

**CADBURY AT LEWES
AFTERNOON EXCHANGE
December 3, 2013**

Carol Holzman, Executive Director, opened the meeting by welcoming everyone and thanking them for coming to the meeting.

She then advised that she had a laundry list of items to review, but wanted to start with one in particular:

Recycling in the Bistro – a nice green plastic can has been placed in the Bistro for recycling bottles and cans. Carol said that she checks it every day and finds trash in it. She said that anything with food on it cannot go in the bin. That would include styrofoam containers, plastic utensils, and the soup lids. Someone said that bottles and cans have residue on them, but they can be recycled if they had liquid on them. She said that mail is also recyclable. Dick Cleaveland said we should place a recyclable bin near the stairs/internal mailboxes. Someone else asked if the plastic that berries come in are recyclable. Carol said that if they have a recycle symbol triangle on the bottom of the container, it is recyclable unless it has food in it.

Chuck Rendulic, Director of Support Services, said he placed a copy of the recycle Do's and Don'ts in all resident mailboxes. Chuck then reviewed some items with respect to Maintenance.

He said the “elves” are busy running around and putting up holiday decorations.

Chuck reported that 198 work orders were received in September. Only one is still outstanding and involves painting in one of the cottages. In October, 214 work orders were received and all but 1 have been completed and involves something with a porch. All cottage front doors have been re-painted. There are two red doors that need another coat.

He is looking at possible discounts with Comcast for people that have extra services such as phone, internet and extra channels. He's waiting to hear back from them.

Chuck explained the fire protection system in the Community Building. He said that the building is equipped with a sprinkler system that is hidden under a plastic cap in the ceiling. Once the alarm sounds, an outside monitoring company is alerted and they call the fire department. This allows us to respond to the area and not have to stop to call 911. Chuck said the building is designed to protect us. The hallway doors close automatically to separate one section from another so we may safely move people from one section to another. The smoke detectors in the apartments and cottages are tied into our system and Maintenance receives a page when an alarm goes off. False alarms occur when batteries in the smoke detector are getting weak. The Health Care Center is built a little different and the smoke zones are different. It was designed with metal studs and has smaller smoke sections. The system is tested every August and every alarm is tested. Smoke alarms and pull stations are tested in January and February. Dick Cleaveland said he would like the process to be written down. Chuck said that our #1 concern is the residents. We protect first, then alarm. There is a secondary system tied into ours to provide backup if the battery is weak. Chuck explained there is a two-battery system

in the residences. They need to beep before the batteries will be changed. There are over 9,000 batteries located throughout the community and it is too costly to change them every six months or so. Don Burgess asked if the emergency pull cords are also tested. Chuck advised that they are tested as well.

Carol then continued providing an update on some issues:

- Marketing – 115 of 130 dwelling are occupied for an 88% occupancy in Independent Living. Assisted Living has 43 of 45 units occupied or 96% occupancy, and today Skilled is at 37 out of 40 and usually fluctuates around 38 or 39.
- Cadbury Senior Services is on Facebook now. If you have a Facebook account, check out Cadbury Senior Services and also the updated website www.cadburylewes.org.
- Restroom door assists have been installed in the Bistro bathroom. So far, feedback has been positive.
- The opera class has moved locations. They were meeting here for 8-10 weeks on Mondays at 1:30 pm. The good news is that the parking lots will not be stressed. The bad news is that we don't have the resource now.
- Many residents do not have Cadbury parking stickers for their cars. New residents need to complete the automobile form that's in the back of the Handbook. The form asks for the VIN#, license plate number and make/model of the vehicle. We will provide a plastic sticker that should be placed in the corner of the rear window on the driver's side. If you leave your lights on or we find something wrong, we can notify you of the problem. Jim McMullen said his fell off. Carol said the glass needs to be cleaned and sometimes needs to be moistened for it to stick properly. If you don't have a sticker, notify Carol and she will ensure you get one.
- Carol received a PMI that some couples in apartments have two vehicles. Friends are wondering if they could park one of the cars in the East or West parking lot rather than out in the front.
- Carol said that guests and prospects for Cadbury at Home park in the resident parking spots. Chuck will have Maintenance paint "Resident Parking" on the pavement of the spaces to better identify resident parking spots. Chuck said, if necessary, we can collect car keys so they can move the car, paint the spot, and then move the car back to the stop. He said they will re-paint bumpers too.
- If you decide after you move in that you'd like a pet, it must be approved by the Executive Director. There is a Pet Policy form to be completed with veterinarian and shot information for the pet. Carol said she reserves the right to say if a pet is not appropriate for the community and resident safety.
- Someone reported that the recycling from the East and West Wings being collected is being thrown in the trash. Carol said that only occurs if there is regular trash with it. We are collecting Toys for Tots and some collection bins have been placed throughout the community. People may donate a new, unwrapped toy and place them in the collection bin.
- The Foundation is making plans for Lights of Love. This is a big celebration to remember people and create memories around the holidays. There will be musical entertainment and hors d'oeuvres. Carol said that a group of residents came up with the idea of placing teddy bears around the community.

