**THE MOORINGS AT LEWES RESIDENTS ASSOCIATION, INC.**
**Board of Directors Meeting**
Monday, March 9, 2026
**AGENDA**

**CALL TO ORDER:** Ed Steiner

**OPENING COMMENTS:** Ed Steiner

**SECRETARY'S REPORT AND APPROVAL OF MINUTES:** Larry Myers

**TREASURER'S REPORT**: Walter Clarke

**COMMUNICATIONS COMMITTEE**

**FINANCIAL ADVISORY COMMITTEE REPORT:** Jim McMullen

**ACTIVITIES COMMITTEE:** Peg Partlow

**RESIDENTS INCLUSIVITY COMMITTEE:** Jane Lord

**AD HOC COMMITTEE ON EXPANSION**

**NOMINATIONS COMMITTEE**

**OPEN FORUM**

**ADJOURNMENT**

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## MINUTES

**President's Remarks: Ed Steiner**

The Board's February meeting was cut short due to a fire alarm. We'll need to take up some issues and reports we didn't get to last month—e.g., the 2026 budget for the Communications Committee and Jane Lord's DEI/RIC report. We also need to discuss a proposal of the Nominations Committee to amend the Bylaws.

**Secretary's Report: Larry Myers**

The minutes of last month's Board meeting have been posted in the mail room, in the library, and on the TMALRA website.

**Treasurer's Report: Walter Clarke**

The February financial report has been uploaded to the TMALRA website. The old checkbook with Citizens Bank will be closed and shredded. The Wellness Committee has sent honorarium checks to the Beebe Foundation in recognition for three speakers.

Peg Partlow requested Board approval of $3,000 to help defray the cost of members' tickets to the 2026 holiday dinner at the Lewes Yacht Club. The request was approved.

**Communications Committee: Tom Reed**

The Communications Committee has three responsibilities: 1) maintaining the TMALRA website, 2) publishing the Resident Association's periodical newsletter (*The Free Press*), and 3) updating and printing the resident directory.

A suggestion was made to have area representatives work with new residents to post their pictures on the Community app website. Jim McMullen argued against this proposal, observing that the Community app is Springpoint's responsibility, not TMALRA's.

Ed Steiner suggested that pictures of new residents continue to be displayed on the table at the entrance to the Community building and said that we should wait to hear from Marketing and Resident Services before pursuing this issue further.

**Financial Advisory Committee: Jim McMullen**

The Committee met recently with Annette and Jimmy Tavormina of Springpoint to discuss 2025 financial results. We had a good year. The Operating Margin was 13.5% v. budget of 12.2%. Management's stated goal of Operating Margin ranges from 6% to 10%. We will issue a comprehensive communication in May-June, when the Springpoint budgeting process begins.

A question was raised regarding the $50,000 The Moorings spent this winter on snow removal. Jim responded that that expense will be reflected in the 2026 financial report.

**Activities Committee: Peg Partlow**

Resident Services and the Activities Committee are working well together—especially in coordinating the monthly calendar and listings on TV channel 970.

Wil Holt, activities coordinator in AL and Safe Harbor, inquired about forming a knitting group with IL residents. Peg also noted that Kathleen Leahy is starting up a knitting group overall, which may meet in the Bistro.

It is proposed to form a group of residents to plant potted flowers in Safe Harbor and AL. In a related matter, TK also asked if we could start a gardening group and said money to support it would come from Resident Services' funds. Ed suggested that a small group talk to Bud and tell him what we want. Gil noted
Bud is chair of the Building and Grounds committee.

Peg said that she is overbooked on many activities and that a better system is needed for drawing names from the wait-list to replace people who drop out.

**Residents Inclusivity Committee Report: Jane Lord**

Resident representatives from three Springpoint communities met online with Springpoint Vice President Maureen Cafferty to discuss the status of DEI.

Springpoint has shifted away from a structured DEI program and changed the name to the Resident Inclusivity Committee, but the spirit of DEI will continue both in hiring and marketing. During the past year, they have incorporated *ageism* into staff training and organized Employee Resource Groups (ERGs), which offer employees a time and place to get together to talk about their common concerns (currently focusing on health and wellness).

At present, the purpose and future of the Resident Inclusivity Committee are not clear. It is expected that the Springpoint team will be revisiting and revising the committee's original mission and objectives.

**Ad Hoc Committee Report: Jim Keys**

Board members were encouraged to attend the series of forums later this week with Michael Locurcio, Springpoint Expansion Project Manager, and lead architect, J. D. Landis. They will update us on the progress and status of the expansion and welcome the comments and suggestions of residents.

Jim informed the Board that he will not be a candidate for President of TMALRA when his term as Vice President ends this year. He will, however, continue to be member of the Ad Hoc Expansion Committee.

**Nominating Committee: Don Smith**

The Nominating Committee proposes two changes/amendments to the Bylaws relating to the job description of the Vice President and the composition of the Nominating Committee:

- **ARTICLE V, Section B. Vice President**: The Vice President shall assume the duties of the President in his/her absence, as well as those duties that may be assigned by the President. *Upon accepting the position of Vice President, the Vice President is expected, but not required, to become president of TMALRA.*
- **ARTICLE X, Section B**. **Nominating Committee:** 1. The Committee shall consist of the Immediate Past Resident as Chairperson and the Board members representing the Cottages and the East and West Wings, plus two members at large. *The chairperson of the Committee shall be selected by a majority vote of only the Committee's Board members. All Committee members, including at-large members may vote on all nominee recommendations.*

A motion was offered and approved to have Don prepare a draft of the Committee's suggested amendments and submit them to Jane Lord (Bylaws) for review.

## Open Forum

Walter Clarke raised a question regarding the status of residents' voluntary monetary contributions to TMALRA's activities for 2026. After some discussion, Board members agreed that this year's fund-raising letter should continue to recommend a donation of $15 but also encourage residents to give more if they can.

## Adjournment

Attendees: Ed Steiner, Tom Reed, Jim Keys, Walter Clarke, Franz Portmann, Floyd Saums, Peg Partlow, Linda T., Gail Bourassa, Jane Lord, Sandy Spence, Don Smith, Mary Lou Poffenberger, Ann Lyn Martin, Diane Bair, Bill Martin, Bill Littell, Gil Kaufman, Larry Myers

**Larry Myers, Secretary**