate of \$38 for single occupancy or \$30 for double occupancy. President Pickens noted that the athletes will have the option of whether to stay in the dorms during the early arrival dates. Ms. Echols noted that the budget was just approved and the rates set, so Coach Jones has not been included in the conversation yet. Mr. Thompson stated the rate needs to be applied consistently, but it can be what the group decides.

Dr. Brown noted that the coaches make the decisions about when the athletes return. The early arrival applies mainly to the volleyball team because their season starts quickly.

V. **Other Business**

Mr. Troiano asked Ms. Echols for an update on the maintenance standpoint. She reported there are currently no major issues and no open work orders. There were issues with a couple of the heating units due to the extremely cold weather; however, those have been resolved. Mr. Thompson discussed response and resolution times. Even with working through the warranty processes, he has been happy with the response.

Mr. Hall noted that the parking issues have settled down. The two new parking lots are on schedule to be paved. Dr. Brown noted it will be after Flo-Arts is completed.

Still in the planning stage is increasing the number of security cameras in the parking lot.