



THE MOORINGS AT LEWES

A SPRINGPOINT COMMUNITY

AFTERNOON EXCHANGE

October 1, 2019

Annette V. Moore, Executive Director, opened the meeting and thanked everyone for attending.

Annette:

Annette saluted the latest group of employees who have been recognized with Making a Difference cards. She commented that this month, there were several cards that commended the entire department; there was one for Housekeeping, Dietary, Maintenance and Therapy. She said that was a little harder to manage, since there was no way to single out a high performing staff member. She asked if in the future, cards could be completed with a single name. She then read all of the cards and gave each individual employee a certificate with a copy of The Star Fish Story. The residents applauded the employees.

Michael Chamberland:

Michael talked about the various classes that are held. They are:

-M-W-F 9:00 Auditorium
Body Balance - pretty active class with weight training, balance and resistant band training.

-M-W-F 10:00 Auditorium
Range of Motion - chair class to work on smaller joints, shoulders and ankles

-M-W-F 11:00 Pool
Water Groove - low impact class working on hips and back

-M 1:30 Auditorium
Brain Health - games to work on cognition

-T-Th	9:00	Cardio Fusion
-T-Th	1:00	Fitness Center Circuit Training - strength and mobility class
-T-Th	2:00	Pool Aqua Stretch - water walking
-Sat	10:00	Auditorium Tai Chi

Michael was interested in adding other classes like fencing or martial arts if anyone had interest.

Status of old PMI's:

- *What is the status of the rusty dumpster on the property?* **Update** - Chuck was able to get a nicer and newer dumpster and it was moved to the other side of the street. This is the best we can do for as long as we have a contractor on site.
- *Large recycling bins* - **Update** - Waste Management will begin picking up the old bins and Maintenance will distribute the new smaller bins. Starting two weeks from today, October 15th, the new recycling process will begin.
- *Flooding/standing water* - **Update** -Still looking for an engineer to conduct a study
- *Housekeeping issues in cottages and apartments-* **Update** -Had a meeting on September 12th and reviewed all of the items in the Resident Handbook. Shar has since been checking the housekeeping work and there is feedback that there have been improvements.
- *Bike Shed* - **Update** -The shed has been paid for and is being built. Delivery is scheduled for mid-November.
- *Cottage 8 cracking driveway-* **Update** -Still awaiting quotes from concrete companies. All other concrete tripping hazards will be addressed with a newly signed contract with a vendor. Vendor tested the process on a few areas, some residents inspected the work and agreed to proceed. Looking to get on the vendor's schedule by mid-November.
- *Sound Equipment needs replacement* - **Update** - The deposit was made on August 21st and all the parts have arrived. They will install after the last OSHER class on November 7th and work should be completed by the end of November.
- *Benches at pond are missing* - **Update** - Chuck re-installed the benches but at West Wing Forum, it was pointed out that the holly bushes have grown and the

pond is no longer able to be viewed. Chuck will move the benches to a better location. We have to lay pavers to which the benches will be attached to prevent sinking.

- *Can the irrigation sprinklers be rescheduled so the bench in the front does not get wet?* **Update** - The sprinkler closest to the bench is not engaged, so the dampness is not from the irrigation. It is assumed that it is morning dew that causes the dampness. Security will be asked to wipe the benches down in the morning.

New Business:

- The fire system check and drills were held and the report came back today. Anaconda needs to return later this week to reprogram a few things, but the alarms should not be triggered. **Update** - We do have to sound the alarms following multiple reprogramming needs. A notice was sent out that this will be done on 10/11/19.
- We are beginning the capital expenditure process to get a new bus. **Update** – new bus has arrived.
- Chuck is looking for a Kubota to handle plowing from a small snow storm.

New PMI's:

- *Can there be a schedule to replace the smoke alarm batteries before the alarm triggers?* Chuck is working on a schedule in the first quarter of the new year to change all of the batteries. **Update** – we may be able to coordinate this with the annual emergency pull cord alarm check in IL apartments and cottages.
- *Could a copy of the Cape Gazette be placed in the library and the Bistro?* In order to do this, a staff member will need to buy the paper and then place it in the library. Rather than assigning a staff member to use their own funds for this, Annette asked if a reader of the paper could place their copy on the Activities table when they are finished.
- *Resident parking spaces seem to be taken up by non-residents. What can be done?* We have ordered new vinyl stickers for both residents and employees that should be here in several weeks. Residents will have stickers that start with an “R” and employees will have an “E”. Lauri will come up with a process to distribute them. When they are distributed, we will be asking for a copy of the residents’ driver’s license so that we may match the license to the sticker number and license plate. We unfortunately had an incident this past week where state police needed to be called when there was a hit and run to the front of the property causing damage to the landscaping and leaving car parts scattered. When the police ran the license plate, it was traced back to an IL resident.

