



ANNUAL
REPORT

June 30

2024

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.

DELTA DELTA (ΔΔ)

**2023 – 2024 ANNUAL REPORT
DELTA DELTA PROPERTY ASSOCIATION
DELTA DELTA ALUMNI CHAPTER**

June 30, 2024

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 (GF). 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, 2023, through June 30, 2024, 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 HONORING EDWIN SIDWELL, ΔΔ879

Brother Sidwell passed to the Chapter Eternal on January 16, 2024. His service to the Fraternity were honored with a chapter lifetime achievement award and a resolution adopted by the High Council of Sigma Nu Fraternity on November 9, 2023.

Be It Resolved, that in honor of his remarkable service to Sigma Nu Fraternity and the Delta Delta Chapter and for his exceptional leadership and lifelong commitment to the principles of Sigma Nu Fraternity – Love, Honor, and Truth – the High Council of Sigma Nu Fraternity does hereby recognize, commend, and express its enduring gratitude and best wishes to Brother Edwin Rollin Sidwell.

2.0 ACTIVITIES AND ACTIONS

2.1 JOINT ANNUAL MEETING AND ELECTIONS

The annual meeting of the Alumni Chapter was jointly held with that of the Association on October 15, 2023.

The meeting included a report by Brother Nelson, a question-and-answer period, and elections. There was no old or new business conducted.

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
Advisor: Jim Wyland, ΔΔ1273

The following Association officers were elected for a term of one year.

President Bob Nelson, ΔΔ916
Vice President: Rich Feimster, ΔΔ1000
Treasurer: Chris Dorian, ΔΔ1484
Recorder: Bob Nelson, ΔΔ916

Brothers Pat Thompson, ΔΔ1400, Jon Vinas, ΔΔ1473 and John Forstmeier, ΔΔ1499, were elected as directors, each for a three-year term.

With five of nine directors voting in-person or by proxy, Brother Ernie Russom, ΔΔ1014, was unanimously reelected as Chairman of the Board.

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

2.2 ACTIVITIES

Working with contractors, the Alumni Chapter:

- Consulted with the GF and the alumni leadership and updated the Re-Colonization Plan and Timeline;
- Shifted alumni relations contractors to Elevate Integrated Management Services in July because our former contractor, Affinity Connection, sold the Greek portion of its business;
- Because of quality and billing issues, changed alumni relations contractor to Pennington & Company on January 1.
- Redesigned the alumni website and giving platform;
- Mailed a bio-update form to all alumni;
- Mailed a donation solicitation to all alumni;
- 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;
- Sent acknowledgements to all donors;
- Maintained the alumni database and informed the 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;
- Participated in two meetings of the Lion Fraternity Alumni Association (LFAA) and communicated results to the officers, directors and GF;
- Made and communicated plans for an alumni reunion in State College for July 19 & 20, 2024. The reunion was canceled because of lack of registrants.
- Held an alumni tailgate for Homecoming (attendance was small); and

- Held a tailgate for the Blue White Game at which no guests attended, likely due to the weather (cold, very high winds, and some rain).

Similar alumni relations/communication activities are planned for FY 24 – 25.

3.0 FINANCES

Expenses for the activities reported above totaled \$14,308 and were paid by the Association.

This fiscal year’s fund-raising resulted in donations from 37 donors totaling \$4,968 all of which were retained in the Re-Colonization Fund. This Fund total stands at \$38,032.67.

4.0 RE-COLONIZATION ACTIVITIES

On-site recruitment of new colony members by the GF 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). The initial solicitation for AAB volunteers was included in the Spring 2024 newsletter. Several expressions of interest have been received and several brothers are assisting in recruitment.

