



THE MOORINGS AT LEWES

A SPRINGPOINT COMMUNITY

AFTERNOON EXCHANGE

October 4, 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 by sharing some announcements.

Lauri:

Lauri was excited to introduce Lisa Larsen, Resident Services Coordinator, who had started a few weeks ago. She said that Lisa's hours are Monday through Friday from 9:30 to 4. She added that Lisa is already tackling the monthly calendar.

Lauri was unhappy to announce that the trip to Berlin scheduled for October 15th was cancelled. Regrettably, Lauri did not have a bus driver available on that day.

The annual Flu Clinic is scheduled for next Tuesday, October 11th. By Thursday, Lauri will be placing scheduled times in the cubbies. Residents should complete the Consent Form and turn it in to Concierge. The Clinic will be held in the Auditorium.

Lastly, Lauri was unhappy to announce that OSHER would not be conducting classes at The Moorings this semester. She believed that classes would be scheduled at Trinity Church. In its place, Lauri scheduled a class named Creations, which will take place in the spring on Wednesday mornings.

Annette:

Annette reports that The Moorings is back in Outbreak protocol due to an employee in Dining testing positive earlier in the week, with no signs or symptoms. This employee has no direct contact with residents. Outbreak status means that all employees are required to be tested twice per week. The last resident to test positive was approximately four (4) months ago.

Regarding census, occupancy is 129 units sold, with four (4) move-ins scheduled through the end of the year. That will bring us to 96% occupied, with 99% sold. Karen Kerstetter and Carol Cascone are working through the waiting list to sell the remaining unit.

Annette prefaced her discussion of PMI's by stating there were no unresolved old PMI's.

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 purchased and delivered to the installer. They will not be installed until painting is completed. A single vendor has been selected and is in the final phase of vetting. The paint color has been selected.
- *The Bistro needs updating.* Update – Despite the fact that the Strategic Plan calls for major renovations, Annette knew that this was a longer-term plan. In the interim, she decided to move ahead with a facelift for the Bistro. She plans to replace the old tile floor that is unable to be cleaned. She is also going to change the counter from the current “L” shape to a counter that goes straight across. She believes this will improve the space for foot traffic. She is replacing the cooler with a reach in unit. She plans to use moveable furniture so that when the Strategic Plan renovations begin, the furniture may be re-purposed. She reported that this construction should begin in November.
- *There is extremely poor drainage at the 17024 entrance.* Update – This quote for this project was received on August 3rd and the contractor was instructed to proceed. The contractor pushed back the date a bit, and then could not begin due to the rain. The project is currently scheduled to begin on October 10th.
- *What is the status of new light pole at the end of the island in the front of the community building?* Update - Annette said that Chuck received a quote from Delaware Co-op stating that the light pole would cost \$3,265 plus a rental cost of \$25 per month for three (3) years. They were still not able to provide an estimate for the cost of burrowing under the parking lot to connect the light to the transformer. A resident had suggested that solar be used as an alternative. Annette and Chuck determined that due to the impact on traffic, DelDot needed to be involved to approve the number of lumens so that The Moorings would not be liable for any possible accidents. DelDot requires that the light pole be commercially rated, which starts at

approximately \$16,000. In addition, they also required that the solar light pole have an electric back-up, which means that burrowing is still needed. Given this set of facts, Annette decided to not pursue the solar route and instead asked Chuck to continue to work with Delaware Co-op for an estimate of the cost of burrowing.

- *Residents have requested that lighting on all the light poles be replaced with LED's.* Update – Annette requested that when lighting needs to be replaced, Chuck work with Delaware Cop-Op engineers to get quotes on changing over the ballasts and wiring to LED. Delaware Co-op will follow Delaware code which requires that upward lighting be minimized.
- *There is a shortage of pool towels.* Update - Annette reported that Shar had purchased several dozen new towels. She asked that if a resident borrows one, to please return it by placing it in one of the bins. The beach sized blue and white striped towels were purchased specifically for the pool and are not part of any rental program.

