THE MOORINGS AT LEWES RESIDENTS ASSOCIATION, INC.

Board of Directors Meeting
Monday, September 14, 2026
3:30 pm in Auditorium

AGENDA

CALL TO ORDER: Jim Keys
MOMENT OF SILENCE
OPENING COMMENTS: Jim Keys
LivWell Presentation: Linda Wilmot
SECRETARY'S REPORT AND APPROVAL OF MINUTES: Larry Myers
TREASURER'S REPORT: Walter Clark
ACTIVITIES COMMITTEE: Peg Partlow
TRUSTEES: Jim McMullen
COMMUNICATION COMMITTEE: Jim McMullen
EMPLOYEE APPRECIATION: Larry Myers
OPEN FORUM:
ADJOURNMENT:

MINUTES

Opening Remarks: Jim Keys

President Ed Steiner was not available; Vice President Jim Keys chaired the meeting. Jim introduced Linda Wilmot, The Moorings' Wellness/LivWell manager, who highlighted some of her plans for Springpoint's revamped Liv/Well program.

LivWell: Linda Wilmot

- LivWell is Springpoint's branded wellness program. Currently in re-launch, with the goal to make LivWell more visible and useful to residents.
- Springpoint provides many of the foundational elements, such as software system, forms, role expectations, and program goals. Each community has autonomy to develop the program in a way that connects and makes sense for the community and its residents.
- The Resident Wellness Committee, Resident Activity Committee, and others do a great job of providing programming/speakers, etc. LivWell is not meant to replace or compete with the work of these committees.

- Care Navigation is a key component of LivWell, providing resources to residents to help access healthcare services both here at The Moorings and in the outside community. Current efforts include:
    - Set up a pathway for independent living residents who have been discharged from Beebe Hospital or recent ER visit to be followed by Beebe's Population Health team.
    - Gathering resources regarding community services, local healthcare providers, and sharing as I meet with new residents about four weeks after they move in.
    - Developing a quarterly communication to highlight various wellness-related services here at The Moorings.
    - Continue to gather resources from other healthcare systems, such as Bayhealth and Christiana Care, to help residents when looking for assistance.
    - My goal is to be the first point of contact for residents with questions about local primary care providers, specialists, etc.
- "LivWell Gatherings": This is a series of resident experiences developed as part of the LivWell relaunch. The goal is to create experiences that encourage curiosity, make connections, use memory and attention, engage senses, and have fun.
- Beebe's Care Coordination Center located on Savannah Road in Lewes is a facility-level of care that bridges the gap between inpatient hospital stays and crucial follow-up care.

Secretary's Report and Approval of Minutes: Larry Myers

The minutes of the August meeting have been posted on the bulletin board in the mail room and in the 3-ring binder in the library and uploaded to the TMALRA website. The Board approved the minutes as written.

Employee Appreciation Committee Report: Larry Myers

- The Employee Appreciation Committee met a few weeks ago to plan the roll out of this year's fund-raising campaign, which will begin next **Monday, September 28**. A letter describing the campaign and requesting donations will be placed in all IL and AL mailboxes (cubbies) and include an envelope for submitting your donation.
- **The deadline for submitting donations will be Tuesday, November 24**. Two days before Thanksgiving.

Treasurer's Report: Walter Clarke

- The August 2026 Treasurer's Report has been uploaded to the TMALRA website. The 8/30/26 TMALRA Actual vs. Budget also has been uploaded to the website.
- The Activities budget reflects resident payments for the "Pretty Woman" and "Cher" performances. The budget also reflects the advance payment for three upcoming performances.
- The Communications Committee has been reimbursed for printing *The Free Press*. The Chorus budget reflects the purchase of supplies and The Moorings' share of Louise Foster charges.
- Revision to the 2026 Budget:
    - We need to reflect actual to the forecasted Budget as proposed last December.
    - Our only actual income is MEMBER CONTRIBUTION and GIFT SHOP sales, which total about $10,000.
    - The Moorings Activities Contribution is really an offset to the Chorus Budget use of Louise Foster as pianist (The Moorings pays half of the cost) and is reflected in that way.
    - The operating balance at the start of 2026 was about $23,000. Currently we are at about $20,000. We are about $4,000 short on the budget at the end of August.
    - For the balance of the year, we will exceed the budget as follows:
        - Communications $1,100: (Directory printing $600; *The Free Press* printing $485).
        - Activities: Holiday Party (about $1,500). Participants pay $25 and the balance is from Activities Budget (about $2,500).
    - The End of Year available Balance expectation is about $16,000.

