



THE MOORINGS AT LEWES

A SPRINGPOINT COMMUNITY

AFTERNOON EXCHANGE

September 10, 2019

Annette V. Moore, Executive Director, opened the meeting and thanked everyone for attending. She said that it has been a busy five weeks and she is happy to be here.

Annette:

Annette saluted the latest group of employees who have been recognized with Making a Difference cards. She said that employees in the service industry have a calling to take care of people and want to make an impact on people's lives. She gave each employee a certificate with a copy of The Star Fish Story. She then called up 20 employees to the front of the room and read cards with the description of their efforts. The residents applauded each employee.

Status of old PMI's:

- Carpet on 2nd Floor West Wing is a tripping hazard- the carpet was pulled up and the flooring and threshold repaired. We have budgeted for carpet replacement over the next two years.
- Apt 121 has a draining concern on patio-Still trying to get a vendor to come out.
- Flooding/standing water at Cottages 38, 39, 40- Will have engineering study done
- Housekeeping issues in cottages and apartments-Scheduled a meeting with Housekeeping staff on 9-12 to review staffing patterns. We will use the items outlined in the Resident Handbook for routine services that are included.
- Bike Shed-Bought a new bike shed that is 24 feet by 12 feet, with barn style doors, windows and a ramp. Vendor received deposit last Monday and has commenced building the shed. We should receive it by early November.
- Request to change day of shopping trips to coincide with advertisements for weekly specials- Shopping is currently on Tuesdays because two locations have Senior Discounts on Tuesday. The Activity Committee reviewed this request and decided to keep it as is.

- Cottage 8 cracking driveway- Awaiting quotes from concrete companies. The problem is that contractors are not looking for little jobs right now, but Chuck is still working on this.
- Pond on East Wing cloudy-Chuck repositioned the aerator and it seems to be much better. The residents agreed with this.
- Benches at pond are missing-Chuck bought new benches and installed the plaques from the prior ones.
- Sound Equipment needs replacement-The vendor received a 50% deposit in August and has ordered the equipment. As soon as it is all received, they will install.

New Business:

- *Can we have Cake/Cupcakes/Brownies for birthday celebrations?* Annette said that a cake will be provided beginning with the Happy Hour on the first Friday in October.
- *Can Happy Hour be extended?* Annette said that she would like the opportunity to revisit this request at a later time. She is working toward offering sales of wine and/or beer with dinner.
- *Is the Lights of Love event happening?* Annette replied that it was. She added that the inaugural meeting of the Events Committee is meeting next week to discuss the planning required for events. She intends to have the key players discuss food, set-up, booking, etc. Once the employees have become established, she will ask if some residents would like to join.
- *Is TMALRA supporting the annual Heart Walk?* Annette said that the event is scheduled for September 22nd in Rehoboth. The Moorings is not officially participating, however residents are free to attend if they choose.
- *What is the status of the rusty dumpster on the property?* Annette said that after it is filled, we will attempt to locate it near the garage areas. Space is limited and we may need to use staff parking spots. The dumpster is needed for construction debris due to the ongoing renovations of units. Prior to getting the dumpster, the contractor was dumping debris in our compactor, so we were essentially paying twice for debris removal; once in the contractor's cost and then footing the bill when our bin was emptied. A resident commented that she would not like to see employees lose their parking space for the dumpster.

Chuck:

Chuck brought a sample of a new smaller recycling bin that he has ordered for the cottages. The bins are smaller, which will more easily fit in the garage, and have a locking lid. He said that when they arrive, each cottage will receive one. Recycling items should be rinsed out and then placed directly in the bins, with no plastic bags. The new procedure will have the maintenance crew coming to each cottage to empty the bins and then bringing it back to a larger bin that Waste Management will then empty. The Moorings will get a credit on the Waste Management bill because they will no longer be collecting recycling from the 48 cottages. The schedule will remain every other Tuesday.

We had 189 work requests during the month of August. The partial breakdown is 46 electrical, 31 internal components, 16 plumbing, 5 HVAC, 17 appliances, 11 fire systems, 2 technology and the remainder were medical equipment, grounds, structure, paint and pest control. The average response time is 2.78 days; for emergencies less than 1 day, intermediate was 1.46 days, 24 hour response was 1.67 days and 48 hour was 3.66 days. He will continue to work on getting the response times down.

Chuck gave an update on some of the work already completed:

- The buzzer for the Healthcare entrance was lowered for better wheelchair access and the vestibule was painted.
- Precision Concrete can cut the non-level areas of concrete to eliminate tripping hazards. There may be some discoloration, so Chuck is inviting them here to demonstrate the process on a couple of areas before he engages them for the entire property.
- An asphalt company gave a quote yesterday on fixing some areas.
- Chuck has walked the property and seen the water on the sidewalks after a storm. He is looking for an engineer with whom he may consult.

QUESTIONS:

Will my old recycling bins be collected? Yes, they will be collected as soon as we receive the new bins.

Can I opt out of the recycling all together? Yes, that has not changed.

Annette:

Annette reported that census in Independent Living is 115, Assisted Living is 37 and Skilled is currently 32. She then asked if there were any other questions.

Annette thanked everyone for coming.

Jennifer Silvestri, Recorder
9-10-19