



THE MOORINGS AT LEWES

A SPRINGPOINT COMMUNITY

AFTERNOON EXCHANGE

May 11, 2022

Annette Moore, Executive Director, opened the meeting by thanking everyone for attending. She was joined by Karen Kerstetter (Director of Sales and Marketing), Chuck Palmer (Director of Facilities) and Lauri Weeks (Director of Resident Services). She stated that she would be the only speaker today due to Covid precautions.

Annette:

Annette reported that since April 11th, there have been thirteen (13) residents in IL who have tested positive and fifteen (15) staff members. One of the staff works elsewhere and all of the staff tested positive after engagement with residents. Annette believes that the positives were probably triggered by Mother's Day events and contact with outside visitors. Unlike other occurrences, only one (1) staff member was asymptomatic. The rest of the positives had symptoms that they thought were due to allergies, sinus or a cold. Only one (1) person ran a fever, but it was for a very short amount of time.

Annette cautioned that if anyone is experiencing any kind of symptoms, or may have been exposed, to please refrain from visiting healthcare, even if they believe it is just allergies. She urged IL residents to alert someone so that they might be tested.

Annette made an operational decision to not shut down the events or the dining room due the length of time everything had been closed.

Annette further reported that family members have been contacting her about the second booster. The vaccine program and booster clinic with Walgreens had been set up by the prior federal administration. The contract was between CMS (Center for Medicare and Medicaid Services) and Walgreens through the federal government and there is no such agreement for the second booster at this time.

Annette says that The Moorings, along with our Pharmcare, our pharmacy vendor, has been trying to obtain a temperature stable vaccination to be used as a booster so that a clinic can be administered here. We need a solution that can remain stable for 24 hours without cold storage. We do not currently have any nursing staff who have been trained by the CDC to remix the solution. Any patient who is admitted from Beebe Hospital has their vaccine and booster prior to admission to The Moorings. Until this can be set up, Annette recommends that anyone who wants a second booster contact their physician or make their own appointment at either Walgreens or CVS.

Annette asked if there were any questions about Covid.

Curt Christensen, C12, added that Cape Pharmacy also is able to administer the booster.

Peg Partlow, A105, asked how many positive cases there were as of today.

Annette replied that of the 13 IL residents, eight (8) are not considered recovered and seven (7) of the 15 staff cases. For health care facilities with staffing concerns, an employee can return to work on day eight with a negative Covid test or on day ten with no test for 90 days. IL residents have followed the same rule and been considered recovered after 10 days.

Rich Woolley, C31, asked what the split was between cottages and apartments. Annette replied that it was divided evenly.

Status of open PMI's:

- *Draperies in the Dining Room, Auditorium and Library need to be cleaned.* Annette updated that the order for new blinds has been submitted and that installation will occur as soon as painting is completed. The color of the paint has been selected and maintenance will start painting as soon as staffing permits.
- *The main area by the holly bushes in the front gets very soggy due to the lack of sunlight.* Annette updated that soft pavers were installed by the bike rack and she will check with Mildred Wiedmann in hopes that they are acceptable and this item can be taken off the list.
- *When will the drainage around the East Wing be addressed and is the flexible piping for drainage permanent?* Annette said that the project was scheduled for the fall of 2022, but Chuck has called an alternative contractor and requested a quote.

- *What is the status of porch repairs?* Annette said that porch repairs are ongoing and have been prioritized for any safety concerns. The vendor that has been working on the repairs is also the vendor responsible for IL turnovers, so he has been very busy. The Home Office is working on hiring an additional contractor from New Jersey to assist with repairs.
- *Will the cottages be power washed this year?* Yes, the cottages and community building will be scheduled post-pollen season.
- *What is the status of new light pole at the end of the island in the front of the community building?* Chuck has not yet heard anything from Delaware Co-Op.

