

THE MOORINGS AT LEWES RESIDENTS' ASSOCIATION

ALL RESIDENTS MEETING AGENDA

April 21, 2025

CALL TO ORDER: Ed Steiner

MOMENT OF SILENCE

Please remember to turn off your phone.

OPENING REMARKS: Ed Steiner

OFFICER & COMMITTEE REPORTS

SECRETARY: Jane Bretnall

CORRESPONDING SECRETARY:

Carol Lader

TREASURER: Tom Reed

TRUSTEE: Jim McMullen

ACTIVITY COMMITTEE: Peg Partlow

DINING COMMITTEE: Franz

Portmann

GIFT SHOP: Diane Bair

LIBRARY COMMITTEE: Judy Burgess

PROGRAM COMMITTEE: Rebecca

Brenner

WELLNESS COMMITTEE: Gail

Bourassa

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

- The President's letter in the next Free Press will mention the importance of residents contributing to TMALRA. At least \$15 is the suggested amount for each resident. Residents who have not yet contributed are encouraged to do so.
- Each All Resident meeting is a way for TMALRA to provide information. Any residents with questions are encouraged to ask them during the meeting.

Ed Steiner

Secretary's Report

Reminder Meeting Minutes from the Board Meetings and All Resident Meetings are posted in the Mail Room, in a notebook in the Library and on the TMALRA Website.

Jane Bretnall

Corresponding Secretary's Report

For the month of March 2025 there were 15 cards distributed

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

Carol Lader

Treasurer's Report

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 have not reached the budgeted amount desired. Several residents gave more than \$100 while a significant number did not contribute at all.

Larry Meyers for Tom Reed

Trustee Report

Met at the Home Office on 3/20/2025

- Springpoint Management has begun another strategic planning project. They have engaged the consulting firm of trilogyCONNECT. Residents may be surveyed.
- Wes Meltzer has been appointed VP of Marketing and Communications.
- Moorings is the next-best performing property behind Stonebridge with an operating margin of 17.5% to our 12.7%. Two other LPC's were near breakeven and remaining four were in a loss position.
- Management's benchmark for IL occupancy is 90%. All the losing LPC's had occupancy below 90%; ours is 94.7%.
- Morrison will refund \$1 million to Springpoint. It has yet to be determined what the Moorings' share will be.

- Moorings and our folks came up for several favorable mentions.
 1. The Moorings was recognized for a defect-free health inspection in December 2024.
 2. We were among seven Springpoint LPC's recognized by US News & World Report as "Best Nursing Homes" for short-term rehabilitation.
 3. Brett Sabbato posted a very favorable comment on the staff, facilities, food and living atmosphere for his parents here at the Moorings. There was an anonymous email sent to Annette also praising the quality of life for the author's parents.
 4. Finally, Phyllis Zwarych's write-up in the Cape Gazette was reproduced. Phyllis was recognized for donating the proceeds from her art exhibition to our Resident Reserve Fund. Thank you, Phyllis.

Jim McMullen

Activity Committee Report

Meeting April 15th Topics:

- The calendar for May was adjusted prior to final printing. Calendars for June and July were finished, pending any changes which will be determined in May.
- The Barnes Foundation trip is scheduled for May 1st, leaving at 7:30 AM and returning by 5 PM.
- Early sign up for May activities: 4/20 for Capital Ringers (\$20) on May 4th, and 4/24 for Ladies' lunch on May 8th.
- There is still space available for the 4/24 trip to the Alpaca Farm in Frankford (\$10) with lunch afterward at Bear Trap Dunes.
- Next Cadbury Cruiser trips June to Ft. Miles in the State Park, July will be an eco-tour on Cape Water Taxi. *Cadbury Cruiser trips are open to all residents.*

Other Information:

- Planting the pots on the patio will be in conjunction with Happy Hour on May 9th. *Residents are encouraged to attend Happy Hour and meet new people.*
- Shuffleboard Commissioner, Larry Myers, indicates there are 16 teams scheduled to begin the spring season on May 10th. The season is May, June and in the Fall.
- Resident Services is planning a Kentucky Derby Party at 5:30 on Saturday May 3rd.
- Save the Date: December 18th, Holiday Dinner

Peg Partlow

If an activity is full, it is important to get on the wait list. Often arrangements can be made.

