



# DELTA DELTA (ΔΔ)

June 30

ANNUAL  
REPORT

2023

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This report documents the activities, accomplishments, and financial status of the Delta Delta Property Association of Sigma Nu Fraternity, Inc., and the Delta Delta Alumni Chapter for the fiscal year ending this date.

**2022 – 2023 ANNUAL REPORT  
DELTA DELTA PROPERTY ASSOCIATION  
DELTA DELTA ALUMNI CHAPTER**

June 30, 2023

**I. INTRODUCTION**

This joint annual report addresses the activities and financial status of the Delta Delta Property Association of Sigma Nu Fraternity (“Association”) and the Delta Delta Alumni Chapter of Sigma Nu Fraternity (“Alumni Chapter”). It was prepared and submitted by the President of the Delta Delta Property Association of Sigma Nu Fraternity as required by Article VI of the Association’s Bylaws. In addition, it is intended to meet the alumni chapter reporting requirements established by the General Fraternity. The Association President concurrently served as the Commander of the Alumni Chapter during this reporting period. The period of this report is from July 1, 2022, through June 30, 2023, unless otherwise stated. This report is published without some of the financial results in order to make the report available as early as possible. Complete financial results will be added after the end-of-year accounting statements are available.

**II. FOREWORD**

This report addresses the activities in which the Association officers and directors and Alumni Chapter officers have been engaged. The Collegiate Chapter was suspended on May 11, 2018, so there are no Collegiate Chapter activities to report.

**III. ALUMNI CHAPTER**

**1.0 ACTIVITIES AND ACTIONS**

**1.1 ANNUAL MEETING AND ELECTIONS**

The annual meeting of the Alumni Chapter was jointly held with that of the Association on October 9, 2022.

Because of potential liability involving the collegiate chapter/colony, officers and directors of the Association should not serve as chapter advisors. Doing so could place the property at risk in the event of a lawsuit involving the chapter. Therefore, an amendment to the Property Association Bylaws, deleting the position of Chapter Advisor, was adopted. The Chapter Advisor position will be relocated to the Alumni Chapter.

Chapter officers elected at that meeting are:

Worthy Commander:	Bob Nelson, ΔΔ916
Lieutenant Commander:	Rich Feimster, ΔΔ1000
Treasurer:	Tom Will, ΔΔ891
Recorder:	Cam Sabatini, ΔΔ1534

Complete contact information for these officers (along with Association officers and directors) was distributed, along with a full meeting report, following the annual meeting. The contact information is not repeated here for privacy reasons.

## 1.2 ACTIVITIES

Working with Affinity Connection, the Alumni Chapter:

- Consulted with the General Fraternity and the alumni leadership and prepared and distributed a Re-Colonization Plan and Timeline;
- Met with Affinity Connection to discuss this Plan and possible Affinity support;
- Attended and participated in the Delta Kappa re-colonization candidate induction ceremony;
- Networked with Sigma Nu Delta Kappa chapter alumni leadership concerning re-colonization lessons-learned;
- Networked with alumni leaders of two local fraternities concerning re-colonization lessons-learned;
- Reported networking lessons-learned to Delta Delta alumni leadership and the General Fraternity. Approaches to re-colonization used by other chapters that Delta Delta should consider incorporating were included;
- Joined and participated in the Mid-Atlantic Sigma Nu Advisory Board organized by Division Commander, Dr. Sean Killion;
- Prepared and distributed one fall and one spring newsletter via hardcopy and e-mail;
- Prepared and distributed one fall and one spring update letter by e-mail;
- Received and deposited donations to the Re-Colonization Fund;
- Conducted a lapsed donor solicitation;
- Prepared and sent acknowledgement letters to all donors;
- Maintained the alumni database and informed the General Fraternity (GF) of address changes;
- Posted updates on Facebook and LinkedIn group pages including obituaries of deceased brothers;
- Sent condolence letters to families of deceased brothers;
- Maintained the alumni web site: [www.sigma-nu-psu.org](http://www.sigma-nu-psu.org);
- Held an alumni reunion in State College on July 22 – 24, 2022 (significant assistance was provided by Brother Jim Shincovich, ΔΔ860, and his wife Susan; and
- Held an alumni tailgate for Homecoming (attendance was small).

