

MINUTES  
CADBURY AT LEWES RESIDENTS' ASSOCIATION  
BOARD OF DIRECTORS' MEETING  
Monday, January 11, 2016; 3:30 pm in the Welcome Room

Vice President Don Burgess called the meeting to order. All members were present except Don Wiedmann and Jane Lord. A moment of silence was observed.

**MINUTES:** The minutes of the December 14, 2015 Board of Directors' Meeting and the December 21, 2015 General Meeting were posted in the Mail Room and the Library. No additions or corrections were needed and they will be filed. Secretary Kathy Holstrom distributed copies of the 2016 Board of Directors and Committee Chairpersons. An error was noted and was corrected.

**CORRESPONDING SECRETARY'S REPORT:** Binky Tompkins reported that she sent 12 cards.

**TREASURER'S REPORT:** Gil Kaufman reported that the balance as of December 1, 2015 was \$53,434. Income for December was \$4,275 and expenses were \$49,647, leaving a net amount of (\$45,372). The balance as of December 31 was \$8,062 including an Employee Appreciation carryover of \$1,181. The actual CALRA balance is \$6,881. Gil also distributed a report of Budget vs Expenses for 2015 and the Budget for 2016.

**COMMITTEE REPORTS:**

**Activities:** Curt Christensen reported that the New Year's Eve party was a success and will be repeated next year. Activities scheduled for January, 2016 are:

- Lunch at the Backyard
- Movie and Lunch at Midway
- Men's Lunch at Dogfish Head
- Ward Museum and Lunch
- Dinner at Irish Eyes
- Dover Downs and Mall

Curt suggested that we might enjoy working on a calendar that records past newsworthy events or perhaps movies and showed an example.

**Dining:** Alan Ward reported that the comment ratings for December, 2015 were in the good to very good range.

- Complaints about beef entrees being tough, overcooked, and inedible--improvements are expected.
- Unsatisfactory entrees are to be sent back to the kitchen.
- Delay of service is due to limited service staff for those who arrive at approximately the same time—between 5:15 and 5:45 pm. Better service will be available before or after those times.
- Ms. Courtney Hughes has been hired as Team Coordinator and one of her duties will be staff training.
- There will be a special mid-day buffet on Monday, January 18<sup>th</sup>—Dr. King's birthday and a special Valentine's Day buffet on Sunday, February 14<sup>th</sup>. No reservations are required.
- Plastic food containers and cups were displayed and may be considered.
- The next meeting on Thursday, February 4<sup>th</sup> will focus on food and service costs and controls.

**Gift Shop:** Gil Kaufman reported that the income for December 2015 was \$1,232 and expenses were \$405. As of December 31, 2015 the net profit was \$826. The net profit for the year is \$5,174 Gil announced that the Shop now sells our own honey.

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**Library:** Mildred Wiedmann reported that at the last meeting paperback romance novels were weeded so that now there is just one section of them and three more shelves became available for regular hardback fiction. The rest of the shelves were inspected for accuracy of placement. The holiday seasonal books were returned to storage for next year. Mildred would like to be replaced as Library Chairperson. She will continue as co-chair.

**Newsletter:** Pat O'Hanlon reported that the next issue will be out in February 2016. Thanks to all contributors. The deadline for articles is February 1<sup>st</sup>.

**Program:** Nancy Krail reported that the monthly 7 pm Programs will be  
January 19<sup>th</sup> – The Underground Railroad on Delmarva, by Sharon Hoover  
January 26<sup>th</sup> – 2016 Medicare Changes, by Janae Aglio from Elder Care  
February 16<sup>th</sup> – MERR (Marine Education, Research, and Rehabilitation), by Suzanne Thurman

There will be video instruction by Nick from Video Installer on Tuesday, January 12<sup>th</sup> at 11 am. He is working the bugs out of a video that we can use regularly for instruction.

New Bulletin Board: The front will be for Friday Night Movies, Book Club, and the next Program. The back will be for overflow.

Ron Gerber has accepted the position of Assistant Program Chairperson.

**Woodshop:** Ron Trupp reported that several items have been repaired for residents. The Shop continues to repair and refinish items that need to be fixed and to custom build various items of furniture for residents.

**Cadbury at Lewes Buildings and Property Committee Report:** Gil Kaufman reported that the Committee met on December 15, 2015 and covered about 40 items of business. Among the most important were:

1. Installation of the new audiovisual equipment and software in the auditorium is complete and training sessions are scheduled for movie projectionists and Power Point users.
2. A divider is to be constructed between Breakwater and Cadbury at the north end of the connecting road consisting of a row of flexible poles (similar to those on the East Parking Lot), replacing the three unsightly sawhorses presently in place. No permanent barrier will be constructed at the request of the local fire department.
3. A walkway from an existing path will be constructed to the shuffleboard court the next time concrete work is done at Cadbury, eliminating the need to walk through the grass to get to the court.
4. Installation of the new street lights at the front gate and on Cadbury Circle West has been inexplicably delayed by Delaware Coop. Regrettably, we have little power of persuasion to get them to move. The location of the new lamps were staked in the fall but there was no follow-through.
5. Funding for a second NuStep exercise machine in the gym remains in the 2016 budget (applicable through March, 2016). No specific schedule has yet been established. (Several new machines were also requested for the 2017 capital budget.)

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6. The yard waste dumpster will stay in approximately its present location, but moved back several feet from the Cadbury Circle East curb. Following the completion of its foundation, there will be cosmetic fencing built around it.
7. Leakage into some downstairs porches caused by deterioration of the upstairs porch floors continues to be a problem. Residents experiencing such leakage are encouraged to report it as soon as it is observed so it can be rectified.

Resident Committee members are: Dean Hoover, Adele Hudson Trout, Gary Showers, Don Ziegler, Gil Kaufman reporting. Rebecca Rogers was appointed to the Committee replacing Lois Nickerson who resigned after completing many years of service which has been greatly appreciated.

**WING AND COTTAGE REPORTS:**

West Wing, 2<sup>nd</sup> floor – Erna Steinbruck reported that there were no new move-ins

West Wing, 1<sup>st</sup> floor – Karen Consolini reported that Judy Barton moved into Apartment 103

East Wing, 1<sup>st</sup> floor - Bunny Guerrin reported that Celia Perge moved into Apartment 134

East Wing, 2<sup>nd</sup> floor – Lois Wills reported that there were no new move-ins

Cottages - Elsie Gould reported that there were no new move-ins

**NEW BUSINESS:** Don Burgess reported that the first edition of the NACCRC Newsletter has been received and will be placed in the Library.

Curt Christensen reported that he has been appointed to represent us on the Cadbury at Lewes Board of Directors.

Shredding will be done here at six-month intervals, not yearly.

Jim McMullen suggested that a study be made regarding a shade for the patio. It will be given to the Cadbury at Lewes Buildings and Property Committee to pursue.

Gil Kaufman reported that the Budget Meeting addressed the renewal of our purchasing the five acres and discussion of it has been started.

Bunny Guerrin announced that the Rehoboth Staples store accepts old electronics. She also reported that new resident, Ruth MacIntyre in Apartment 137 was omitted in the new directory.

**ADJOURNMENT:** The meeting was adjourned at 4:40 pm.

Respectfully submitted,

Kathy Holstrom, Secretary