Dining Committee Report

The past week Dining Services has been less than satisfactory due to challenges. As you know, changes create new opportunities. A replacement sou Chef is to be hired. Creighton and all of us are looking forward to better days in the Chart Room, Bistro, and brown paper bag meals. However, that does not happen overnight. So, stay tuned and be patient.

At the Dining committee meeting on April 3, 2025, the following items were discussed:

- The Moorings Market selections
- Three Entrees choices every evening
- Upcoming Menu changes

Franz Portmann

Buy The Sea Gift Shop Report

March 2025:

Income

Cash	\$202.50
Charges	\$132.70
Bingo	<u>\$ 52.50</u>
Total	\$387.70

Expenses \$ 0

Profit \$387.70

Diane Bair

A Special Thank You to Silvia Ritchie for starting The Moorings Care Program. Twice a year it gives residents an opportunity to help a local organization.

Library Committee Report

Committee comments about the planned expansion of the Library:

- The space will double thus providing additional shelf space for books and meeting space for discussion groups.
- The artist rendering of the space provided by Springpoint's Development Team showed gaming tables and a fireplace, both of which are not appropriate.

The DVD section of the Library continues to grow included the recently added category "Young Visitors". Residents are encouraged to have their young guests select a DVD.

Judy Burgess

Residents are asked to provide suggestions for the planned expanded Library.

Program Committee Report

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

- May 20th – William Lowe, Maritime Exchange/Ship Reporting Station at CHSP
- No programs over the summer (Stango Park concerts)

MOVIES (Friday nights at 7 pm)

- April: 4/25 My Fair Lady
- May: 5/2 Top Secret Rosies, 5/9 Holiday in the Wild, 5/16 Julie & Julia, 5/23 Hacksaw Ridge, 5/30 Night at the Museum

Thanks to Jen Silvestri (now making sure things get on the calendar) and Bill Littell (he's putting the movies on the TMALRA website), and to all of you for your ongoing conversations with us, suggestions and support.

Rebecca Brenner

Wellness Committee Report

4/2/2024 Meeting Topics:

- How Ear wax can cause hearing loss. Discussion included wax removal methods.
- Springpoint Livewell Program: Shirley Coleman is working on nutrition and exercise programs. The nutrition program covers the effects of different foods.

- April 24th program for Diabetes Management and Nutrition. It will address issues for diabetics and how to help prevent diabetes.
- May 21st program will be presented by an Audiologist.
- The presentation from Dr. Farrell on Chiropractic and Acupuncture has been moved to a date to be determined in September.

Gail Bourassa

Area Representatives Report

First Floor West – Welcomes Judy & Chip Lytle 119. **Peg Partlow**

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

First Floor East – Welcomes Frances Saunders 133. Application in process: 130. **Mary Lou Poffenberger**

Second Floor East – Current IL Resident will be transferring 229. Current IL Residents considering transfer 225 & 232. **Diane Bair**

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

Cottages 25-48 Offline 25. Application in process 44. **Carol Bishop**

Health Care Census: 4/21/25

<u>Area</u>	<u>Space</u>	<u>Occupied</u>	<u>Census</u>	<u>Status Change</u>
Assisted Living	30	27	90%	1 More
Safe Harbor	15	7	47%	5 Less
Skilled Nursing	40	34	85%	2 Less

Recent Changes:

Ruth Macintire SN to IL

Frances Mason SH to SN

Pat Kraut Hospital to SN

Georgia Fegley passed

Gil Kaufman

There has been a recent expansion of the AL Activity Program with the addition of many fun things to do. IL Residents are encouraged to visit AL residents.

Open Forum

- The Safe Harbor Garden is being renovated. The stones have been replaced by mulch. The irrigation and lighting have been improved. Residents thank Bud Hirschmann.
- June 24th the Cadbury Chorus will present “Cadbury on Broadway”.
- Since 1000-piece puzzles do not sell well in the Gift Shop. They are being offered to residents before they are donated to a local thrift shop.
- A Certificate of Appreciation was presented to Jim McMullen for his services as Shuffleboard Commissioner. Under his leadership it has Shuffleboard has become a favorite pastime at the Moorings.

55 Residents attended the meeting.

Jane Bretnall, Secretary