

**THE MOORINGS AT LEWES RESIDENTS ASSOCIATION, INC.**

Board of Directors Meeting

Monday, April 13, 2026

**AGENDA**

**CALL TO ORDER:** Ed Steiner

**MOMENT OF SILENCE**

**OPENING COMMENTS:** Ed Steiner

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

**TREASURER'S REPORT:** Walter Clarke

**AD HOC COMMITTEE ON EXPANSION:** Jim Keys

**TRUSTEES:** Jim McMullen

**DINING COMMITTEE:** Franz Portman

**NOMINATIONS COMMITTEE:** Don Smith

**OPEN FORUM**

**ADJOURNMENT**

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**MINUTES**

**President's Remarks:** Ed Steiner

Board members were encouraged to complete and submit the Holleran survey.

**Secretary's Report:** Larry Myers

The minutes of the March meeting of the Board have been posted on the bulletin board in the mailroom, added the three-ring binder in the library, and uploaded on the TMALRA website. Board members approved the minutes.

**Treasurer's Report:** Walter Clarke

The March financial report has been uploaded to the TMALRA website.

To date, 106 residents have donated to the Resident Association to help fund our many activities in 2026 on behalf of residents.

**Ad Hoc Committee on Expansion:** Jim Keys

The series of meetings with residents on March 13<sup>th</sup> with Michael Locurico and J. D. Landis were well-attended. The meetings yielded a number of helpful suggestions/comments/inputs on the part of residents to improve Springpoint's plans for the expansion.

The Ad Hoc committee then sent Mr. Locurico a select group of eight suggestions, which were published in a special edition of *The Free Press*. In turn, Michael requested the name of a resident for each suggestion that he could work with to follow-up. He will contact the lead resident, who will then ask two or three other residents who are familiar with or have an interest in the subject area. To date, Mr. Locurico has not followed up with us.

### **Moorings Trustee Report: Jim McMullen**

Springpoint Trustees met March 19 to consider Strategic Priorities for 2026, which are:

- To improve resident engagement and satisfaction. The Holleran Survey is critically important here.
- Improving healthcare quality and financials. The Moorings is already strong in both areas.
- Improving staff recruitment and retention. The Moorings is already strong here too.
- Improvement in the Liv-Well program is needed.
- Springpoint is also considering a new initiative to serve the “middle market” in senior living.

### **Dining Committee Report: Franz Portmann**

Franz stated that he is stepping down as chair of the Dining Committee due to health issues. Board members thanked him for his service and wished him well. President Ed Steiner appointed Jim Keys as acting Dining Chair through the remainder of Franz’s term, and the Board approved the appointment.

### **Nominating Committee Report: Don Smith**

The Nominating Committee met recently to discuss possible candidates for Board positions that will begin in January 2027. The Committee settled on Peg Partlow as a candidate for the president of TMALRA. Peg has agreed to stand for the presidency when the Nominating Committee presents its slate of candidates later this year. Don asked Board members for suggestions for the next Vice President.

## **Open Forum**

Ed said that he continues to be concerned about bad communications between Moorings management and residents. There have been a number of instances in the last few months of mis-information, confusing information, and failure to inform residents of important developments at the Moorings. Jim McMullen commented that they (staff/management) sometimes don't think things through before sending something out to residents. Examples of recent problems include how to access and submit the Holleran Survey and the inaccuracies and misspellings contained in Annette's e-mail to residents requesting that they contact county officials about the planned expansion.

After some discussion, the Board provided no recommendations about how to proceed.

Meeting attendees: Ed Steiner, Larry Myers, Tom Reed, Walter Clarke, Jim McMullen, Franz Portmann, Diane Bair, Gail Bourassa, Sandy Spence, Jim Keys, Gil Kaufman, Linda Trzyzewski, Mary Lou Poffenberger, Bill Martin, Ann Lyn Martin, Don Smith, Paula Luddy.

**Larry Myers, Secretary**