- Construction at The Senators – so far they have sold 92 dwellings. Carol has been told that in order to change the road dynamics on Gills Neck Road, they need to sell 111 dwellings. Once they reach that number, they'll start working to widen the road to include turn lanes in and out of Cadbury and they will flatten out the sharp curve.
- Carol reported that there has been an increased number of scam phone calls to residents. She went out on the internet and got instructions on how to block phone calls. If you have caller ID, and a number comes up that you don't recognize, don't answer it. A resident has been receiving calls from Jamaica and an area in upstate New York. She will have instructions put in your mailboxes on how to block phone calls. Even if you have caller ID, it can display as "No Name" or Unknown Number" and can be a good indication not to answer it. If you have trouble, call her to help.

Carol then reviewed some upcoming activities:

- The Swing Noteables – They will be here tomorrow at 7:30 pm in the Auditorium.
- On Saturday, 12/7 at 4:00 – Mid Atlantic Symphony Orchestra is putting on a mini-concert here at Cadbury. It consists of a string quartet that plays for an hour. The Mid Atlantic Symphony Orchestra is also playing at Cape Henlopen High School at 6:30 pm. There is a cost and transportation is available.
- Next Tuesday, the Cadbury Chorus Concert will take place at 7:30 PM in the Auditorium. They will be signing holiday tunes.
- Employee Appreciation – Carol thanked the many residents that gave to our employees. Checks are given to each hourly employee. She said it is a wonderful thing for the people that work here and she thanked the residents on their behalf.
- Friday, 12/13, there is a Marketing event featuring the Singers of Note, followed by Happy Hour in the Bistro.
- On Tuesday, 12/17, David Zipse will be playing the piano during dinner. Some residents have a hard time conversing while he plays. He starts at 5:00 pm and plays for an hour.
- Thursday, 12/19, is the Lights of Love event. Come early because at 5:00 pm we flip the switch on the Christmas tree in the Dining Room.
- New Year's Eve – The Trout's will be getting the champagne!
- On Christmas Day, residents will be singing carols in the Bistro at 2:00 pm.

Carol said that she saved the best item for last – To Go Orders in the Bistro may now be taken until 6:00 pm, depending on the food item you're ordering. Try to call by 5:45 pm if possible. Ala carte items can only be ordered on Monday/Tuesday. Residents would like to have this restriction removed. Carol said she hears what residents are saying and will look into it.

Carol then opened the floor for questions.

Ron Trupp asked for better clarification or definition of the property that may be purchased. Carol explained that if your driving along Gills Neck Road, the line is approximately between the two mobile homes and goes back behind Carole and Barb's cottage (#45). Carol said we could build some more cottages or carriage homes. A carriage home consists of 4 units with covered parking underneath and a shared central elevator. The area could also be used to provide additional storage.

Carol said that we're in negotiations for it and will depend on zoning approval. We wouldn't build on it right away and it would provide a buffer between our road and that land, as 55 acres of land would still be available. Gil Kaufman said there is some confusion as to the shape of the area and he is working on maps before and after the sale.

Grace Rork asked about the fence for the East Side. Carol said that we are waiting for the construction along the road to be finished. The total cost is about \$11,000.

Bunny Guerrin said that because of the remaining property available, buffering may be a priority. Carol said building on this property is a 5-10 year plan and that we need to work on the IL census first and get the existing cottages sold.

Jim Bazzoli asked if cans and bottles are put in a bag will they go to the recycle bin? The answer is yes.

Don Burgess said that 42 residents have signed up and paid for the concert at the High School, and 22 are traveling by bus.

Sharon Britton asked about substitutions in the Bistro. Carol said she spoke with Jeff and he is looking into it.

Carol Bishop said that she submitted a PMI this morning and she's concerned about the TV set in the Bistro. Carol Holzman said because we have the train display in the Living Room, we had to move the hutch to another wall and temporarily put the TV on top of the fireplace. It will be there for about 4 weeks or so, unless we decide we like it there.

Carol said residents can come to her office and let her know of a concern they have or they may complete a PMI form and put it in the box. She will address the item personally or at another Afternoon Exchange.

Help Cadbury stay "green" by bringing your own beverage cup. Curt Christensen suggested we could be more green if we had stoneware plates in the Bistro, and it would make eating more pleasant. Carol said there are some expenses that come with using china and that right now with the budget the current process works. If we decide to change that, it will add another element to the service fee. We have looked at other alternatives for recycling and they're very expensive.

Mildred Wiedmann said in the back stairway by the library there is a piece of wood. Chuck said he will have it removed tomorrow.

Betty Caslake said she would like us to take reservations for brunch in the Dining Room. Carol said she will speak to Jeff about it. Barbara Cleaveland said that some people say that we don't take reservations but if you have a large group of people it helps us to know.

Carol thanked everyone for coming and the meeting was ended.