

THE MOORINGS AT LEWES RESIDENTS' ASSOCIATION  
Board of Directors' Meeting  
Monday, May 10, 2021; 3:30 PM in the Auditorium

**WELCOME:** President Jim McMullen welcomed everyone to the meeting.

**CALL TO ORDER:** President Jim McMullen called the meeting to order. All Directors were present.

A moment of silence was observed.

**MINUTES:** Kathy Holstrom reported that the minutes of the April 12, 2021 Board of Directors' Meeting and April 19, 2021 General Meeting were posted in the Mail Room, the Library, and on the website. If there are any additions or corrections needed please put them in writing and place them in Kathy's cubby 135 and she will add them. Otherwise, the minutes will be filed.

**CORRESPONDING SECRETARY'S REPORT:** Marianne Jarvis reported that she sent 9 cards. Please let her know of anyone who needs one, even residents who are not necessarily sick but those who are struggling with life's circumstances. If you need to get a card to a resident in Skilled Nursing, take it to the front desk and it will be delivered.

**TREASURER'S REPORT:** Tom Reed reported that as of March 31, 2021 the account balance was \$21,109 less the Employee Appreciation Fund of \$3,066, leaving an operating balance of \$18,042. Income for April was \$743 and expenses were \$532. The surplus was \$211. The operating balance as of April 30, 2021 was \$18,253. The Employee Appreciation Fund was \$3,066 leaving an account balance of \$21,319.

**ASSISTANT TREASURER'S REPORT:** Mike Bair reported that 115 members (77%) have contributed \$3,930 to the Membership Drive.

**COMMITTEE REPORTS:**

**Activities:** Carol Bishop reported that the Committee met to see what activities can be safely brought back now that we can begin to start gathering in small groups. A new one has been added—a "Meet and Greet Coffee Hour" to be held in the Bistro every Monday and Thursday morning from 10 am to 11 am starting the week of May 24<sup>TH</sup>. Masks and social distancing are need but it will still be fun.

It is hoped that you will visit a Coffee Hour, meet your neighbors, and sign up for a fun activity or two of your choice. Lists of the activities will be available and there will be people there to help you sign up and follow up with you.

If you have an additional activity you would like to propose and lead, call Carol at 645-0594.

**Bylaws:** No report

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**Communication:** Tom Reed reported that revisions are being made to the Handbook.

The next Newsletter will be out before Memorial Day. He explained the process that must be followed to get the newsletter typed, edited, printed, and distributed.

**Dining:** Corinne Lehman reported that the Dining Committee met on May 6<sup>th</sup> in the auditorium. Pam Barnett reported that Shawn Davis has been hired as her assistant. Shawn was formerly at the Georgetown Cheer Center.

The staff was thanked for taking such good care of our needs. Plans are underway for opening the Chart Room for dinner—maybe around May 21. Regulations for seating will be posted when the dining room opens.

New employees are being trained on May 14 and 15 on serving in the dining room. It is very difficult to find new employees.

Comment cards are very important as well as e-mails. Comments are looked at and discussed with the staff.

Corinne is resigning as the Chair and was thanked for her service.

**Employee Appreciation:** No report

**Gift Shop:** Gil Kaufman reported that for April, the Gift Shop income was \$188 and expenses were \$26. Our contribution to the TMALRA Treasury was \$163.

Our jigsaw puzzle sale has been pretty successful and a number of our large inventory items have moved out. The remaining puzzles will be on their way to the Thrift Shop, though we will keep a few of the best on hand in case they are needed.

After the flurry of donations to the Shop early in the year, our backlog has really dropped off so please keep us in mind as you run into those things you think you can do without.

**Library:** Judy Burgess reported that they are almost back to where they should be since the shut-down. Recently we have been able to visit Assisted Living where we have a three-shelf cart that we keep filled with books that we hope the residents will enjoy. There are always some large-print books and some short stories and books of poetry have been added. Thank you for the many donations and more magazines.

The next meeting will be June 10th at 4 pm, perhaps in the Library.

The first edition of “The History of Cadbury at Lewes and The Moorings at Lewes” is now in the Library. This includes the early period 1997 through 2007 involving the creation and construction of Cadbury at Lewes for those interested in where this all started.

**Nominating:** Gil Kaufman reported no action now but we will soon be working on the slate for the 2022-2024 term. The Bylaws require that we provide a slate including: Treasurer, Assistant Treasurer, and Corresponding Secretary, plus one Area

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Representative for the Cottages and one each for the East and West Wings. We will begin these deliberations in June.

**Program:** Rich Woolley reported that the Committee met in the auditorium on May 5<sup>th</sup>. The June movies have been posted on the TMALRA home page as follows:

6/4     The Final Countdown  
6/11    The Terminal  
6/18    The Etruscan Smile  
6/25    The Music Man

May movies still to be shown are:

5/14    The two Popes  
5/21    The Dig  
5/28    The Lion King

Remember to click on the home page for a full description of the movie. Also, bus service for the cottages is available. Call the front desk before 6:30.

