

Afternoon Exchange – 9/1/26 Minutes (Tammy & Ingrid not in attendance)

Directors:

Bud

At the recent Building & Grounds meeting, it was brought up about recent Comcast issues. Bud is working with Comcast so all residents' internet fees will be the same.

Question: Are the crepe myrtles going to be trimmed?

Answer: Bud obtained 2 price estimates – he will most likely go with the lower cost which was \$13K vs. the higher estimate of \$28K. He is currently evaluating the contract. He has also submitted the RFP (Request For Proposal) for groundskeeping. Bud also noted that the east and west apartment entrances by the elevators are going to be accessible with resident key cards.

Question from Jim McMullen: What is the status of the east pond?

Answer: It's been sprayed

Question from Joe Hoechner: Is the bushy tree at the community entrance part of the scope of work to be trimmed?

Answer: All trees are being surveyed

Todd (Tammy and Andy Abele are currently on vacation so Todd is reporting on Tammy's behalf on housekeeping)

Housekeeping cleaned 78 IL apartments last month and 85 healthcare rooms.

Housekeeping is currently scheduling Labor Day cleanings. If a resident wants to be added to the schedule to have their porch cleaned, please contact Tammy.

Roofing repairs are still underway; Juan from Brightview is aware of the remaining gutter issues that need to be resolved. Parking lot painting is still on-going. There have been additional handicapped spaces added up front. Maintenance has adequate supplies of rock salt for this upcoming winter so they are "ahead of the game." The cleanup of the west side pond is scheduled for mid-September.

TK

It's been brought to her attention that a resident lost their keys recently. She wanted to clarify the protocol for lost items, which is to bring them to the front concierge desk. Notify

Concierge that you are looking for items so that they are aware. If no one asked about an item and it is not identifiable, there is nothing we can do to return the item to the owner. Today, 80 residents went to Weis for “senior price day.” Going forward, the bus will go to Giant, Acme and Safeway. No more trips to Aldi will be provided at this time. Primary day is 9/15/26 at 10:00 a.m. and 2:00 p.m. Early voting transportation is possible. The kickoff for the LivWell program at The Moorings will be held on 9/15/26 in the living room. There will be a Foundation event on 9/16/26 in the auditorium. There are 2 more days to sign up for the Labor Day meal. The Dining Committee meeting will be held at 2:30 p.m. this week instead of 3:00 p.m.

Kash

Kash gave a Power Point presentation (see attached). He also indicated that if a resident needs any type of cord, he may have what you need and he is also accepting unneeded cords from residents.

Annette

Open PMI – Screen repair on porch/windows have all been completed.

125 east wing – the branches hitting the window - completed

East and west apartment entry doors – why can’t the swipe cards be used? Completed; now they can per Bud’s previous comments

Positive comment: Kash is a great addition to the team. He is engaging, he smiles and is tech savvy.

PMI - Additional daisy plants have been requested in the west side apartments quadrant. We are going to have somebody come in to inspect and create a new planting design.

PMI – One of the defunct cottage mailboxes was discovered to be “disgusting” by a resident. Annette has been in touch with the Rehoboth Post Office Postmaster on another issue and was able to determine what should be done about these defunct cottage mailboxes. The Moorings should have ensured that the vacating resident emptied the mailbox at their final move day. We should also have provided a note in the box that said “mail is on forward.” Forwarding anybody’s else’s mail is prohibited and taking it out of the mailbox is prohibited. This situation originally led to an argument with a resident but now that The Moorings understands the legal protocol, we will follow it going forward.

Annette noted that the October Afternoon Exchange has been pushed back one week to October 13, 2026 at 3:30 p.m. Annette stated that effective immediately, nurses will no longer perform a full lift of a resident during any emergency response call from a fall. This is

not allowed in Nursing or Independent Living, even from security. 911 will be called and they will lift them. The resident can also refuse 911.

On behalf of Ingrid, Annette mentioned that dining services received 72% :happy" responses.

Expansion question in the PMI box:

Is it true that the general resident population may be asked to cover higher costs in 2027 because some families have refused to sign the transfer amendment?

Answer: The county approval was given on May 26th, 2026 but required minor corrections to be made with regard to the number of existing units. Work permit signs also need to be put up. However, there is nothing standing in the way of construction. In January, we plan to break ground. The 2 affected cottage residents' new cottages will be built first. Springpoint cannot draw down on the funds to purchase materials for the job because we don't have commitments from two families. Springpoint plans to spend \$26 million in supplies but without these commitments, we stand to incur a 4-7% increase, which is approximately \$1 million more than originally projected. This additional amount, not currently allocated will go to long-term debt or liquidated damages. New cottage depositors are paying for the new cottages. The Community Center expansion costs are added to the long-term debt.

Question from Sally Norton: What is the update on the broken fence along Gills Neck Road?

Answer: Bids are in from the contractor and Bud has submitted them to the insurance company. The estimate came in at \$2,700 and it will be paid in 4-6 weeks. As of 9/14/2026, we have authorized the contractor to do the work.

Comment from John Cross: John gave a personal example about insurance regarding his beach house. He submitted a claim to his insurance company and it was paid very quickly.

Annette mentioned that in order for The Moorings to be set up with a new vendor, there is a protocol we must follow to vet the vendor to avoid "Uncle Tony" from being hired for the job. We do a financial background check to ensure stability because it could impact our financial standing. With that, it is almost impossible to add a new vendor; Springpoint is very tough; The Moorings goes through audits regularly. We just went through a PBJ audit (Payroll Based Journaling) which is a behavioral review to ensure staffing by Skilled Nursing as reported, matches the payroll.

Annette ended the meeting by reiterating that Afternoon Exchange next month (October) is delayed by one week.