Chuck:

We had 183 work requests during the month of September. He was not able to run the full report and will provide updated numbers. **Update** – we requested access to the reports from Home Office as we are dependent on the report coming from them to us. At the time of this document creation, they remain unavailable.

QUESTIONS:

My screen door (Apt 140) is too low. Can someone look at it? Yes, we will need to look at it.

If you live in a cottage, can you pay for extra gardening done? Extra landscaping services are available for a fee. **Update** - \$28.50 per hour plus materials. (2019 rate) We can provide an estimate for your review.

A discussion ensued about whose responsibility it was to maintain the trees and gardens in the front, sides and back of the cottages. **Update** – Moving forward, following move-outs we will return side and back landscaping to lawn. Any future residents that desire to add landscaping in those areas will know it is their responsibility to do so and to maintain. Existing residents, including those contracted to move into cottages with full landscaping, will be unaffected. The discussion then branched out to include replacing worn out floors, upgrading appliances and re-painting. Annette said she would seek clarification of the Springpoint policy and get back to everyone. **Update-** Confident that all appliances that required replacement because of failure has been done, we will continue to meet that obligation. If it is not cost effective or repairable, we will replace it. After investigation and reaching out to other ED's, Annette was unable to secure a standard Springpoint policy for scheduled refurbishment of apartments or cottages. Further, we will continue to review all Cadbury contracts for refurbishment language. Springpoint contracts do not address the question either.

Does Springpoint actually own our community or is it an affiliation? I believe that Springpoint modified the documents but I never received a copy. Annette said that she would see if Springpoint could give a presentation. **Update** –

Q. Why did Cadbury make this change?

A. A growing trend in our industry is for small organizations to become part of a larger senior living system like Springpoint's. Cadbury was facing significant challenges as a small organization with a single-site CCRC. Large, multi-site senior living organizations like Springpoint provide resources, support and innovative programs that are difficult for small organizations to fund and manage. The Board of Trustees and Executive team felt the Springpoint affiliation would best position Cadbury to effectively continue its mission of providing housing, healthcare and supportive services to seniors in our market area and for success in the future.

Q. What does it mean to be an affiliate? Is Springpoint purchasing our organization?

A. The affiliation with Springpoint Senior Living will be effected through a change in control in the governance structure of Cadbury Senior Lifestyles. As a non-profit organization there is no stock ownership, so Springpoint is not purchasing our organization. The Moorings at Lewes is its own entity. We do not share resources between business lines. We offer support to the facility for a monthly fee that is deducted from operations.

Q. How will this change benefit Cadbury?

A. By becoming an affiliate of Springpoint, we will have access to a wide range of in-house resources, including services for which we currently pay outside consultants. In addition, we'll benefit from the enhanced purchasing power of a larger organization. These changes will allow us to more cost effectively provide a continued level of service to our residents and clients.

Will flu shots be given out this year? Annette said that shots will be given and that the process is still being worked out. Announcements will be forthcoming. **Update** – October 18, 2019 in the Wellness Center. The schedule is attached to these minutes.

Can I get a shingles shot here? Annette will check with Dr. Sehgal regarding this. **Update** – Annette hasn't done this yet.

Annette thanked everyone for coming.

Jennifer Silvestri, Recorder
10-1-19

2019 Flu Clinic

Friday Oct 18

To receive your flu shot, visit the Wellness Center according to your wing and floor as listed below:

11:00-11:30 East Wing 1st Floor

12:00-12:30 East Wing 2nd Floor

1:00-1:30 Cottages

2:00-2:30 West Wing 1st Floor

3:00-3:30 West Wing 2nd Floor

*****Please bring ID and Insurance Card with you.
Questions, please call the Wellness Clinic ...
360.4060**

