



THE MOORINGS AT LEWES

A SPRINGPOINT COMMUNITY

AFTERNOON EXCHANGE

September 6, 2022

Annette Moore, Executive Director, opened the meeting by thanking everyone for attending. She was joined by Lauri Weeks (Director of Resident Services) who started the meeting outlining an important procedure.

Lauri:

Lauri wanted to educate about what to do when the fire alarm sounds. She repeatedly stressed that:

- If the alarm is NOT CAUSED BY AN EVENT IN YOUR APARTMENT OR COTTAGE:

ALL residents should close entrance doors and remain in their unit until the alarm ceases, or a first responder arrives at your door and issues instructions to do something. Moorings Staff, unless directed to do so by a first responder will not contact you during an alarm.

She stated that the written communication piece would be placed in all cubbies of residents who lived in apartments. It would also be included in the annual updates for the Resident Handbook and a copy is attached to these minutes.

Lauri also was excited to announce that she had hired Lisa Larsen, the new Resident Coordinator, who would be starting on September 7th. She added that she may try and change Lisa's title to Social Director since that is how Lauri sees the role.

Lauri reminded everyone that Kristie Harris, the Business Facilitator, had been hired a couple of months ago. She brought Kristie up to the front so that residents would know what she looked like. Lauri said that Kristie's office hours are Monday through Friday from 9am to 1pm, but if those hours were not convenient,

a resident could call and speak with her or make an appointment for an alternate time.

Lauri stressed that if a resident does not feel well and believes that they may have Covid, they should call Wellness, Lauri or concierge directly so that a nurse could be sent out to the unit to test them. Lauri cautioned residents not to walk through the community and go to the Wellness Center.

Lastly, Lauri spoke about medical transportation. She said she was pleased that the service was offered and the usage has sharply spiked. She just hired a new driver, and she is in discussion with Annette for an additional vehicle. She asked for cooperation in giving at least 48 hours' notice for booked appointments. If everyone gives 48 notice, then there should not be an issue if transportation is required for an emergency visit.

Lauri asked if there were any questions.

Bunny Guerrin, A131, asked what to do if not in the apartment when the fire alarm sounded. Lauri recommended using common sense. If a resident was in a central area, they should stay there unless otherwise directed by a first responder. If they are in the hallway closer to their apartment, they should return to the apartment and close the door. Under no circumstances should the elevator be utilized during a fire alarm.

Don Smith, A107, asked what triggered an alarm. Lauri and Annette both responded that alarms could be triggered by any combination of fire, smoke or heat.

Bill Richardson, A123, asked for a definition of first responder. The answer was a firefighter, a police officer or a paramedic.

Annette:

Annette reports she has no information about the rollout of the fourth booster vaccination. She said the pharmacists who had administered the recent booster clinic would be returning in October for the flu clinic. Annette will confirm the dates with Mary Drandorff, the DON, and communicate the details. {Update – Mary confirmed that the flu clinic will occur on October 10th for Skilled and Assisted Living and on Tuesday, October 11th for Independent Living and staff. Times will be from 9am to 2pm on both days.}

Merry Ellen Alls, C47, asked if the flu vaccine would be the high dose variant recommended for seniors. Annette answered that she will need to ask Mary.
{Update - Mary confirmed that the high dose variant will be administered to those aged 65 and over.}

Annette reports that The Moorings is back in outbreak protocol. She said that we had been in Outbreak protocol for the period of April 13th through August 6th but unfortunately had to return to Outbreak protocol on August 29th. As of today, all the positive tests are staff, with six (6), and no resident testing positive. Contact tracing shows that none of the staff had contact with residents. Outbreak protocol means that all healthcare residents are tested weekly and all staff are required to test once a week, with staff who are not up to date on their Covid boosters required to test twice every week.

Annette continued with an update on the Morrison Group. She said that Andrew Lavalley from the Group will be meeting with the Dining Committee on Thursday. She said that part of the reason the process has been delayed was her insistence that the Morrison Group follow all of Delaware regulations for healthcare, including getting complete background and drug tests on all of the staff and being certified as a vendor to directly receive those test results. Annette will continue to share details as she becomes aware of specifics such as any procedure changes.

Annette reported that within the next four (4) weeks or so, a limited renovation will begin on the Bistro. Annette plans on replacing the floor and revising the interior to the extent possible. She is aware that the Strategic Plan includes renovations, but since work is not beginning for several years, she does not want to wait. The Bistro will continue operations during the renovation.

The Strategic Plan is in its initial phase, with the architectural firm and senior management recently participating in a charrette. Participants in the charrette were encouraged to talk through and discuss big ideas with no thoughts of spending limitations. Obviously, non-reimbursable space, such as meeting rooms and outdoor recreational spaces, cannot be added without reimbursable space; someone needs to pay for the revisions. Preliminary plans call for the addition of approximately 40 – 50 independent living apartment spaces, but it is very preliminary.

Annette asked if there were any questions before she reviewed the PMI's. There were none.

