



THE MOORINGS AT LEWES

A SPRINGPOINT COMMUNITY

AFTERNOON EXCHANGE

February 1, 2022

Annette Moore, Executive Director, opened the meeting by thanking everyone for attending. She was joined by Pam Barnette (Director of Dining Services), Karen Kerstetter (Director of Sales and Marketing) and Lauri Weeks (Director of Resident Services). Chuck Palmer (Director of Facilities) was on vacation.

Annette:

Annette wanted to start with a report on Covid. She stated that the updates were sent on an irregular basis because they are driven by the requirement to notify residents and responsible parties every time there is a new positive case, and they are not sent on a regularly scheduled basis. The sheets at the front desk and by the mail cubbies are updated at that same time as well. The sheets are cumulative as of May 2020.

Annette announced that as of December 25, 2021, The Moorings was back in outbreak protocol due to a staff member testing positive. As a result, all employees and healthcare residents are being tested on a weekly basis and will continue to be tested until there is no new positive case for fourteen (14) days. To date, there have been 28 staff members testing positive, of whom 27 have been vaccinated and 8 have received a booster. The unvaccinated person is one of three employees who had received an approved medical or religious exemption. Of the 153 employees currently on the roster, 76 have also received a booster.

Going forward, under CMS (Center for Medicare and Medicaid Services) rules, The Moorings may no longer hire any employee who is not vaccinated. We have been following the Springpoint rule which has been in effect since November.

On January 4, 2022, the first resident tested positive. To date, there have been eight (8) residents testing positive. All are from Assisted Living, all have been vaccinated and 7 of the 8 have been boosted. When we conducted contact tracing, none of the residents had had contact with the positive staff member, so we believe that the positive came from visitors and/or a family gathering. Under CMS guidelines, we are

still not permitted to close to visitation, nor are we permitted to request the vaccination status of visitors.

Annette asked if there were any questions on Covid.

Peg Partlow, A105, asked if it was mandatory that residents wear an N95 mask or were pleated surgical masks still permitted. Annette replied that N95 masks were different than KN95 masks. N95 masks are used by staff on the Skilled unit when they are treating residents who are covid positive or covid recovered but still in a ten (10) day period or showing signs and symptoms of Covid. They require fit testing according to OSHA and they do inhibit breathing. KN95 masks do not require fit testing and we do make those available to staff. The lowest level of recommended masking is the pleated surgical mask with a wire across the nose to better fit. Cloth masks and gaiters are not recommended. Staff who do not work in Skilled wear the surgical masks and is appropriate for residents as well.

Status of open PMI's:

- *Draperies in the Dining Room, Auditorium and Library need to be cleaned.* Annette reported that they are not able to be cleaned due to their age. Annette said that plantation shutters had been suggested and she is planning to discuss window treatments with Heather Hill-Falkoff, a designer from Springpoint. Heather is scheduled to attend a meeting at The Moorings later this week.
- *Status of the porch and balcony repair.* Annette said that residents were notified that the parts were in for the repairs and PCH, the contractor, is trying to juggle staffing to complete the project. Jimmy Tavormina is scheduled to meet with Annette on Wednesday, February 9th and they plan to discuss this issue. Jimmy had suggested that he might be able to hire some contractors from the Philadelphia and New Jersey area.
- *Standing water continues to be a problem.* Annette reported that the work in the back of the property had been completed at the cost of approximately \$63,000. In areas where drains would not work, bridges were built over the area, designed for residents might use walkers and wheelchairs.
- *Is it possible to have better lighting for the front entrance?* Annette confirmed that reflectors are present on the island along with two light poles. Chuck has been discussing different light poles styles and a variety of lumens with Delaware Electric Co-Op.
- *Staffing challenges are a problem.* Annette reported that staffing remains an issue for every industry. Annette has increased wages and paid stipends, but there are currently 21 open positions. She reports that the licensed staffing has improved, but there are still significant challenges with non-licensed staff like

housekeeping and dining. *Don Smith, A107, asked if Annette had considered outsourcing.* Annette replied that she had researched outsourcing housekeeping over the summer, but after covid related delays, there is no longer any funding for this project because she increased wages for housekeepers to \$17 per hour.

