

THE MOORINGS AT LEWES RESIDENTS' ASSOCIATION  
General Meeting Minutes  
Monday, March, 20, 2023; 3:30 PM in the Auditorium

**WELCOME:** President Don Smith welcomed everyone to the meeting.

**CALL TO ORDER:** President Don Smith called the Meeting to order. There were 66 members present. A moment of silence was observed.

**OPENING REMARKS:** President Smith announced that tomorrow night's program about the Barons of Rehoboth is well worth attending.

Lauri Weeks will be sending information regarding the Announcement Module of the Community App and it will be improved regarding upcoming events.

There will be a Grand Opening of the newly remodeled Bistro which will include a complimentary breakfast.

Pencils have been placed on the Chart Room tables with the comment cards which eventually go to Morrisons for review. It is important to fill them out.

He said there were no deficiencies found in the life and safety review.

He would like to have some feedback on the coffee klatches that Annette has been holding.

On April 10<sup>th</sup> Lauri will be having a session on how to use Dr. Sehgal's Patient Portal.

**MINUTES:** Kathy Holstrom reported that the minutes of the February Board of Directors' Meeting and 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 they will be filed.

**CORRESPONDING SECRETARY'S REPORT:** Carol Lader reported that she sent 6 cards this month. Please let her know of anyone who needs a card even just for cheering someone up. She thanked the Floor Reps and others for giving her names. She reminded residents that she does not reveal who suggested that she send a card to someone in need nor does she reveal what the need might be. To have a card delivered to Skilled Nursing, take it to the front desk

**TREASURER'S REPORT:** Tom Reed reported that as of January 31, 2023 the account balance was \$27,045 less the Employee Appreciation Fund of \$3,043, leaving an operating balance of \$24,002. The income for February was \$5,862 and expenses were \$636 leaving a surplus of \$5,226. As of February 28, 2023 the account balance was \$32,271 less the Employee Appreciation Fund of \$3,043, leaving an operating balance of \$29,228.

**ASSISTANT TREASURER'S REPORT:** Larry Myers reported that to date, members have contributed \$6,200 to the annual Residents' Association. This amount exceeds last year's donations. As you know, these funds help support our group's many initiatives, activities, and programs throughout the year.

**COMMITTEE REPORTS:**

**Activities:** Carol Bishop reported that the Committee met and the important new activities are:

March 23 - "A Man Called Otto" (movie) will be shown at 1 pm in the auditorium,

March 26 - Delaware Symphony Orchestra from Wilmington will be at the High School; tickets are \$30

March 30 – Dinner at Big Fish in Ocean View,

April 1 – Coastal Concerts

April 6 – Ladies’ lunch at Agave in Lewes and a walk to see the tulips

April 11 – Lunch Out for All at Atlantic Social -

April 13 – Trip to Dover Air Force Base Museum

April 14 – Bus to Quilt Show in Georgetown and lunch.

April 20 – Dinner out at Lupo’s in Rehoboth.

April 22 – Jazz concert at Epworth.

April 25 – Men’s dinner at Irish Eyes in Milton.

April 27 – Two memorial services in the auditorium

April 29 – Mid-Atlantic Orchestra at the high school - \$35. May 18 – Ferry Trip to Cape May.

May 20 – Outdoor shuffleboard play will begin.

Linda T. has the Display Case planned three months in advance.

The Happy Hour Three Strikes Shuffleboard Game on Thursdays at 3:30 pm has a usual attendance of from 5 to 10 players.

The league Shuffleboard has 36 players a week and all are getting their games done on time and enjoying them.

Some of the offsite activity names have been changed due to some confusion. They will now be “Lunch for All”, “Men’s Lunch”, “Ladies’ Lunch”, and “Cadbury Cruisers” (maybe) for the Wandering Wayfarers.

**Bylaws:** No report

**Communication:** No report

**Dining:** Bob Porta reported that the Committee met on March 1, 2023 at 3 pm. Twelve members attended plus Don Smith, Pam Barnette, and Chad Straub from Morrison. Highlights of the meeting were:

Chad agreed to determine what grade of meat we receive from Sysco.