Status of open PMI's:

- *Draperies in the Dining Room, Auditorium and Library need to be cleaned.* Update - Annette updated that the new blinds have been received and 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. Update – staff were not able to allocate the time needed to paint, so a small vendor has been selected who is currently being vetted. Once approved, he will paint the Auditorium first, followed by the Chart Room. As soon as they are painted, the new blinds will be hung.
- *A resident would like to see AED's (automated external defibrillator) throughout the facility, including in the Bistro.* Update - Annette had researched this and found that the cost is \$4,000 to add a unit to the Bistro area for resident access. This cost will be added to either Cap Ex or Contingency. Annette will only approve the one to be added to the Bistro. She needs to understand the motivation behind the request as AED's require some training and maintenance.
- *The dividers in the dining room that read In and Out need some attention.* Update -The dividers have been cleaned and they will be painted when the painter is working on the room.
- *What is the status of porch repairs?* Update – This project is still ongoing. One resident's porch has been completed and the balcony outside the library has been repaired. As soon as a welder comes and secures the railing, the doors will be unbolted.
- *When will the drainage around the East Wing be addressed and is the flexible piping for drainage permanent?* Update -Annette said that the work will begin the week of September 26th. The quote was received on August 3rd and that was the first available booking.
- *The flooring in the East Wing 2nd floor trash room needs to be replaced.* Update – The floor in both the east and west wing trash rooms has been replaced.

New PMI's:

Annette said she would not be bringing up food at this time and individual items have already been addressed.

- *The showerhead in the men's locker room is broken.* Annette said this was e-mailed to Andy on September 1st when he returned from vacation. He knows that it must be repaired.
- *The carpet is very dirty in front of the guest room.* Annette said that carpet in general is worn by tread pattern and traffic. She stated that next year's

budget will include funds for all carpeting in the common areas to be re-done, unless it is known specifically what the Strategic Plan calls for. Our floor care tech, Randy, has been out for ten (10) days due to Covid. In the short-term, Rick Troche, in addition to his security job, has agreed to perform floor care at night as long as there is another security person on duty. The carpet in front of the guest room will be cleaned as soon as possible.

- *There is a shortage of pool towels.* Annette asked that anyone who had inadvertently taken a pool towel to please return it by placing it in one of the bins.
- *What is the status of the deep cleans?* Annette admits that deep cleans have been a problem due to census increasing and staff illness and turnover. With the Morrison entrance, there are two (2), possibly three (3) staff members who elected not to be hired by them and have transferred to Housekeeping. Annette expects that this situation will improve shortly.
- *The pool chemicals are causing a skin reaction.* Annette reported that the pool chemicals have been tested and found to be in compliance. She recommends that the resident who complained about this, should contact their physician to discuss the issue. When they do, they should mention that the pool is a bromine pool, not chlorine.
- *The door to the dining room should be able to be opened automatically.* Annette agrees that it should be, but based on the placement of the existing door, and the fact that openers need to be on a delay to avoid injury, she believes that an opener will only cause more cold air to enter the dining room. She said that the door will definitely be fixed in the renovation. She said that the architects are aware the door needs to be relocated and a breezeway added.
- *When will the porches be power washed?* Randy and Curtis will be double teamed and work on them after Randy returns to work on September 12th, provided the weather is not over 90 degrees. They did not work on this during the summer when it was very hot and would have been dangerous.
- *Active Shooter drill?* Annette said that she is aware that a drill has not been held recently, but all healthcare workers use the FEMA recommended protocol of Run, Hide, Fight.

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

Don Smith, A107, asked if there was an evaluation on adding a light to the island out front. Annette replied that Delaware Co-op had stated that they would install one. They said burrowing could cost up to \$1,000, perhaps more, and then rental cost of about \$25 per month for three (3) years plus electricity. Annette said as soon as they come up with an actual cost, including taking the power to a transformer, she will move forward.

Vickie Littell, C42, asked about solar power. Annette said that solar power and battery charging stations for vehicles were part of the Strategic Plan and she will leave that for the experts.

Bunny Guerrin, A131, asked whether a solar light could be placed on the island instead of an electric one. Annette thought this was a good idea and will discuss it with Chuck.

Merry Ellen Alls, C47, reported several dead pine trees along the perimeter fence of the community. Annette said she would speak with Chuck about getting a quote from Sullivans to pull out the dead trees and replace them with smaller trees.

Carol McWethy, C11, said that in places where dead trees have been removed, unattractive stumps have been left. She has two outside of her dining room window. Annette will speak to Chuck about this.

Annette thanked everyone for attending.

Jennifer Silvestri, Recorder
9-6-2022



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HOW DO I RESPOND TO A FIRE ALARM AT THE MOORINGS?

WHEN THE FIRE ALARM SOUNDS:

- If the alarm is **NOT CAUSED BY AN EVENT IN YOUR APARTMENT OR COTTAGE:**
 - **ALL residents should close entrance doors and remain in their unit until the alarm ceases, or a first responder arrives at your door and issues instructions to do something. Moorings Staff, unless directed to do so by a first responder will not contact you during an alarm.**
 - When the fire alarm sounds it also sounds at the fire department. If the alarm is not a false alarm, It will take from 10 to 15 minutes for firemen to arrive. The alarm will continue to sound until an ALL CLEAR is issued so we should be prepared to endure the noise for a significant period of time.
 - When firemen arrive, the fire chief oversees all rescue and remediation efforts. If he or she determines there is risk to any occupant, a first responder will be dispatched to knock on the door of a person at risk and that person should do as directed. When the chief decides there is no longer risk the alarm will be silenced and residents are free to pursue their normal lives.
 - SOME TIPS:
 - We recommend utilizing the innermost bathroom of your residence as the quietest place during the sounding of the alarm
 - Ear Plugs are a wise investment to store in that space or elsewhere in your apartment so that you have them should the alarm sound for a long period of time. The sound of the alarm is not a pleasant one.
- If the **ALARM EVENT IS IN YOUR APARTMENT OR COTTAGE:**
 - FIRE IN YOUR APARTMENT OR COTTAGE – depart the apartment immediately. Make sure you pull your door closed
 - SMOKE (IE: from toaster or burned food, but no flame present) leave main door TO HALLWAY closed and open door onto the porch to clear the smoke from the space.
 - IF UNCLEAR whether fire present, clear the apartment