

THE MOORINGS AT LEWES RESIDENTS ASSOCIATION, INC.

Board of Directors Meeting

Monday, May 11, 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

TRUSTEES REPORT: Jim McMullen

DINING COMMITTEE REPORT: Jim Keys

OPEN FORUM

ADJOURNMENT

MINUTES

Opening Remarks: Ed Steiner

Some members of the TMLRA leadership team recently met with new resident Bill Walker to learn about how The Moorings differs from or is similar to Meadow Lakes, a Springpoint LPC community in New Jersey, Bill's previous home. The result of our discussion was a consensus that Meadow Lakes is a much older (dating from the mid-1960s) and larger community than the Moorings; the community's residents association has so many more assets; the relationship of the management and the residents association is so different and the location is so different than ours that there was nothing the group thought should lead to any changes here at this time.

Secretary's Report: Larry Myers

The Board approved the minutes of the previous month's meeting.

Treasurer's Report: Walter Clarke

The April 2026 Treasurer's Report has been uploaded to the TMALRA website. The 4/30/26 Actual vs. Budget has also been uploaded to the website.

The voluntary donation/fund-raising for TMALRA's 2026 activities continues:

- About 65% of residents have contributed through 4/30
- Donations have ranged from the base of \$15 to a high of \$200
- The average donation is currently about \$50
- Contributions currently total over \$5,000
- We continue to accept donations
- Residents' contributions continue to support the activities that we enjoy throughout the year—Cadbury Cruiser' trips, movies, the library, the chorus, guest speakers, and the annual Holiday Party.

The Moorings' contribution to sharing the cost of the chorus piano player/director has been reflected in the budget for the chorus. The Activities budget reflects the resident payments for the upcoming Longwood Gardens trip.

Activities Committee Report: Peg Partlow

Current and upcoming events and activities of note include:

- Cape Water Taxi trip on the Lewes/Rehoboth canal on July 29
- The successful launch of the new knitting and gardening groups
- "I Hear America Singing" concert on June 9
- Plans for the Fourth of July picnic and live band outside on the patio
- We are looking forward to TK's new assistant arriving June 1

Financial Advisory Committee Report: Jim McMullen

The committee met with Annette Moore and Garrett Midgett on April 29, 2026, to discuss first-quarter financial results as well as the upcoming 2027 budget process.

Revenue was \$121K over budget owing to favorable case mix in skilled nursing. This led to operating margin of 12.35% v. budget of 8.93%. Cash flow from operations was (\$104K) due to \$900K paydown of accounts payable and accrued expenses. Overall, cash balance was down \$943K as we paid \$810K in debt service.

The committee again voiced concern about high margins and the rapidly growing surplus. Management responded that the Moorings is entering a time when major systems will need replacement or overhaul.

Dining Committee Report

The Committee met on Thursday, May 7. The meeting was opened by new chair Jim Keys, who gave recognition to out-going chair Franz Portmann for his many contributions to the Committee and for sharing his extensive dining services knowledge with the Moorings.

Director of Dining Services Ingrid Dellatore touched on a number of topics/issues, including:

- The professional background and accomplishments of new executive chef, Glenn Boonton;
- Residents are encouraged to submit comment cards, preferably via QR code;
- Reviews of the recent Cinco de Mayo buffet were positive but attendance was smaller than expected; and
- In order to plan food quantities appropriately, reservations will be required at all future special events—e.g., Mother's Day, Father's Day, Fourth of July, the luau in August, etc.

Other dining issues highlighted by the Committee include:

- To improve service to residents, on Monday, June 1, the deadline for submitting dinner take-out orders by phone or paper will be 1:30 PM. This will give the kitchen sufficient time to prepare meals and reduce occasions of running out of menu items for Chart Room diners;
- Dining Services is in the process of updating the catering menu;
- Kitchen tours will resume in the fall/winter;
- The Community Table will be resumed for walk-in diners without reservations who wish to dine with other residents; and

- Dining services has introduced table service to lunch and dinner in Assisted Living. This has been positively received.

Open Forum

Walter Clarke presented the draft of an updated Mission Statement for TMALRA area representatives. The Statement has been sent to the Resident Life Committee for consideration. Of the twelve bulleted points in the draft, a Board member raised a question regarding the following:

“Report to the TMALRA Board of Directors any problems or concerns of your residents that need follow-up and/or action, and report back their resolution to the appropriate residents.”

There was a question as to whether problems and concerns of residents should be reported to the Resident Life Committee rather than to the TMALRA Board. After some discussion, it was decided to delete this bullet from the draft mission statement.

Adjournment

Attendees: Ed Steiner, Larry Myers, Walter Clarke, Jane Lord, Tom Lord, Floyd Saums, Linda Trzyzewski, Gail Bourassa, Jim Keys, Diane Bair, Sandy Spence, Jim McMullen, Gil Kaufmann, Paula Luddy, Mary Lou Poffenberger, Bill Martin, Ann Lyn Martin, and Don Smith.

Larry Myers, Secretary