



THE MOORINGS AT LEWES

A SPRINGPOINT COMMUNITY

AFTERNOON EXCHANGE

April 2, 2024

Annette Moore, Executive Director, opened the meeting by thanking everyone for attending. She explained that today's meeting would have a different format. First, there will be a presentation on the progress of the expansion plan given by Heather Hill-Falkoff, Director, Development Services. She said that earlier today, Don Smith had updated the master copy of all resident Expansion Plan Q & A's in the Library. Annette will follow with a couple of quick announcements and lastly, the department managers have been asked to submit their reports in writing, which will be included in the minutes.

Heather Hill-Falkoff:

Heather said she was part of the Moorings Design Development team working on the expansion plan. She said the team has selected SFCS Architects and Bohler Engineering, a local civil engineering firm. Since the last update from Garrett Midgett, the team has released SFCS to prepare the design development documents. This means there are multiple phases to prepare architectural, mechanical, electrical and plumbing drawings. The first phase is concept design, the second schematic design, the third is design development and the fourth is construction documents. This project is now in the third phase. She reported that SFCS was on site last week with their mechanical, electrical and plumbing engineers to survey the existing building and to note any revisions from the original blueprints. In addition, a series of biweekly calls have kicked off with SFCS and key members of The Moorings staff to drill down on some details of the project. The calls will continue to be scheduled for approximately sixteen weeks.

Heather also reported that comments were received on February 21st from the PLUS application. She said the comments were a series of recommendations ranging from storm water, solar, DOT and the Fire Marshall, but nothing was noted from the engineers that required a revision to the design. Members of the Development team also met with the Office of the Fire Marshall on February 26th to discuss type of

occupancy, structure and fire lanes. Bohler Engineering is continuing to analyze storm water as that may have some impact on the concept plan.

Heather then pulled up an image of the second floor of the community building. {Note – a copy of the presentation is attached to these minutes.} IL residents had expressed a concern that the original presentation did not propose any expansion to the Auditorium. As can be seen in the presentation, the plan has now been revised to bump out the Auditorium and increase its capacity to 128 persons. Annette informally polled the audience to ask if this was seen as an improvement and residents indicated that it was.

Jane Brentnall, C39, asked if the elevators will be expanded. Annette replied no. This part of the project was a retrofit.

Jane Lord, C43, said that 128 persons would still not accommodate all the IL residents. Annette replied that it would not, but there were occupancy limits for safe egress in an emergency. Annette also pointed out that zoom meetings, as was being conducted today, are an option that residents may utilize. She stated that other Springpoint communities who had built a very large room, now expressed regret at the large size because they felt it was a waste of space as the total space is rarely utilized.

Heather continued and showcased where two pickleball courts will be added, along with a pavilion and some restrooms. Berms will be added to help shield from neighboring property.

Jim McMullen, A237, asked where the shuffleboard court would be located. Heather did not know but said she would make a note to review this with Bohler. She thought that the gazebo would not be touched.

Heather then displayed a slide of the plan for the new dog park and said the park would be completely fenced and measure approximately 40 feet by 55 feet. It will include two gates to enter, a water source, some shade and perhaps some elements with which the dogs could play. The dog park will be near the west parking lot.

The therapy room and employee break room are the only two spaces in Healthcare that will be expanded beyond the current footprint.

Richard Weil, A209, said he could not see the parking lots near the building in the presentation and questioned whether his current apartment would have a view of the back of the new apartment building. Annette answered that there is a parking lot on the left of the building, a lot between the two buildings and one more on the right adjacent to the neighboring development. The current drawings are conceptual and

do not show the level of detail of things like proposed parking lots at this time. She also said that the new apartment buildings are built with a center hall and have units on either side so Mr. Weil would not have a view of the “back” of a building.

A resident asked if the apartments on the first floor of the new buildings would have an entry possible through a porch. Heather replied that they would.

Richard Weil, A209, asked at what point a conceptual drawing will become an actual depiction of where walkways and paths will be placed. Heather responded that is part of the site plan that is being developed. She said it is understood that maintaining pathways around the property is desired and Bohler is looking at the paths and sidewalks. In addition to paths, there needs to be room for a fire lane. Heather says that Bohler should have the plans finalized within the next few weeks.

Don Smith read three questions that were submitted by residents. They were as follows:

- The new cottages being built on Cadbury Circle will be impacted by the Mitchell's Corner development being built adjacent. How close will the 3 story Mitchell's row houses be to the cottages? How else will that development impact the Moorings in its development? Heather answered that she has not seen any plans for that development but someone could possibly find out on a Sussex County site what the plan was. Heather said that landscaping or fencing or berms could potentially be added to help block the view. She will add this to the civil engineering list that residents are concerned about site lines.
- The 7 cottages that are being displaced all have premium sites, with features like pond views, proximity to amenities and easy access to services and the dining room, pool, etc. How does Springpoint intend to compensate or provide equivalent sites? Annette answered that these affected residents have met with the CFO and he has presented them with a package. This will be handled separately from the population at large and these individuals have a separate route for communication. If they have any questions, then they should e-mail Annette directly.
- The expansion is clearly geared towards making The Moorings a more competitive, exclusive community. How do you justify this in terms of Springpoint's avowed commitment to diversity, equity, and inclusion? Annette answered that it is true that this particular location has a target audience for the type of people who can afford to retire in Lewes but that in no way mitigates or waters down the mission that over half of the population that Springpoint serves lives in low income housing communities. There just doesn't happen to

be any Springpoint low income housing communities in the state of Delaware. Those individuals who belong in our life plan community are also part of the Foundation. There are a number of TMALRA individuals living in the Healthcare Center in a level of care based on what they need and not based on their financial resources and they are able to live there because the Foundation supports them.