**Wellness:** Sharon Hoover reported that the Committee met on May 3rd with 5 persons present. The issues discussed were as follows:

The physical arrangement of the doctor's office is unsatisfactory. It places the doctor's back to the patient.

Questions about the timetable for the renovations in the area to be completed.

Procedure for visiting in the various parts of the Health Wing is simple: fill out forms at the concierge desk and proceed to the Health Wing. Visitors may only visit one patient at one visit.

Procedure to follow for old or new residents to acquire Dr. Sehgal for primary physician.

Need for more visits with podiatrist.

Clarification of dietician's recommendations for healthy eating from Moorings' menus.

Clarification as to ambulance responders' use of File of Life in each resident's home.

Possibility of someone to be found to give a tutorial on using the medical portal for Dr. Sehgal (and others?).

Sharon has contacted Jessica Schaub, The Moorings' Wellness Chair, for an appointment to discuss these issues.

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**Woodshop:** Richard Thomas reported that he has made a bowl and repaired a chair, Dean is working on floor lamps for a family member and is making stack tables for a resident, Ron is working on canes to be sold at the Thrift Shop, and the Shop appreciates a large monetary contribution that was made.

**AREA REPORTS:**

West Wing, 1<sup>st</sup> floor – Nancy Krail reported no change; two vacancies  
West Wing, 2<sup>nd</sup> floor – Pat Cummings reported no change; one vacancy  
East Wing, 1<sup>st</sup> Floor – Bunny Guerrin reported no change; no vacancies  
East Wing, 2<sup>nd</sup> floor – Diane Bair reported that Joe and Dottie Ellis have moved into Apartment 233; no vacancies  
Cottages – Elsie Gould and Sherry Chappelle reported no change and 8 vacancies

Health Care– Gil Kaufman reported that the current census in AL is 27/29-90%  
in Safe Harbor 14/14-100%  
in Skilled 32/40-80% (The reduced level for Skilled Nursing is now limited by Covid -19 spaces)  
Vi Cribb has moved into AL.

**OPEN FORUM:**

**FWG Financial Working Group Report:** Jim McMullen reported that the Group met with Annette and Springpoint CFO Garrett Midgett on 5/5/2021 to discuss first quarter financial results.

Total revenue of \$3.5 million was \$258 thousand below budget owing to reduced occupancy in healthcare center.

Departmental expenses of \$3.4 million were \$261 thousand better than budget. Most departments were better than budget owing to reduced labor and purchases during the pandemic protocols.

Moorings had an operating surplus of \$745 thousand just slightly better than budget.  
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**DEI COMMITTEE REPORT:** Jane Lord reported that the Committee will meet on May 13<sup>th</sup> at 4 pm in the Welcome Room.

**RESIDENT LIFE COMMITTEE REPORT:** Don Smith reported that the Committee met on April 16<sup>th</sup> to continue discussions on improving upon the current protocol of welcoming new residents to the culture of The Moorings. Part of the discussion centered on a new welcome letter prepared by Elsie Gould and Judy Burgess. After a brief review it was decided that the current draft would

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be analyzed prior to the next meeting on May 14<sup>th</sup> by the Committee members and suggestions would be discussed during that meeting.

Additional discussions took place on April 16<sup>th</sup> to review a new Welcome Card, a new note card, refrigerator magnets, and the establishment of the "bee happy" logo as the logo for The Moorings At Lewes Resident Life Committee.

The goal of the upcoming May 14<sup>th</sup> meeting is to finalize all aspects of the revised procedure for welcoming new residents to The Moorings. With this taking place, the next major agenda item will be to establish an appropriate mission statement for the Resident Life Committee.

**BUILDINGS AND PROPERTY COMMITTEE REPORT:** Gil Kaufman reported that the meetings typically address about 25-40 items, some minor and some major. This report will address the more significant ones for Independent Living. A lot of work has also been done for Assisted Living and Skilled Nursing.

1. Work on porches was reviewed in detail. The problem has been getting a reliable contractor able to get materials in a timely fashion. Chuck reported that he finally has found such a contractor and he expects to make good progress during the next six months.
2. Roof repairs needed for the Community Building were reviewed. In this case, also, Chuck now has a contractor willing to focus on those needs. It is anticipated that a full roof replacement will not be needed for another 5-8 years.
3. All of the areas damaged by the flooding during the heavy rains last fall have now been repaired, with a new area devoted to the Health Center.
4. Hallway carpet replacement in IL was underway and, where needed, the subflooring is being replaced or reinforced to eliminate the sponginess of the floors. I believe this has now been completed.

**OLD BUSINESS:** None

**NEW BUSINESS:** Chairperson appointments. Kathy Holstrom moved that Adele Trout be appointed as Chair of the Dining Committee for a period of one year. The motion was seconded and passed unanimously. Kathy Holstrom also moved that Sharon Hoover be appointed as Chair of the Wellness Committee. The motion was seconded and passed unanimously.

**ADJOURNMENT:** There being no further business, the meeting was adjourned at 4:31  
Respectfully submitted, Kathy Holstrom, Secretary