

THE MOORINGS AT LEWES REIDENTS' ASSOCIATION

ALL RESIDENTS MEETING AGENDA

March 17, 2025

CALL TO ORDER: Ed Steiner

MOMENT OF SILENCE

Please remember to turn off your phone.

OPENING REMARKS: Ed Steiner

WELLNESS COMMITTEE: Gail
Bourassa

**BUILDING AND PROPERTY
COMMITTEE:** Gil Kaufman

OFFICER & COMMITTEE REPORTS

CORRESPONDING SECRETARY:

Carol Lader

TREASURER: Tom Reed

TRUSTEE: Jim McMullen

FINANCIAL ADVISORY

COMMITTEE : Jim McMullen

DEI COMMITTEE: Jane Lord

ACTIVITY COMMITTEE: Peg Partlow

DINING COMMITTEE: Franz

Portmann

GIFT SHOP: Diane Bair

LIBRARY COMMITTEE: Judy Burgess

PROGRAM COMMITTEE: Rebecca
Brenner

AREA REPORTS

HEALTH CENTER - Gil Kaufman

WEST WING

1st FLOOR - Peg Partlow

2nd FLOOR - Linda Trzyzewski

EAST WING

1st FLOOR - Mary Lou Poffenberger

2nd FLOOR - Diane Bair

COTTAGES

1-24 - Carol Lader

25-48 - Carol Bishop

OPEN FORUM: Questions From The Floor

ADJOURNMENT

Please remember to turn on your phone.

Opening Remarks

- Please fill out the Holleran Surveys. If you mailed separately, let the concierge know.
- An email has been sent about a Springpoint presentation on the expansion plans. There will be a Q & A. Questions should be submitted by replying to the email.
- Residents will be getting a request for contributions to TMALRA in their cubbies. It asks for at least \$15 per resident. However, most residents contribute more. Since all residents are automatically members there are no dues.

Ed Steiner

Corresponding Secretary's Report

For the month of February 2025 there were 19 cards distributed

- 10 Birthday cards
- 6 Get Well cards
- 3 Condolence

Carol Lader

Please remember to keep Carol informed of any cards needed to be sent.

Treasurer's Report

The February Treasurer's report has been uploaded to the TMALRA website.

- The February Treasurer's Report has been uploaded to the TMALRA website.
- Expenses were \$6 for the Wellness Committee for copies, \$370 for printing the newsletter and \$15 for a program honorarium.
- There was a \$1,730 deposit for fleece jacket pre-sale.
- At the end of the month, our operating balance was about \$28,600 and we carried forward about \$305 for the Employee Appreciation Fund.

Tom Reed

Trustee Report

The next meeting will be March 20th.

- Please let Jim know of any issues that need to be solved by management so they can be brought up at the next meeting.

Jim McMullen

Financial Advisory Committee Report

We met with Moorings and Springpoint management on 2/27/2025 to discuss 4Q24 and full year 2024 financial results. The focus today is on the full year.

- Operating results were slightly better than budget; surplus for the year was \$2.2 million, \$0.3 million better than the budget. Margin was 12.7% vs. 10.9% budget.
- Management reiterated that they are looking for an operating margin range of 10% to 15%.
- The phrase "no margin, no mission" was articulated. In other words, with no margin we eventually go bankrupt and cease operations.
- FAC will continue to advocate for restraint on monthly rate increases.

Jim McMullen

DEI Committee Report

February 28th several representatives from several Springpoint communities met online with Maureen Cafferty, Springpoint Vice President and DEI Officer.

- Springpoint joined the nationwide Diversity, Equity, and Inclusion (DEI) movement in 2021, when they created a DEI team. They invited resident representatives to meet several times a year to get updates and to share ideas.
- Recently references to DEI have been deleted from federal government documents. Maureen does not think that Springpoint's DEI program could be deemed illegal. However, she expressed concern it could affect federal Medicare and Medicaid money.
- Springpoint remains committed to the concept and intends to carry on the spirit of the program under some other label.

Jane Lord

Activity Committee Report

Meeting February 18th Topics:

- Calendars for March, April and May.
- Dining provided snacks for the screening of Wicked. Wicked II comes out in June.
- The fleece jacket sales sold 44 jackets which allowed buyers to get a \$3 rebate. Another sale is scheduled for September.
- The committee is taking a field trip to the Milton Theater to evaluate the venue. The goal is to expand the theater options offered.

Other Information:

- Even though some trips and events are full it is a good idea to sign up for the wait list.
- Calendars will now indicate when early sign-ups start.
- Look for the Cadbury Cruisers trip to the Four Acres an Alpaca farm in Frankford.
- There is still space for the Barnes Foundation trip in May. Guests are welcome.

