

THE MOORINGS AT LEWES RESIDENTS' ASSOCIATION

Board of Directors Meeting

MONDAY, August 11, 2025

Call to Order: President Ed Steiner

Moment of Silence

Remarks: Ed Steiner congratulated the staff of the Free Press on the latest issue.

Treasurer's Report: Tom Reed

July Treasurer's report has been posted to the TMALRA website. Some highlights:

- Income of \$300 from The Moorings
- Expenses - \$28 for activities, \$615 for the chorus, \$786 for communications, and \$24 for programs.
- Operating Balance - \$31,000. (\$300 carried forward for Employee Appreciation.)

Financial Advisory Committee Report: Tom Reed for Jim McMullen

July 30th Committee discussed with Annette Moore and Garrett Midgett 2Q 2025

- Revenues were on budget despite occupancy being 5% below budget.
- Skilled Nursing was above budget.
- Departmental expenses were \$82K under budget and operating margin was 13%.
- The committee expressed concern about the revenue loss from the 8 cottages affected by the expansion. Management recognizes these challenges but explicitly stated that our monthly rates will not be affected by this.

Employee Recognition Committee Report: Larry Myers

- Committee approves of the idea presented by Laurie Weeks to have the Committee set up outside the Auditorium during the December Staff Party.
- Larry is meeting with Laurie tomorrow.
- Hopefully there will be more information for Residents at the September meeting.

Nominating Committee Report: Don Smith

- Slate for 2026 is filled and will be presented to the Board in November.
- Residents will vote on it in December; the new Board will take effect January 1st.

Ad Hoc Committee on Expansion: Jim Keys

- The committee has been actively handling input from residents
- The process involves discussing comments from residents, investigating the issue, deciding if Springpoint needs to address the issue, and following up.
- An Excel spreadsheet has been devised to track each issue.
- Issues to be addressed by Springpoint are sent to Michael Locurio.
- Feedback will be communicated to residents.

Old Business

Status of Incorporation: Ed Steiner

- The Moorings at Lewes Residents Association, Inc. has been established.
- Ed proposed a “Notice To All Permanent Residents of The Moorings At Lewes.”
- After a discussion and some suggested changes, it was decided that a revised notice would be presented at the next Board meeting.

New Business

Included discussing the following topics:

- Overcrowding in the Bike Shed.
- Protecting the use of the TMALRA name.
- Overcrowding at Happy Hour

Adjournment

Attending

Ed Steiner, Jim Keys, Jane Bretnall, Carol Lader, Tom Reed, Larry Myers, Don Smith, Peg Partlow, Jane Lord, Franz Portmann, Diane Bair, Judy Burgess, Rebecca Brenner, Gail Bourassa, Gil Kaufman, Linda Trzyzewski, Mary Lou Poffenberger, Walter Clarke.

Jane Bretnall, Secretary