New PMI's:

- *The main area by the holly bushes in the front gets very soggy due to the lack of sunlight. Can something be done?* Annette reported that Mildred Wiedmann has suggested that the mulch in that area be replaced with some sort of crushed material that could create a path from the bicycle rack to the front door. Annette was going to research this further.
- *The new washer dryer combinations make a noise when they start the cycle and the dryer does not always dry things completely.* Annette said that the new washer/dryers are high efficiency units and they should not be overloaded. The washing machine makes a noise during the first three (3) minutes because it is weighing the load to determine the amount of water needed. If a resident needs an orientation on using the high efficiency washer/dryer, they should contact concierge and we will schedule a session.
- *Will the air filters be changed?* Annette reported that this was completed for apartments in November and December, and for cottages on January 25, 2022. If a resident believes that they were missed, please let Annette know.
- *Shoveling and why aren't you using ice melt or salt.* There has been a great deal of snow over the last few weeks. Salt, or calcium chloride, does melt the snow but it can't be used if the snow will turn to rain or it will be washed away. Similarly, if used late in the day and then the temperature drops, all the water will re-freeze and walkways become extremely slippery. The best time to use calcium chloride is when there is enough time that when the pavement is reached, the melt won't re-freeze. This past snowstorm, the priorities were shoveling the roads, emergency exit and front entrance. Once those were complete, the staff moved to shoveling driveways and walkways. *Fran Tobin, C21, wanted to thank the group who shoveled and plowed. She said they did a great job.*

Lauri:

Lauri was happy to report that the new equipment has arrived and channel 970 is operational after six (6) weeks.

Lauri also announced a change to Transportation Requests. Residents may continue to submit requests either by paper forms or via Community Apps, but she is

requesting that all office visits be scheduled between the hours of 8:30 am and 3:00 pm. She does not have the staffing to accommodate appointments outside of those hours. If there is a special circumstance, she will try and accommodate it but she appreciates understanding on this issue.

And finally, Lauri reminds all residents about the Hearts of Love event on Monday, February 14th. It will be a cocktail party event beginning at 5:00 pm. Please RSVP to Tim Wegemer in Dining.

Karen:

Karen is thrilled to announce that The Moorings are at 100% sold status. At the present time, census is at 126, or 96% occupied, however all available cottages and apartments have been sold.

Karen welcomed new residents Betty Goldenson in Apartment 220W and John and Kathleen Pedersen in Apartment 207W. Floyd Saums took possession of Cottage 14, but he has not yet moved in.

Karen reported that renovations are occurring in Apartments 120, 128, 232 and Cottages 20 and 30.

Karen mentioned was pleased to announce that The Moorings has just received the Chairman's Award for 2021 and will be displaying the large trophy. The award is passed from year to year amongst the Springpoint communities with the best occupancy rate. The award had been with The Atrium in 2020.

Finally, Karen announced that the website has just been redesigned and is very user friendly with photos and videos. The site can be found at www.mooringsatlewes.org.

Don Smith, A107, asked if this was the first trophy that The Moorings has won.

Karen said that she believed it was the first. The award was implemented in 2019 by Jimmy Tavormina, the VP of Sales.

Pam:

Pam reported that the Food Committee meeting that was recently held was very upbeat and informative. She also reported that she has two (2) new employees starting in the next week or so.

Pam was very happy to announce that the Chart Room would be open for dinner every Thursday, beginning February 10th. Reservations are not necessary. Pam will have Mary and Tim on staff those nights.

Pam reminded all residents about the Hearts of Love on the evening of February 14th. She also noted that the comment cards have been very complimentary. Pam has started copying them and posting so that the staff can view them.

Questions:

Diane Bair, A240, asked why the sidewalk on the East Wing had not been shoveled. Annette was not aware of this and said she would find out.

Don Smith, A107, commented that the older dryers have not been heating to temperature. He asked if someone could test the temperature. Annette replied that someone could do that.

Rich Woolley, C31, asked if residents were required to pre-order dinner for the Chart Room on Thursdays. Annette and Pam replied that they did not. Pam added if a pre-order was submitted and then the resident arrived to dine in person, then the pre-order should be cancelled.

Clair Thomas, A115, inquired about the semi-annual cleaning. Annette replied that she needed to check with Chuck Palmer.

Sandy Spence, A127, asked when the electrical item recycling and the paper shredding events would be conducted. Annette replied that she would need to ask Chuck about the electrical recycling event. Gil Kaufman replied that the shredding event is usually held after the tax season, so likely 2nd quarter.

Annette thanked everyone for attending.

Jennifer Silvestri, Recorder
2-1-2022