Peg Partlow

Dining Committee Report

February meeting was postponed twice. So, the March 6th Meeting had a packed Agenda The meeting started with the Directors report given for Creighton by Crystal Nesbit:

- The Moorings Market offerings and pricing are being reviewed.
- A five-week menu cycle with the new Spring/Summer menu will start June 1st.
- Other topics included kitchen tours, Holleran survey, tabletop caddies, Valentine Cookie sale, food temperature and heart-healthy foods,

The Committee addressed the following concerns:

- Why are three Dinner entrees not available every evening?
- Gourmet offering once per week.
- Wednesday evening Buffet are not well attended, and the offerings are boring.
- An Omelet station for the Sunday Brunch.
- Nutrition Program on March 19th by our in-house Dietician Molly Gallagher.
- Weekly Chart Room visit by Franz to monitor food quality, service and get input.
- What happens to the Comment Cards? Can Resident see them?

Franz Portmann

Creighton tabulates the Comment Cards on a regular basis to establish satisfaction trends for taste, appearance, cleanliness, order accuracy, server performance, and temperature.

Buy The Sea Gift Shop Report

February 2025:

Income

Cash	\$418.40
Charges	\$114.50
Bingo	<u>\$ 6.50</u>
Total	\$539.40

Expenses \$ 68.39

Profit \$471.01

Diane Bair

Thank you to all who buy and donate. The Gift Shop did better than the budget for 2024.

Library Committee Report

Library Committee members are still busy organizing our DVDs. into our new shelves.

- A new category called "Young Visitors" includes the Harry Potter series.
- This is "still in progress". There have been problems with getting labels to adhere to DVD cases.

The Library Committee suggested that we have a list of all the magazines.

- It is quite a collection. We welcome your contributions of any magazine three months or newer.
- We do not have enough space for the recently received cartons of National Geographic Magazines.

Judy Burgess

Program Committee Report

PROGRAMS (3rd Tuesdays of the month at 7 pm)

- March 18th – CJ, student musician and member of the jazz ensemble at CHHS, has confirmed that a small group (7) will be able to be here. More details to follow.
This activity was left off the March calendar so please talk up this event. Support the Program Committee and our local young people by attending.
- April 15th – More Music! Mixed Blessing, a cappella group including our own Bob Porta and Sherry Chappell and led by the irreplaceable Roo Brown

MOVIES (Friday nights at 7 pm)

- March: 3/14 The Last Rifleman (requested by resident), 3/21 Living (requested by resident), 3/28 Hair (A once controversial classic.)
- April: 4/4 Munich (2' 45'') Spielberg on the aftermath of the 1972 massacre at the Munich Olympics (Stunning reviews), 4/11 Something's Gotta Give (McCool DVD collection) Jack Nicholson and Diane Keaton in a later in life Romcom, 4/18 (Good Friday) Godspell, 4/25 My Fair Lady

Rebecca Brenner

Wellness Committee Report

3/3/25 Meeting

- Gail continues trying to get a Dermatologist to do a program and skin care.
- Parsells Funeral Home will make a presentation on March 26th.
- In April there will be a program on Diabetes management.
- How dance movements and music relate to brain activity and how they can both be beneficial to those with diseases like Parkinsons and MS was discussed.

Gail Bourassa

Building and Property Committee Report

Meeting February 18, 2025. The issues discussed included:

- A review is being made of the remaining drainage issues. The corrective work will be carried out by Brightview as soon as the weather improves.
- Power washing of cottages is scheduled to begin around April 1st. It will include window cleaning. Cleaning the main building is expected to begin around April 18th.
- A discussion of speed bumps included the negative aspects, notably for ambulances and our vans. It was agreed the problem of speeders needs to be addressed
- The need for improved lighting (possibly solar) in several areas.

Gil Kaufman

Resident comments included speed bumps dangerous for people using canes and walkers; edging stones in the front of the building need attention; pond fountains are not working.

Area Representatives Report

First Floor West – Welcomes Theresa & Bill Nolan 116. Expected Move-in: 3/31 Judy & Chip Lytle 119. **Peg Partlow**

Second Floor West – No Change. **Linda Trzyzewski**

First Floor East – Expected Move-in: later in March Frances Saunders 133. Available: 130. **Mary Lou Poffenberger**

Second Floor East – On Hold 229. **Diane Bair**

Cottages 1-24 No Change. **Carol Lader**

Cottages 25-48 Cottages 25 (Offline) and 44 (On Hold). **Carol Bishop**

Health Care Census: 3/15/25

<u>Area</u>	<u>Space</u>	<u>Occupied</u>	<u>Census</u>	<u>Status Change</u>
Assisted Living	30	26	87%	1 Less
Safe Harbor	15	11	73%	2 Less
Skilled Nursing	40	33	83%	2 Less

Recent Changes:

Joseph Wolansky moved out
Ruth McIntire IL to SN
Pat Kraut IL to Hospital to SN

Bob Partlow passed
Anne Fahringer passed

Gil Kaufman

Open Forum

- The importance of supporting the musicians at Cape Henlopen High School by attending their concert was emphasized.
- It was nice to have a resident from AL at the meeting. Demonstrates there are no barriers between AL and IL.
- Questions were asked about the scheduled Yard Sale. This is not a TMALRA event and questions should go to TK.
- Residents are still having a problem with emails going to Spam.

60 Residents attended the meeting.

Jane Bretnall, Secretary