Annette asked if anyone had any additional questions for Heather. Then she added that someone had asked about the Gift Shop. Annette wanted to point out that the Gift Shop is being relocated to a space opposite where the Welcome Room currently sits. It will be a much larger space and will be able to capture people coming from Healthcare.

Annette also said that there had been concern expressed about whether Dr. Sehgal would be able to handle the increase population. Annette wanted to clarify that Dr. Sehgal is aware that The Moorings is expanded and he has sufficient time if he chooses to expand his practice. He currently treats approximately 55% - 60% of the IL population and The Moorings would certainly support him if he chose to add to his practice. He has agreed to take on medical interns from Beebe in conjunction with Jefferson Health for a rotation in geriatric medicine. Beginning in July, he will be taking on four (4) 3rd year residents who will be working under him.

A resident asked if Heather's slides were available and Annette said she would be able to get a copy. {Note – the presentation was given to Don Smith to place in the Library with the Q & A and a copy was sent to Tom Reed for posting on the restricted TMALRA website.} Heather was then excused from the meeting.

Annette:

Annette reported that the response from the Holleran survey is at 92% but there may be additional surveys that had been completed on-line. The final count was received on April 4, 2024 and is 92.8% with 135 written responses and 6 completed on-line.

Annette announced that Morrison had made an offer for the Director of Dining Services position. The candidate's name is Creighton Spencer and he lives locally. He gave his 30 day notice to his current employer and will probably start by the end of April. He has a background in all facets of senior care and is currently a regional for Health Care Services Group. He runs dining services for nine different communities. He is very much looking forward to joining The Moorings and working with just one community.

New PMI's:

- A resident observed another IL resident driving 40 mph through the community. *Annette stressed that the community speed limit is 15 mph and urged everyone to please drive carefully and to be mindful of speeding.*

Annette asked the group if there were any questions.

Don Smith, A107, on behalf of the IL residents, wanted to recognize and thank Atul and TK for the excellent Easter Buffet. The buffet was attended by 159 people.

Jean Gillespie, C28, said she had noted work being done on the drainage issues by cottages 19 and 20. She wondered when the drainage work would be done by cottages 25 to 28. Annette asked Bud to get a schedule from Brightview.

Monica Rieder, A226, asked if all of the drainage issues would be addressed prior to the expansion. She said her balcony often floods and her roof leaks. Annette said that they would. There was a land engineering soil study done recently that captured all of the issues.

Marjorie Mounts, A205, asked if there are routine inspections of all of the balconies? Annette said that unless the residents calls about an issue, the balcony would not be inspected. The resident followed up by asking how she would know there was an issue. Annette replied if she noticed anything lifting or pulling away or any stains that would not go away. Annette said that IL residents are responsible for calling Maintenance if there are any concerns. Routine inspections are not performed. Nevertheless, Annette said she would send someone to take a look at her balcony.

David Jaeger, A206, asked about the seemingly abrupt water shut-offs. Annette replied that when this community was built, they only installed one main water valve for the entire community instead of multiple valves with multiple boosters. The original builders even tied the kitchen into this system. Therefore, when there is a problem, the entire system must be shut down to identify the issue and determine if parts are available or if they need to be fabricated. Then there needs to be another shut off in order to make the repair. Often, a temporary repair is done while parts are fabricated for a permanent fix, which means yet another shut off. To completely repair the water system would take about 36 hours and cost approximately \$100,000, which is not feasible.

Rich Woolley asked if a copy of the PLUS application could be made available. Annette asked Jen Silvestri to get a copy. {Note – a copy of the PLUS application and the state's comments were provided to Don Smith who placed them in the Library along with the updated Q & A.}

Report from Bud Hirschmann:

- Four new interior cameras have been installed to monitor the front foyer and the area between IL and AL.
- R & R Power washing to clean the main community building. The work will start May 20th with an expected completion date of May 21.
- The window washing will occur after this, probably in June. A new set of attic stairs for the East Wing has been purchased. Due to being short staffed, maintenance had to move the installation date to later this month.
- Brightview started weeding, fertilizing, and applying pre-emergent to the beds, and spray cracks and curbs last month. Mowing and Irrigation is scheduled to start this month.
- Drainage was installed behind the cottages and in the dog park last month. We are continuing to monitor if additional drainage is needed.
- Premier homes will start renovating the AL shower room this month. The project is expected to last 2 weeks.
- Groundworks, a mud jacking company, will be here on April 24th for a site visit. They will inspect areas of concern regarding uneven sidewalks and driveways.

Report from Terry Webster:

- Finished working on the drains in the dog park
- Completed work on the drains behind cottages 19 and 20; there are other areas to check
- Plan on placing the outdoor shuffleboard mats
- Building cabinet in-wall for AL for the menu tv
- Several sprinkler heads around the cottages need to be relocated
- Finishing the lights in AL

Report from Tammy Abele:

- 56 IL apartments cleaned.
- 82 Healthcare rooms cleaned.
- There is one housekeeper who returned from Workers Compensation leave on light duty. She is working 6 hours a day until further notice.
- Washer and dryers are all up and running. Laundry is back on schedule.

Report from James Hockenberry:

- Wednesday, April 10th is Electronics Recycling Day and Monday, May 6th is the start of the Shredding bin in the closet by the Bistro

- Thank you for getting your transportation slips in as appointments are made. It helps transportation run efficiently.
- A thank you to the Area Representatives for their role assisting the new residents

Report from Karen Kerstetter:

- Karen is not in attendance due to her mother-in-law passing away. Annette said that there were three move-ins recently: June Sullivan in Apt 231, Edith Cross in Apt 225 and Bill and Ann Martin in Apt 239. Not all have physically moved in.

Annette thanked everyone for attending.

Jennifer Silvestri, Recorder
4/2/2024