

THE MOORINGS AT LEWES RESIDENTS' ASSOCIATION  
Board of Directors' Meeting Minutes  
Monday, October 11, 2021; 3:30 PM in the Welcome Room

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

**CALL TO ORDER:** President McMullen called the meeting to order. All Directors were present except Adele Trout and Jane Lord.

A moment of silence was observed.

**MINUTES:** Kathy Holstrom reported that the minutes of the September 13, 2021 Board of Directors' Meeting and September 20, 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 15 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 the operating balance as of August 31, 2021 was \$18,629 plus the Employee Appreciation Fund of \$3,066, leaving an account balance of \$21,696. The income for September was \$1,043 and expenses were \$143, leaving a surplus of \$947. The account balance as of September 30, 2021 was \$22,596 less the Employee Appreciation Fund of \$3,066, leaving an operating balance of \$19,530.

**ASSISTANT TREASURER'S REPORT:** Tom Reed reported that the first deposit of checks from 32 residents totaled \$10,600. Due to the generosity of some residents, that averages \$331 per person which is more than the \$260 suggested minimum.

**COMMITTEE REPORTS:**

**Activities:** Carol Bishop reported that the Committee met on October 4<sup>th</sup>. There will be a Halloween Party on Sunday evening October 31<sup>st</sup> in the Bistro. Jeanne Upbin volunteered to make this a night of laughter with many fun events. Costumes will be the attire of the evening and more information will be coming.

Lunch Out will include Dogfish Head; Rose & Crown; Striper Bites; and Men's Lunch at Irish Eyes.

The Wandering Wayfarers will go to McGillin's Pub in Dover for lunch and then tour the Biggs Museum.

The Fall Foliage Boat trip, with 33 people signed up, will take place November 6<sup>th</sup>. The Mid-Atlantic Symphony will be November 13<sup>th</sup> at Epworth Church and their Christmas

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Concert will be at the High School on December 4<sup>th</sup>. We will be attending Clear Space when they present "The Musical Scrooge" in December.

The Christmas Party/Dinner Celebration selections are between Baywood, 1776, and Victoria's—to be decided.

There are events scheduled for October including the Indian River Life Saving Station Tour with lunch at the Cottage Café in Bethany. The Dinner Diners will go to Salt Air in Rehoboth.

**Bylaws:** No report

**Communication:** Tom Reed reported that the deadline for Newsletter articles is November 1<sup>st</sup>.

**Dining:**

**Employee Appreciation:** Carol Lader reported that:  
Letters to all IL and AL residents were distributed on October 3<sup>rd</sup>.

Letters to Skilled Care residents and POAs were given to Jen Silvestri on October 5<sup>th</sup> for distribution/mailing.

Donations should be deposited in the collection boxes located in the respective mailrooms no later than November 19<sup>th</sup> for IL residents and November 12<sup>th</sup> for AL residents.

Checks will be distributed to the employees on Friday, December 10<sup>th</sup> in the Bistro between 1 pm and 5 pm.

**Gift Shop:** Gil Kaufman reported that September was the best month of the year so far for the Gift Shop, as our income was \$543 and expenses were \$126, so our net for the TMALRA treasury was \$417. That keeps us pretty close to being on target for our budgeted net gain for the year of \$3,500.

Our Assistant Manager, Diane Bair, has the Shop looking great for the fall and Halloween seasons so please stop in for some seasonal décor, or maybe a little spook, or some nice family gifts.

We still need volunteers for our sales staff and for substitutes when our regular staff members need some time off. If you are interested, please e-mail or call Gil Kaufman or contact Diane.

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**Library:** Judy Burgess reported that the five albums containing photos and memorabilia have been moved to shelves under the Large Print Books. These albums contain a super collection of information about Cadbury, from its inception until about five years ago.

On the shelf where these were, where the bee books used to be, is an assortment of books, fiction and non-fiction, that member of our Library Committee have read and enjoyed, so please help yourselves to some really good reads.

Our next Committee meeting will be on January 12, 2022 at 11 am in the Library.

**Nominating:** Gil Kaufman reported that the Committee has completed its task of developing a slate of officers for TMALRA for the 2022-2023 term and, as prescribed by the bylaws, we will provide that slate at the November TMALRA meeting.

**Program:** Rich Woolley reported that the movies for November have been selected and are posted on the TMALRA home page.

The Programs are as follows:

10/19 Inside Imperial Russia by Gil Kaufman

A brief recap of his travels to Moscow, St. Petersburg, and Novosibirsk, visiting the Kremlin and Czar Peter's Royal Summer and Winter Palaces plus that of Cathrine the Great. A visit to the Science city of Novosibirsk in Central Siberia will also be covered.

11/16 A Cruise on the Canal du Midi, France by David Bleil

A father and son trip on a self-drive canal boat on a historic waterway in southern France, from the Garonne River on the Atlantic side to Sete on the Mediterranean.