Similar activities are planned for the 23 – 24 fiscal year. Another reunion is being considered for July 2024.

Brother Nelson plans to invite Delta Kappa alumni and colony members to his tailgate for the University of Delaware football game.

Brother Nelson was contacted by the former collegiate chapter's composite vendor (Greek Composites by Valentine) regarding the restoration of old chapter composites. There are 17 composites missing between the years of 1970 – 2018. There were no composites prior to 1970. Of these, Valentine had a file copy for 11. The total cost for reproducing and shipping these 11 unframed composites was quoted at \$6,886. The alumni leadership determined this was not a prudent use of our limited resources. We can revisit this project after re-colonization.

### 1.3 NEW ALUMNI RELATIONS CONTRACTOR

After signing our support agreement with Affinity Connection for the 22 – 23 fiscal year, we were informed that the Greek component of Affinity’s business had been acquired by Elevate Integrated Member Services (elevateims.com). We were assured that the agreement with Affinity would be honored by Elevate.

Elevate is headquartered in Atlanta, GA with an additional office in Ithaca, NY.

### 2.0 FINANCES

Expenses for the activities reported above totaled \$14,683 and were paid by the Association. Of this amount, \$1,979 was the net cost of the reunion. Reunion costs included the Friday evening dinner, transportation to two Saturday events, and designing of a web site to automate registration.

This fiscal year’s fund-raising resulted in 41 donations from 38 donors totaling \$5,788 all of which were retained in the Re-Colonization Fund. This Fund total stands at \$33,064.67.

### 3.0 RE-COLONIZATION PLAN

On-site recruitment of new colony members by the General Fraternity team is planned to begin in August 2026. However, preparations will begin long before that date. The most significant activity will be the recruitment of the Alumni Advisory Board (AAB). Because of potential liability, no members of the AAB can be officers or directors of the Property Association.

The Re-Colonization Plan and Timeline are available to any alumnus so it will not be discussed further in this report. The three phases of Re-Colonization are described on our web site. See:

[Re-Colonization – Sigma Nu Penn State \(sigma-nu-psu.org\)](http://sigma-nu-psu.org)

Re-colonization activities planned for the 23 – 24 fiscal year include:

- A meeting with the Director, Office of Fraternity and Sorority Life, to discuss university requirements for a potential re-colonization;
- Continued networking;
- Development of a Frequently Asked Questions (and answers) document (FAQs) to support AAB recruitment;
- Determination of support needed from our new alumni relations contractor, Elevate IMS; and
- Begin AAB solicitation/recruitment preparations.

## IV. ASSOCIATION

### 1.0 ACTIVITIES/ACTIONS

#### 1.1 TENANT IMPROVEMENTS

The Evans Scholars Foundation (ESF) had the south basement floor stripped and waxed. Also, ESF had the parking spaces striped.

## 1.2 CLEANLINESS/CARE OF PROPERTY

The Evans Scholars continue to be outstanding stewards of our historic property based on weekly walk-throughs conducted by the Nittany Cooperative visits and two end-of-semester, room-by-room inspections. Although minor discrepancies have been noted, as in the past, they have been corrected in a timely manner. That said, some significant discrepancies were found, documented, and subsequently corrected by ESF.

## 1.3 TENANT INTERACTIONS

Upon arrival of the Caddie Academy enrollees in June 2022 (discussed in last year's report), the adult supervisors requested instructions to install window air conditioning units (also discussed in last year's report)

Before the Association would agree and provide installation instructions, ESF was directed to perform and report the results of a circuit analysis performed by a licensed electrician along with the electrician's recommendations. The electrician's report stated, "...there appears to be several rooms that are on single breakers. Even if we removed the refrigerators from the equation the likelihood of overloading the existing system is high if we add AC units to the rooms ... without rewiring the rooms and adding new circuits this would be a constant issue."

This response was provided on July 25, too late to take any action so the matter was dropped for last summer.

ESF renewed its request in April 2023. The Association agreed to assess this request only after a circuit analysis was completed. The first analysis was grossly incomplete requiring a new analysis. This redo was provided in June and was found to be acceptable. Based on this analysis, the Association provided limitations/restrictions to minimize the possibility of circuit overloads and installation procedures. Twelve AC units were installed in bedrooms on both floors for use by the Caddie Academy residents.

