



**Palm Beach School for Autism, Inc.  
Board of Directors Meeting  
December 8, 2025**

**Present:**

Randee Gabriel – President  
Damien Hunte – Vice President  
Russ Feldman- Board Member  
Steve Carroll – Treasurer  
Jerry Zel - Board Member  
June Aversano – Board Member  
John Spruance –Board Member  
Ann Levene-Eisenberg – Executive Director  
Louisa Legato – Business Director  
Allison Ballin - Associate Director of Education & Behavioral Services  
Jessica DuBoff- Principal in Training for Treasure Coast School for Autism

**Call to Order:**

Randee Gabriel called the meeting to order at 4:05pm

**Business Directors Report – Louisa Legato:**

- Louisa Legato shared a handout with the Board of our October Profit & Loss statement.
- Louisa Legato shared the bank balances and emphasized how she maintains the financial records for upcoming audits and compliance.
- Louisa Legato stated we will get our first reimbursement of IDEA funds on December 10, 2025.

**Executive Directors Report – Ann Eisenberg:**

- Ann Eisenberg announced the date of the groundbreaking for the Treasure Coast School for Autism is December 9, 2025 at 1pm. Over 200 people were invited and the Superintendent of the St Lucie School district will be speaking.
- Ann Eisenberg stated The Arnold Law firm is drafting the agreement for the Treasure Coast School for Autism, and will need the Board to vote on 4 points of the agreement.
- Ann Eisenberg announced they are moving forward on three major grants for The Treasure Coast School.
- Ann Eisenberg announced the date of our big fundraiser, February 7, 2026 at the Wycliffe Country Club.
- Ann Eisenberg announced our staff holiday luncheon will be held on Wednesday, December 17, 2026.

**Associate Directors Report – Allison Ballin:**

- Allison Ballin stated her team is working closely with the district on compliance, specifically regarding Access Points & mandatory restraint reporting.
- Allison Ballin noted that internal collaboration between BCBAs, mental health counselors, and teachers is better than it has ever been, allowing them to effectively manage severe student cases.
- Allison Ballin confirmed a large waitlist of approximately 100 students.
- Allison Ballin stated the staff are loving the new, AI-based curriculum add-ons.

**Board of Directors Approvals:**

- Randee Gabriel asked for a vote to approve the minutes from the September 29, 2025 Board Meeting. Steve Carroll made the first motion and June Aversano seconded the motion. All board members voted in favor to approve the minutes from September 29, 2025.
- Randee Gabriel asked for the following 4 motions to be voted on which will be part of the Agreement that The Arnold Law Firm will be drafting:
  1. **Guaranteed Delivery Date:** to put a guaranteed delivery date of July 1, 2026 in the agreement (with all Certificates of Occupancy, signed off & delivered). John Spruance made the first motion & Steve Carroll made the second. All voted in favor.
  2. **Phased Payment Schedule for Tenant Contribution:** to approve the scheduled payment of \$1 Million over 3 payments: \$250,000 in January 2026 when all permits are done and actual construction begins. \$250,000 on May 31, 2026, contingent on a guaranteed delivery by July 1, 2026. The remaining \$500,000 to be paid once the building is completed and delivered. Jerry Zel made the first motion & June Aversano made the second motion. All voted in favor.
  3. **Lease Term Approval:** to approve the part of the agreement specifying a 20 year triple net lease with the option to purchase. Damien Hunte made the first motion & Jerry Zel made the second motion. All voted in favor.
  4. **Authorization to Sign the Lease:** to authorize Ann Eisenberg & Randee Gabriel to sign off on the lease once it is completed. John Spruance made the first motion & Russell Feldman made the second motion. All voted in favor.

**Adjournment:**

- Randee Gabriel made a motion to adjourn, Jerry Zel made the first motion & June Aversano seconded the motion and all were in favor and the meeting was adjourned at 5:01 pm.

Respectfully submitted: Laurie Marino

