

THE MOORINGS AT LEWES RESIDENTS' ASSOCIATION

Board of Directors Meeting

MONDAY, April 14, 2025

Welcome: President Ed Steiner

Call to Order: President Ed Steiner

Moment of Silence

Opening Remarks: President Ed Steiner

Ed suggested ways to further our sense of community by having residents get to know other residents better:

- Participating in Hodge Podge Dinners.
- Filling in one's personal information on the Community App.
- Inviting fellow residents to Dinner in the Chart Room.

Secretary's Report: Jane Bretnall

- Reminder email reports for the All Resident meeting as soon as possible. It is okay to make changes by noon on Tuesday following the meeting.

Motion to approve the posted minutes was made and unanimously approved.

Treasurer's Report: Tom Reed

March Report has been posted to the TMALRA website. Some highlights:

- The Moorings contributed \$150 for the Cadbury Chorus's piano player.
- Expenses included: \$100 for picture frames and copies, \$100 for the library, and \$155 for Cape Henlopen HS program and a movie rental.
- At the end of the month, our operating balance was about \$27,140 and about \$305 has been carried forward for this year's Employee Appreciation Fund.

To date the contributions to TMALRA in lieu of dues has not reached the budgeted amount desired. Several residents gave more than \$100 while a significant number did not contribute at all.

Trustee Report: Jim McMullen

Meeting 3/20/25 at Springpoint's home office:

- Springpoint has begun another strategic planning project and engaged a consulting firm, trilogyCONNECT. Board members may be included in a survey.
- The Moorings is the next-best performing community behind Stonebridge. Their operating margin was 17.5% and ours was 12.7%.
- Springpoint's benchmark for IL occupancy is 90%. Ours is 94.7%
- The Moorings could do better if renovations on empty units happened faster.

Special Report: Ed Steiner

TMALRA's status as an entity is unclear. The ramifications were explored.

Motion for Ed Steiner to contact Springpoint concerning this issue and report back was made and unanimously approved.

Old Business

Ed asked to meet with the Area Representative after the meeting.

Peg Partlow asked the Board to think about the issues involved with:

- Big Trips like the one planned for the Barnes Foundation.
- Problems with signing up for activities. Of particular concern is how things will be handled once The Moorings has more residents.

Carol Bishop related the problems with hiring a good piano player for the Cadbury Chorus. A new candidate has been found. However, additional funds will be required.

Motion to increase the budget for the Cadbury Chorus piano player by \$1,000 was made and unanimously approved

New Business

Concerns about the Planned Expansion were discussed:

- There was a consensus that residents need more input in the decisions being made by Springpoint's Development Team.
- Neither the Library or the Gift Shop have been able to provide their particular needs.
- Increasing the number of residents will require additional financial support from The Moorings and Springpoint for the Activities Committee.

The formation of an Ad Hoc Committee was determined to be the way forward, address the issues, and relay our concerns to the Development Team.

Ed asked Board Members to send him suggestions for who should serve on this committee and who would like to volunteer.

Adjournment

Jane Bretnall, Secretary