## 1.4 MAINTENANCE, REPAIRS, AND IMPROVEMENTS

### 1.4.1 Capital Improvements

Three projects were completed this year.

As a result of observed damage to the kitchen porch roof and the belief that eventual leakage was likely, this roof was replaced at a cost of \$1,250.00.

Similarly, leakage was observed on the main roof in the vicinity of the bathroom vents. Based on a history of minor roof repairs, the age of the main roof, and the availability of funds, the Board of Directors (BOD) approved the solicitation of bids to replace the roof in its entirety. Three bids were received and the BOD approved the bid of Champion Roofing of Altoona. The roof was replaced over a five-day period in June for a total cost of \$50,108. Fortunately, very little of the underlying wood decking required replacement.

A main sanitary sewer drain line servicing the kitchen and bathrooms required two repairs. The first required replacement of a "Y" joint that was believed to contribute to clogging. This repair cost \$832. The second repair involved replacement of 25 feet of the main drain line through two walls. As water service had to be secured for an extended period, this repair was delayed until

after the spring semester but before arrival of the Caddie Academy. The total cost of this project was \$4,759.

The Association maintains a Capital Improvement Plan/Projection through 2028. There are no capital improvements planned for the 23 – 24 fiscal year. The budget includes a contingency of \$5,000 for emergent needs. A copy of the Plan will be provided upon request.

#### 1.4.2 Maintenance and Repairs

Routine maintenance and repairs consisted of:

- Door and window repairs and adjustments;
- Lighting repairs;
- Electrical repairs;
- Plumbing including urinal, toilet, and shower repairs; and
- Exterior door lock repairs and combination changes.

Planned maintenance and repairs included:

- See ongoing maintenance & repairs below

Unforeseen repairs included:

- Bat removal and sealing of entry points;
- Kitchen bathroom plumbing repairs;
- Temporary repair to the kitchen porch roof (prior to the “permanent” repair previously discussed);
- Repair & replacement of one dehumidifier;
- Replacement of front door lock; and
- Replacement of kitchen sink sprayer

Planned maintenance and repairs for ‘23 – ‘24:

- No significant projects are foreseen.

Ongoing maintenance and repairs include:

- Property services provided by Nittany Cooperative including weekly and end-of-semester walk-through inspections and Google document reports;
- Lawn and shrub care;
- Pest control;
- Maintaining service and monitoring of the security system;
- Inspecting (and maintaining/repairing as needed) the sprinkler system, fire extinguishers, hot water system boiler, fire alarm system, water supply backflow preventer, and kitchen hood exhaust system;
- Exterior door combination changes;
- Accompanying weekly walk-throughs;
- Renting floor mats for the first-floor foyer, living room and pool room; and
- Summer security checks.

ESF is responsible for the maintenance, replacement and repair of any doors, window casements, glazing, water softener and salt bin (including replenishing salt), plumbing fixtures and pipes, electrical fixtures, wiring and conduits, and heating systems when such replacements or repairs are necessitated in part or in whole by the act, neglect, fault or omission of any duty by the tenant, its agents, employees, or invitees. The tenant is also responsible for maintaining the carbon monoxide and smoke detectors and snow removal.

## 1.5 INTERACTIONS WITH THE UNIVERSITY, BOROUGH AND OTHER FRATERNITIES

Brother Jim Shincovich, ΔΔ860, participated in one meeting of the Lion Fraternity Alumni Association (LFAA) on March 8, 2023, and provided a written report to Brother Nelson.

The Association responded to several LFAA inquiries. The alumni leadership had no direct interaction with the university.

Brother Shincovich continued to serve as a member of the LFAA Board of Directors and attend meetings and monitor actions of the Borough Council.

Brother Shincovich will continue his support of the LFAA. In addition, he will continue to perform volunteer work with the Borough and the Highlands Neighborhood. These latter activities help keep the Association informed of issues within the Borough, some of which could affect fraternities.

## 2.0 CAPITAL NEEDS FOR RE-COLONIZATION

Re-colonization will not come without a price tag.