New PMI's:

- *A resident would like to see AED's (automated external defibrillator) throughout the facility, including in the Bistro.* Annette will look into whether it would be supported to add one to the Bistro area. She would not support adding them to any of the hallways because of the onus of checking the battery and replacing the pads when they expire. She needs to check with legal regarding any liability when residents use it.
- *Please tell us exactly what chemicals Sullivans uses on the grounds.* Annette requested the MSDS sheets from Sullivans and there are two. The first is Trimec 922 Broadleaf herbicide which is corrosive during handling but immediately human and animal safe once laid down. The other is Resolut FL4 herbicide which is also corrosive during handling but is human and animal safe within two (2) hours of application. The MSDS sheets cannot be printed and added to the minutes because they are voluminous.
- *When are the sprinklers being turned on?* Annette said a flushing is scheduled for May 17th, and then we will communicate and post the schedule for watering.
- *Can sponges be left by the benches out front so that residents can wipe them off when they are wet?* Annette requested that residents call concierge if a bench is wet and ask for Housekeeping. If Housekeeping is not available, she reminded residents that there is a bench inside the breezeway. She will not leave a sponge in a bucket because not only would the sponge likely stay wet, but it could also breed microbials.
- *The dividers in the dining room that read In and Out need some attention.* Annette made Housekeeping aware and she will have Maintenance repaint them when they are repainting the walls.

- *Can the flatware be replaced with a better quality in the dining room and get rid of the plastic flatware in the Bistro?* Annette said that for sanitary reasons, she would not replace the plastic flatware with metal in the Bistro. She will discuss the issue of the flatware in the dining room with the Morrison Group when they come onboard in August.
- *Can a corkscrew be available in the dining room?* It is now available.
- *Why are all the salads in the dining room made of iceberg lettuce?* Residents can simply ask the server to substitute the green mix. Green mixed salad is on the Always Available menu.
- *Why are residents not permitted to sit in the dining room until all members of the party are present?* Annette replied that not unlike restaurants, there will no be contact with wait staff until all parties are present. As long as residents understand this, then Annette will speak to Pam Barnette about allowing residents to be seated. *Don Smith added that residents have told him that Pam Barnette has told residents that they must sit in the Bistro until all parties are present. Jeannette Lee added that people are made to wait even when the bus from the cottages was late.* Annette reiterated that she will discuss with Pam.
- *The trash can in the West Wing courtyard is broken.* Annette said that Chuck had ordered one six weeks ago and Andy will follow up as soon as he returns to work.
- *The flooring in the East Wing 2nd floor trash room needs to be replaced.* Chuck reported that the flooring has arrived and his staff will install it as soon as they complete the repair from the Healthcare fire damage.
- *When will electronic recycling be held?* Lauri stated that she had hoped to have a date in April but that has been pushed back a bit. She will schedule it, likely in June or July.
- *The corner of apartment 121 needs to be repaired and painted.* Chuck replied that a work order has been submitted to do the touch-up. The damage was caused by a wheelchair going in and out of the apartment.

Lauri asked if there were any additional questions or PMI's that had not been addressed.

Carol Lader, C8, asked whether the cottages have been examined after the flooring incident in cottage 41. Annette said that Chuck had determined that there had been a flood in the crawlspace of cottage prior to the current owners taking residence.

When the repair was completed, it was done prior to the floor being completely dry and consequently, the floor deteriorated over time. Annette said that based on this situation, it did not make sense to prophylactically examine all of the cottage floors. She cautioned residents to report any soft spots they might discover, and Chuck's staff will check it.

Rich Woolley, C31, reported that the signpost at the corner of Friends Way and Cadbury Circle had been blown by the wind and was pointing incorrectly. Annette asked Chuck to send someone out to check on it.

Annette finished up by reporting on the census. She said that the Skilled unit had 32 out of 40; Assisted Living had 29 out of 30 and Safe Harbor had 10 out of 15. She reported that Safe Harbor is the most difficult area to fill since it is only licensed for assisted living and that takes special classification of individual. Most inquiries have more of a need for skilled or have behavioral issues. The census for IL is 124 out of 131, an occupancy rate of 95%. There are two (2) closings scheduled in May, two (2) in June and two (2) more in July, which will bring The Moorings to 100% occupied. The waiting list is currently comprised of 28 prospective residents.

Annette thanked everyone for attending.