Supper Club is scheduled for every other Friday with the first being March 3<sup>rd</sup>. The alternate Friday evening meal will be “Grab and Go”. (This implies no Chart Room service on those Fridays).

Sunday Brunch will be restarted after the completion of the Bistro construction.

Six new dining area employees have been hired.

Spring and Summer menus should be available by mid-April. (This process is lengthy due to government review, since we are a “Health Care Kitchen”).

Pam discussed the possibility that carry-out paper bags will be phased out. It will be the responsibility of the diner to provide a bag, although some plastic bags might still be available.

Chad discussed a pilot program which will introduce hard plastic reusable containers for carry-out meals.

Gluten-free bread and hamburger buns, as well as sugar-free ice cream, are available. Lactose-free milk is available in the refrigerator in the Bistro.

**Gift Shop:** Diane Bair reported that the income for February was:

Income: \$621.30 (Cash, Charges, Bingo)

Expenses: \$113.08

Total Profit \$508.22

This was, again, a good month for us. Many words of appreciation are given to our volunteers, our purchasers, and to those who have made donations to the shop! Some extra words of appreciation to Fran Tobin for donating the \$50 sale from her keyboard and to Jeanette Lee for her continued “candy” donations from Costco.

As spring approaches and “Spring Cleaning” starts, please keep our shop in mind for those “let’s get rid of this” items. No linens or clothing or large items too difficult to display can be donated. We seem to be lacking in the jewelry items to sell, so dust off some of those diamonds and gold pieces cluttering your safes/oops cabinets and consider donating to us!!!

AND---TAH DAH---from Tuesday, March 20<sup>th</sup> through Saturday, April 1<sup>st</sup>, the Gift Shop is having a PUZZLE SALE!!! All puzzles will be \$1.00!! Please come and take a peek at what is on our shelves. Thank you to our donators.

Come browse and chat with our volunteers Tuesday, Wednesday, Thursday, Friday 11 – 3 and Saturday 11 – 1.

**Library:** Judy Burgess reported that many of our new residents bring with them more books, CDs, and DVDs than their apartments or cottages can accommodate. Many of these are donated to our Library. All of these are really welcome. In fact, all the books and other items you see in the Library have been donated by you, our residents. Thank you!

Members of the Library Committee record these additions on paper which Mike Bair then enters on the computer. Those of you with computers realize just how many new (to us) items we receive.

Mildred Wiedman has had so much to do with getting our whole library started, way back at Cadbury’s very beginnings. I have asked her to write down what she remembers of this whole procedure. Sharon Hoover has offered to help her with this effort. Dean Hoover, Sharon’s husband, created many of the bookshelves and other wooden items in the Library in our woodshop on the first floor of our building. Therefore, Mildred and Sharon should be able to come up with a most interesting account. We will print their story of the creation of our Library in our Newsletter.

Our next Library Committee meeting will be on March 29, 2023 at 4 pm.

**Nominating:** No report.

**Program:** Adele Trout reported that the movies have been put on the Website.

The Programs are as follows:

March 21, “The Barons of Rehoboth” by Paul Lovett

May 16, "Dr. David Tam" on Beebe Hospital (tentative)

Adele has a list of movies she recommends. Contact her for titles, if interested.

**Wellness:** Gail Bourassa reported that the Committee met on March 6, 2023 with ten members present.

The ambulance subscription drive has been completed.

Cape Pharmacy will deliver medical supplies and prescriptions to anyone who requests this service, whether or not you are a current customer.

Lauri Weeks will be asked about teaching residents how to utilize Dr. Sehgal's Patient Portal.

Questions remain about the presence of a Social Worker at The Moorings. If there is, when is she available and can we meet her? Is she licensed? This becomes important when a resident is in transition from Independent Living to Assisted Living. Is the Social Worker advised when a resident is returning to The Moorings after a hospitalization or from a visit to the ER? Independent Living residents are not entitled to a Social Worker and must go outside to find one.

A discussion was held about residents being tested for COVID after returning from the hospital. Lauri will be asked about this.