In addition to funding re-colonization activities, significant property expenses are anticipated during the leasing period. These include:

- Parking lot pavement patching;
- First floor furnishings (replacement of worn out ESF furnishings);
- Sound equipment for party room;
- Bar and DJ stand for party room;
- Upright freezer (for use by the cook);
- Refrigerator (for use by the brothers);
- Replacement (due to age) of double door refrigerator (for use by the cook);
- Exterior trim painting (every 5 – 7 years)
- New commissary flooring (the current flooring contains asbestos thus requiring a qualified contractor and special safety protocols);
- Patching and painting of commissary walls; and
- Return and installation of memorabilia from storage.

The total cost of these improvements & repairs is roughly estimated to be at least \$78,000 with approximately \$19,000 to be funded from the annual operating budgets and the remaining \$59,000 from savings. With approximately \$33K in the Re-Colonization Fund, we'll need an additional \$26K to fund the return of the Delta Collegiate Chapter.

You are urged to consider donating to the Re-colonization Fund. By contributing to Delta, you're investing in a new future, a future where Brothers of the highest caliber will be able to enjoy and benefit from the same Sigma Nu experience you once enjoyed. Think about the lifelong lessons, friends, and skills you obtained at Sigma Nu - the ones that made you who you are today. It's a future worth investing in, and we appreciate your consideration as we move forward. It only takes a moment to make a gift, large or small, and its impact will be felt immediately as we continue to work toward a new and bright future for our beloved Sigma Nu.

Please send your donations to:

Sigma Nu – Delta Chapter  
Alumni Relations Processing Center  
P.O. Box 7007  
Albert Lea, MN 56007-8007

Or donate on-line at [www.sigma-nu-psu.org](http://www.sigma-nu-psu.org).

All donations will be set aside to support the successful re-colonization of Delta Collegiate Chapter of Sigma Nu at Penn State.

### **3.0 FINANCIAL STATUS**

A full financial report will be included in an Addendum to this Annual Report after year-end financial statements are prepared by our accountant. The summary sheet of the FY 22 – 23 budget execution report is enclosed. The Association had a negative net cash flow of \$43,100. Had the Association not elected to conduct the unbudgeted replacement of the main roof, net cash flow would have exceeded budget by almost \$3,000.

### **IV. REPORT AVAILABILITY**

This report will be posted in the members-only portion of our redesigned web site, [www.sigma-nu-psu.org](http://www.sigma-nu-psu.org). Interested alumni can obtain the file by sending a request to Brother Nelson at [nelsonnittany@aol.com](mailto:nelsonnittany@aol.com). Officers, directors, advisors and the General Fraternity will receive this report by e-mail.

### **V. ACKNOWLEDGEMENTS**

Deep appreciation is extended to the following alumni for their advice and support to the Association and the Alumni Chapter this year:

Nick Bucci, ΔΔ1510, Association Director  
Darren Crisman, ΔΔ1475, Association Director  
Chris Dorian, ΔΔ1484, Association Treasurer  
Rich Feimster, ΔΔ1000, Alumni Chapter Lieutenant Commander;  
John Forstmeier, ΔΔ1499, Association Director  
Gary Gleason, ΔΔ1247, Association Director  
Lane Kintigh, ΔΔ1156, Association Director  
Doug Kosydar, ΔΔ1249, Association Director  
Ernest Russom, ΔΔ1014, Chairman of the Board of Directors  
Cam Sabatini, ΔΔ1534, Alumni Chapter Recorder



James Shincovich, ΔΔ860, LFAA Director;  
Edwin Sidwell, ΔΔ879, Association Vice President;  
Jon Vinas, ΔΔ1473, Association Director;  
Tom Will, ΔΔ891, Alumni Chapter Treasurer; and  
James Wyland, ΔΔ1273, Chapter Advisor, University Advisor, Alumni Advisory Board Chair.  
All the officers, directors, and advisors are thanked for their support throughout the year.  
As always, feedback on how to improve the Association's or Chapter's operations is  
encouraged and will be appreciated.

Respectfully Submitted,

*Robert A. Nelson*

Robert A. (Nellie) Nelson, '72, ΔΔ916  
Captain, US Navy (Retired)  
President and Recorder  
Delta Delta Property Association  
of Sigma Nu Fraternity  
Commander, Delta Delta Alumni Chapter  
200 Lions Hill Drive, E213  
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Enclosure: FY 22 – 23 Budget Execution Report (Summary Sheet)