12/21 Christmas Program by Denise Clemons

The next meeting will be on November 3<sup>rd</sup> at 1 pm in the Welcome Room

**Wellness:** Sharon Hoover reported that she met with Mary Drandorff, Director of Nursing, and Jessica Schaub, Assisted Living Coordinator and The Moorings' Wellness Chair. They said that the consent forms for the flu shots are being returned to the front desk nicely and that they expect the shots to be given later in October. The dates for the shots will be sent to residents as soon as they are available. The senior dose will be given.

The COVID shot will be given on October 21<sup>st</sup> and the notice and schedule is in the residents' cubbies. They have assured Sharon that residents do not need to worry about the scheduling of the two shots. They do not need to be spaced. They do not interact.

Springpoint has mandated vaccines for all employees and is hiring only vaccinated applicants.

A committee from The Moorings still meets with a committee from Beebe once a month to discuss common problems. During the pandemic this has been on Zoom, not in person.

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**AREA REPORTS:**

West Wing, 1<sup>st</sup> floor – Nancy Krail reported no change; three vacancies

West Wing, 2<sup>nd</sup> floor – Linda Trzyzewski reported that Birgith Jensen has moved into Apartment 217; three vacancies

East Wing, 1<sup>st</sup> Floor – Bunny Guerrin reported no change; no vacancies

East Wing, 2<sup>nd</sup> floor – Diane Bair reported no change; two vacancies

Cottages – Elsie Gould reported that Franz and Rose Marie Portman have moved into Cottage 24; four vacancies

Sherry Chappelle reported no change; two vacancies.

Health Care– Fran Baker reported that the current census in AL is 28/30-93%  
in Safe Harbor 12/15-80%  
in Skilled 27/40-68%

**Building and Property Committee Report (2022 Capital Expenditure Recommendations from Residents):** Gil Kaufman reported that:

Capital Projects in the 2022 Budget Acted Upon:

Sidewalk Drainage Problems – Now underway; will be extensive and expensive

Floor in Auditorium – Replacing rugs in the auditorium is in 2022 capital proposals.  
Removal of rug is not appropriate because it would negatively affect the acoustics

Draperies in Auditorium – Replace draperies in auditorium with attractive blinds.  
Replacement of drapes with attractive window treatment is in 2022 capital proposals

Community Building Entry – There is a bump in the concrete walk where it joins the macadam. It will be filed down or filled in where the macadam has subsided

Trees on the Entrance Island – These are to be replaced this fall

Nighttime Lighting at Front Entrance – Delaware Coop (maintains all of our lights) will be installing a new light at the entrance, no schedule known yet

Nu-Step – The non-functioning Nu-Step is being replaced with a new elliptical machine to broaden the versatility of our gymnasium

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#### Capital Projects Still Under Consideration

Traffic Issue at the Property Entrance - Poor visibility when exiting the property. Still under discussion; among the options being considered:

Remove or trim trees restricting visibility

Add an acceleration lane (difficult)

#### Projects No Longer Being Considered

Solar Panels – Considered in the past and rejected as not cost-effective. State grants may be available for this if it is ever considered in the future

Women's Locker Room – The installation of two additional shower stalls and toilets is considered impractical given the limited space and very high cost to implement it. This has been on the resident proposal list for a few budget cycles but does not appear practical.

#### Longer-Term Projects Not Yet Fully Evaluated

Auditorium Stage – Enlarge the auditorium stage by extending the “wings” on each side. Those areas are not used at all and could help support the large chorus that will not fit on the stage.

A Gathering Place in the East Wing 1<sup>st</sup> Floor

Outdoor Swimming Pool/Play Pool

**OPEN FORUM:** No entries

**OLD BUSINESS:** None

**NEW BUSINESS:** The November 15<sup>th</sup> TMALRA General Meeting must be moved to November 16 due to Osher using the auditorium on the 15th. Sherry Chappelle moved that the move be made to have the TMALRA General meeting on November 16, 2021 at 3:30 pm in the auditorium. The motion was seconded and passed unanimously.

The subject of a gift for Charlie Oliver's family in honor of his service to Cadbury and The Moorings for 14 years was seriously discussed. Tom Reed moved that a gift of \$500 be sent to his family out of the TMALRA account under the General Fund. The motion was seconded and passed unanimously.

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Tom Reed agreed to chair a group of Directors in writing a policy to enable this to be done again in case of another instance.

Corinne Lehman announced that the band we usually have at our New Year's Eve party/dance will again be playing this year.

Rich Woolley announced that today at 5 pm there will be a ZOOM presentation by Jack Clemons on his new book, The Outliers.

Jack has spoken to us before and lives in Lewes in which the book is set. In April 2022 he will be speaking to us about Apollo 13.

There being no further business, the meeting was adjourned at 4:46 pm.

Respectfully submitted, Kathy Holstrom, Secretary