The Treasurer's report prompted some discussion regarding the need to raise additional funds to support TMALRA activities. Board members decided to make this question a specific agenda item at a forthcoming meeting.

Activities Committee Report: Peg Partlow

- The revamped procedure for signing up for activities is working well.

- Kash DeMora is commended for his excellent work in helping to prepare the monthly activities calendar.
- Holiday Party. Residents pay $35 with the TMALRA Board supplementing the full ticket price of $60. Total cost of party is not to exceed $2,500. This is NOT part of the Activities Committee budget, but rather a Board good will use of non-budgeted funds from existing surplus.
  Budgeted Activities funds pay for any incidental costs over the ticket price.

Trustees Report: Jim McMullen

- Expansion Project: The Lewes Board authorized Springpoint management to negotiate construction financing, as well as long-term financing for our expansion.
- Accolades: The Moorings Skilled Nursing unit was awarded a Five-Star rating in all four healthcare areas. Congratulations to Annette and SNF folks.
- The Moorings Expansion Marketing Materials received the Gold Award from the Mature Market Resource Center.

Communications Committee Report: Jim McMullen

David Bleil will be stepping down from his post as publisher of our newsletter, effective with the publication of the next issue. Please let Jim know if there is anyone will to assume these duties.

Dining Committee Report: Jim Keys

The TMALRA Dining Committee was informed by Morrison Dining Services at its September 3, 2026, Committee meeting that there has been a loss of kitchen staff, and they are currently seeking qualified applicants for four part-time cooks. One new hire has been added to the Chart Room server staff.

Morrison Dining has informed us that dinner reservations in the Chart Room during normal operations are greatly helpful in (a) preparation of adequate quantities of food, (b) in setting up appropriate table arrangements and seating, and (c) in assigning serves to cover all guests. Reservations can be made by calling 302-344-3250 or via the Community app.

Annette Moore attended the Dining Committee meeting on September 3, to gather resident feedback on a possible proposal affecting the Dining Room. Request for resident feedback from management is appreciated.

Ad Hoc Expansion Committee Report: Jim Keys

Library Committee co-chairs Sandy Spence and Rebecca Rogers wrote to Michael Locurico at Springpoint regarding the need for alternative library space and storage of books and other library materials during the seven-month construction period for the renovated library. Mr. Locurico acknowledged receipt of their message. which the Library Committee views as a positive development, given Springpoint's lack of responses to other resident inquiries.

Then Sandy and Rebecca sent another update asking for use of the East and West, 1st and 2nd floor "puzzle" spaces. Mr. Locurcio said "we'll certainly do our best to accommodate the community the best we can."

Resident Life Committee: Walter Clarke

The Resident Life Committee is composed of the TMALRA Area Representatives and The Moorings Resident Services. The committee has met and revised/updated a series of materials that better reflect the current relationship between Area Representatives and The Moorings.

These updates have provided:

- A definition of the "Resident Life Committee" and its Mission.
- A Mission Statement and recommended Area Representative actions for welcoming new residents to the Moorings and TMALRA.
- A "Welcome Letter" to new residents introducing them to TMALRA.
- The "NEW RESIDENT INFORMATION" booklet (A guide to new residents of The Moorings at Lewis) - this was formerly called the TMALRA Handbook.

Meetings of the Resident Life Committee are being held on a quarterly schedule by Resident Services.

Open Forum

Ann Lyn Martin mentioned that we have received a Thank You note from the young lady who performed in the recent Cabaret evening in the auditorium.

Adjournment

Attending: Jim Keys, Don Smith, Peg Partlow, Walter Clarke, Floyd Saums, Linda T., Mary Lou Poffenberger, Diane Bair, Sandy Spence, Ann Lyn Martin, Gail Bourassa, Bill Littell, Jim McMullen, Bill Martin, Gil Kaufman, Larry Myers

Larry Myers, Secretary