The Re-Colonization Plan and Timeline are available to any alumnus by contacting Brother Nelson (at nelsonnittany@aol.com) so it will not be discussed further in this report. The three phases of Re-Colonization are described on our web site (sigma-nu-psu.org). Navigate to:

About Us>>Undergraduates>> Re-Colonization

Other Completed Re-Colonization Activities:

- Three virtual meetings were held with key partners. The first was with Brother Nelson and Megan Pepper, the Director of the Office of Fraternity and Sorority Life (OFSL), to discuss university requirements for re-colonization on November 9. The second was with Mac McNeilly, Sigma Nu’s Director of Expansion and Recruitment, and Ms. Pepper, on December 19. The third was held on June 13 and included Brother MacNeilly and Brother Nelson and Ms. Pepper
- In consultation with the GF, developed Frequently Asked Questions (and answers) (FAQs) to support AAB recruitment;
- Initiated AAB solicitation/recruitment;
- Updated the Re-Colonization Plan and Timeline;
- Met virtually with four GF directors to discuss the plan;
- In a letter dated January 31, 2024, the GF formally informed the Director of OFSL of its intent to formally organize and re-establish the Delta Delta Chapter at Penn State.
- Met with Lesley Larson, Associate Director of Development for Student Affairs, regarding Greek life at Penn State; and
- Attended “Noontime Knowledge for Penn State Fundraising Volunteers, Presidential Counselors, and Donors” hosted by the Piazza Center.

The virtual meeting with GF directors focused on the need for improved alumni engagement. The directors suggested regional events in selected metropolitan locations, thereby negating the need to travel to State College. In March, the GF committed to examine the GF’s alumni

database and prepare lists of brothers in metro areas such as Pittsburgh, Philadelphia, and others.

On June 14, the GF provided a listing of Delta Delta alumni by metro area pockets. These pockets included Philadelphia, Pittsburgh, State College, Harrisburg, Atlanta, Baltimore, Chicago, Boston, Austin, New York, Miami, Denver, DC, Albany, Cincinnati, and many more. The GF is also developing messages to be used in setting up regional get-togethers.

Brother Nelson began plans for a get-together for alums living in or near State College.

Re-colonization activities planned for the 24 – 25 fiscal year include:

- Schedule and hold alumni regional engagement events (when engagement messages are received from the GF);
- Maintain the plan and timeline; and
- Continue AAB solicitation/recruitment.

[Post-Period Note: Alumni interest in serving on the ABB and recruiting others to do so picked up substantially in July. These brothers will be highlighted in the fall 2024 alumni newsletter.]

5.0 POSSIBLE RE-COLONIZATION CHALLENGES

There are several challenges that may arise on the path to re-colonization.

- Although OFSL has been very supportive, the university could attempt to purchase our property under the terms of our deed. A legal challenge to such an attempt could be funded using the re-colonization fund with no assurance of success. The Association's Board of Directors is well aware of this challenge and will retain legal counsel as needed. Due to the semi-public nature of this annual report, the Association's strategy can not be further discussed herein.
- The university has recently required that each fraternity have a university advisor by fall 2024 and has set extensive requirements for that position. To date, no fraternity has been successful in meeting these requirements. Failing to do so, fraternities can not have social events or participate in such activities as Thon. The Alumni Chapter leadership has been communicating with the GF to address this challenge during AAB recruitment.

IV. ASSOCIATION

1.0 ACTIVITIES/ACTIONS

1.1 TENANT IMPROVEMENTS

None were performed this fiscal year.

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 subsequently report the results of a circuit analysis; the analysis performed with report recommendations by a licensed electrician. 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 25th, too late to take any action so the matter was dropped.

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

ESF renewed its request for the summer of 2024. The Association agreed provided the 2023 limitations/restrictions were followed. ESF agreed. Unfortunately, AC units were installed contrary to the 2023 agreement. Upon discovering this discrepancy, the Association directed that the units be removed and installed properly. In support of this action, the Association prepared and forwarded detailed placement and installation instructions to both ESF and the Co-Op. In early June, the Association was informed that ESF had canceled the Caddie Academy for this year due to university issues. All AC units were uninstalled and stored.

1.4 MAINTENANCE, REPAIRS, AND IMPROVEMENTS

1.4.1 Capital Improvements

Two unplanned, but much needed improvements, were completed this fiscal year.

- The water softening system, installed in 2008 was leaking and the system was no longer functioning. It was replaced in April at a cost of \$4,240.
- The antiquated fire alarm system, originally installed in 1995, after failing a January inspection with issues regarding the main panel and the detectors (which were at the end of their service life) was replaced in May at a cost of \$7,092. Essentially everything but the bedroom smoke detectors (not part of the system) and the fire alarm pull stations were replaced.