New PMI's:

- *Can the print for announcements on channel 970 be larger?* Annette said absolutely. Lauri is already experimenting with larger and more clear fonts. The larger the font, the less detail the slide will contain.
- *When is electronic recycling?* This event is slated to be held on October 27th. Lauri stated if the item is small enough to be easily carried, then it should be dropped off on the floor outside of her office on Oct 27th. Any larger item should be placed outside the apartment or cottage on the morning of the 27th. Further details will be forthcoming.
- *There is a stain on the carpet of the East Wing elevator.* Annette reported that Randy had already cleaned and removed the stain.
- *Can the windows on my porch be touched up and cleaned?* Annette said that the cost for this is listed in the Resident Handbook under Ancillary Fees. Residents should contact Maintenance and arrange for this service.
- *Water from the AC unit by the entrance to the building closest to unit 113 is dripping on the grass and ruining it.* Annette said that this is a low laying area. The decision is to cut out the grass and fill the area with pea gravel.

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

Vicki Littell, C42, asked if the tree to the left when exiting the community could be trimmed. It is quite large and impedes the view of traffic. Annette requested that Chuck speak to Sullivans about trimming the tree at the appropriate time.

Don Smith, A107, asked if the Auditorium would be able to be used while it was being painted. Annette said that it depended on which area he was working on and where the scaffolding was placed. She said he will certainly try and minimize any down time.

Peg Partlow, A105, asked if the carpeting in the Auditorium will be replaced. Annette said that given Springpoint is working on a Strategic Plan, she is not willing to invest any funds for carpeting for an area that may be renovated.

Gil Kaufman, C9, asked if Sullivans was responsible for weeding the gardens around the cottages. Annette replied that they are responsible for weeding around the front of the cottages. She asked Chuck to drive around this week to inspect the front of the cottages. Elsie Gould, C10, said that some of the weeds were thistles which are not good for the gardens around the cottages.

Corinne Lehman, A116, asked if someone could clean up some of the weeds around the rocks in the pond. Annette said the DNREC inspects the ponds and Solitude manages them. If too many of the weeds are cut down, then DNREC imposes a fine. In addition, when the pond is cleared and open, then geese will come and inhabit them.

Carol Bishop, C40, said that some residents had paid a premium for a pond view that is now blocked by weeds. Annette asked Karen Kerstetter to have a discussion with Marketing about the premiums for pond views. She further said that she and Chuck would do a tour around the grounds in the Kubota after the weather cleared. Vicki Littell, C42, added that Sussex Conservation has details on their website about landscaping around rain gardens. Annette said that she will start with Solitude and request recommendations to increase beauty while not attracting geese and not decreasing the view.

Elsie Gould, C10, asked when residents would get an update about Morrison Group outcomes. Annette said that she has been involved in issues like order guides and who is responsible for what. For example, if a filet was traditionally six (6) ounces and Morrison's was four (4) ounces, Annette requested that Morrison change to six (6). Morrison is working out those details while converting to a new menu. Annette said that Mary Hunt has working on printing week one of the menu and Annette should be able to review it shortly. Morrison is also working on standardizing recipes because cooks in the past did whatever they thought was

best. Annette said she would request that Andrew Lavallo attend the next Afternoon Exchange to speak to the residents. She said he did attend the Dining Committee meeting, but Annette is not privy to those discussions nor how the information is shared. Annette also shared that hiring is going well and Morrison has increased by five (5) FTE's. She said the executive chef is currently at another Springpoint facility but is probably going to return. They have hired a sous chef, so there are now three trained chefs as opposed to cooks.

Kathy Holstrom, A135, asked if Annette could go back to the meeting format where Chuck gave results of work order statuses. Annette agreed that the meeting in November would be the older format.

Chuck was present and gave his report. He said there were 125 work orders for the month of September, with an average open time of 2.9 days. He has filled the last open position in Maintenance and his staff has been working on painting the hallways and trim in Skilled before the new flooring is installed. Once the flooring is finished, they will be building a new nurse's station.

Annette thanked everyone for attending.

Jennifer Silvestri, Recorder
10-4-2022