There was a discussion about the use of juices with Safe Harbor Residents. Juices are high in sugar and this is known to cause agitation in some and may be a factor with some residents in Safe Harbor. It is felt that a discussion of this should be held with a nutritionist. Gail will attempt to have this happen.

**Wood Shop:** No report

**Area Reports:**

West Wing, 1<sup>st</sup> floor - Peg Partlow reported no change; no vacancies

West Wing, 2<sup>nd</sup> floor - Linda T reported one change; two vacancies

East Wing, 1st floor – Kathy Holstrom reported that Fred and Lucette Wuschner have moved into Apartment 126; one vacancy

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

Cottages, Mildred Wiedmann - reported one vacancy

Cottages, Sherry Chappelle – no vacancies

Health Center – Gil Kaufman reported that the census is as follows

Assisted Living 27/30 – 90%

Safe Harbor 9/13 – 69%

Skilled Nursing 30/40 – 75%

**Special Reports:**

**BUILDING AND PROPERTY COMMITTEE REPORT:** Gil Kaufman reported that there is bad communication regarding improvements and maintenance (it took 7 months to pave a driveway) and there is obvious deterioration happening to the cottages after 15 years.

**RESIDENT LIFE COMMITTEE REPORT:** Ed Steiner reported that there has been some discussion about safety hazards caused by unoccupied scooters and walkers at large gatherings. Consideration has been given to bringing together a small group including a significant number of users of these devices to discuss just how big a problem this is and ways to mitigate risks that are identified.

Frustrations among both residents and staff members concerning communication were noted. Residents were encouraged to do all they can to reduce this frustration by establishing regular habits of reviewing the calendars and other communications. Resident Life has discussed the possibility of beginning a “Make it A Habit” campaign.

**FINANCIAL WORKING GROUP REPORT:** Jim McMullen reported that the Group met with Garrett Midgett, David Woodward, and Annette Moore on 2/21/2023. Jay Brocco, the group’s newest member was introduced.

Annette covered census, operating revenue, and departmental expenses. Operating margin for the year was 6.38% vs. 5.63% budget. IL revenue was slightly above budget while revenue for the other areas was below budget; variances are mainly driven by census. Annette and the Directors successfully kept expenses below budget to achieve the margin.

The Moorings received a \$327K credit from the self-funded employee benefit programs—medical and workers comp. Payout expense was less than expected.

Springpoint’s \$1MM issue with Morrison has been resolved. Morrison rebated most of the amount and Morrison’s share was credited to our Dining Services. The net impact is deemed negligible. This issue is closed.

We discussed our 2023 monthly rate increase. Springpoint wishes to see operating margins in the 6%-10% range. Our 2023 budget figure is 7.53%. Operating margin is needed principally to contribute to cash flow and to satisfy bond covenants among other things. This issue is closed.

**TRUSTEES REPORT:** Tom Reed will put a report in the members’ cubbies when completed.

**DEI COMMITTEE REPORT:** No report

**SAFETY COMMITTEE REPORT:** Ed Steiner reported that it is good to know that the Committee is made up of two residents and nine senior Moorings management people plus the Springpoint Corporate Risk Manager. Anything Bunny or he raises at the meeting will be heard by many people which could increase pressure on getting things done. If you have concerns, please get in touch with Bunny or me.

It was not clear why there is no safety rail in the shower in the guest room. Further information is expected at the next meeting.

There was discussion about the problem with walker and wheel chair storage at large events and Chuck indicated that the issue will be raised at meetings concerning the plans for expansion and renovation.

**OPEN FORUM:** Curt Christensen reported that a street sign near his cottage has to be redirected (wind blew it to face the wrong way).

Elsie Gould stated that when plantings are removed from cottage yards, they should be replaced with native plants.

It was suggested that the Wing and Cottage Forums be started again.

**OLD BUSINESS:** None

**NEW BUSINESS:** None

**ADJOURNMENT:** There being no further business, the meeting was adjourned at 4:45 pm.

Respectfully submitted, Kathy Holstrom, Secretary