The south portion of the wall along the west patio has significantly degraded due to weathering. The bid cost to replace this portion of the wall is approximately \$10,000. The Association's Board of Directors decided to defer this project until a time closer to the return of the Collegiate Chapter in 2028.

The Association maintains a Capital Improvement Plan/Projection through 2028. There are no capital improvements planned for the 24 – 25 fiscal year. The budget includes a contingency of \$5,000 for emergent needs. A copy of the Plan can 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 routine maintenance and repairs included:

- See ongoing maintenance & repairs below

Unforeseen repairs included:

- Repairs to the dishwashing machine;
- Hot water system inspection and repair;
- Investigation of water softener system leak; and
- Replacement of the hot water system mixing valve.

Planned non-routine maintenance and repairs for '24 – '25:

- 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 with Google document reports and accompanying by Brother Nelson (as schedule allows);
- Lawn and shrub care;
- Pest control;
- Maintaining service and monitoring of the alarm system;
- Inspecting (and maintaining/repairing as needed) the structure's sprinkler system, fire extinguishers, hot water system boiler, fire alarm system, water supply backflow preventers, and kitchen hood exhaust system;
- Exterior door combination changes;
- Renting or replacing floor mats for the first-floor foyer 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 meetings of the Lion Fraternity Alumni Association (LFAA) and followed up with Brother Nelson.

The Association responded to several LFAA inquiries. The Association 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 basement entertainment room;
- Bar and DJ stand for entertainment room;
- Upright freezer (for use by the meal service provider);
- Refrigerator (for use by the brothers);
- Replacement (due to age) of double door refrigerator (for use by the meal service provider);
- Exterior trim painting (every 5 – 7 years)
- New commissary flooring (the current flooring contains asbestos thus requiring a qualified contractor and special safety protocols);
- Replacing the south portion of the rear patio wall;
- Patching and painting of commissary walls; and
- Return and installation of memorabilia from storage.

The total cost of these improvements and repairs is roughly estimated to be at least \$88,000 with approximately \$19,000 to be funded from the annual operating budgets and the remaining \$69,000 from savings. With approximately \$38K in the Re-Colonization Fund, we'll need at least an additional \$31K to fund the return of the Delta Collegiate Chapter.

You are urged to consider donating to the Re-Colonization Fund. We have positive operational finances from our tenant. We have money in the bank from Brothers who are committed to re-colonization. We have the leadership and proven re-colonization processes from National. Finally, we have OFSL's support for our re-colonization.

When we were undergrads, it was our predecessors who established the physical and cultural state of the Chapter. Now, we have a blank slate. We have the opportunity to re-establish the physical and cultural future of the Chapter.

With your support, we have the opportunity to re-establish Sigma Nu at Penn State to a status that we believe its values and mission require. 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 Delta Delta.

Please send your donations to:

Sigma Nu, Penn State University
Payment Processing
P.O. Box 2187
Columbus, GA 31902-2187

Or donate on-line at www.sigma-nu-psu.org.

All donations will be set aside to support the successful re-colonization of Delta 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 23 – 24 budget execution report is enclosed. The Association had a positive net operating cash flow (not including donations) of \$819.00.

V. REPORT AVAILABILITY

This report will be posted in our redesigned web site, www.sigma-nu-psu.org. Interested alumni can obtain the file by sending a request to Brother Nelson at nelsonnittany@aol.com. Officers, directors, advisors and the GF will receive this report by e-mail.

VI. 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 and Association Vice President;
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;
Jon Vinas, ΔΔ1473, Association Director;
Tom Will, ΔΔ891, Alumni Chapter Treasurer; and
James Wyland, ΔΔ1273, Chapter Advisor, University Advisor, AAB 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 greatly appreciated.

Respectfully Submitted,

Robert A. Nelson

Robert A. (Nellie) Nelson, '72, ΔΔ916
Captain, US Navy (Retired)
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Enclosure: FY 23 – 24 Budget Execution Report (Summary Sheet)