

THE MOORINGS AT LEWES RESIDENTS ASSOCIATION, Inc.

All Residents Meeting

AGENDA

May 18, 2026

CALL TO ORDER: Ed Steiner

MOMENT OF SILENCE

OPENING REMARKS: Ed Steiner

SECRETARY REPORT: Larry Myers

TREASURER: Walter Clarke

CORRESPONDING SECRETARY: Ann Lyn Martin

ACTIVITIES COMMITTEE: Peg Partlow

COMMUNICATIONS COMMITTEE: Tom Reed

DINING SERVICES COMMITTEE: Jim Keys

EMPLOYEE APPRECIATION: Larry Myers

GIFT SHOP: Diane Bair

LIBRARY COMMITTEE: Sandy Spence

PROGRAM COMMITTEE: Bill Martin

WELLNESS COMMITTEE: Gail Bourassa

TRUSTEE: Jim McMullen

FINANCIAL ADVISORY COMMITTEE: Jim McMullen

AD HOC ON EXPANSION: Jim Keys

BUILDINGS AND PROPERTY: Carol Lader

AREA REPORTS: Gil Kaufman, Peg Partlow, Linda Trzyzewski, Paula Luddy,
Floyd Saums, Walter Clarke

OPEN FORUM

MINUTES

Opening Remarks

President Ed Steiner introduced Theresa (TK) Kelly, who in turn introduced Linda Wilmot, the Moorings' new Wellness and LivWell Manager. Linda discussed the "continuum of care" available at the Moorings. She also will be replacing Sandy Kubiak in Dr. Sehgal's office, who has retired. Linda will coordinate/handle appointments, lab tests, and results, etc.

Ed then elaborated on two topics he touched on at the end of his article in the most recent edition of *The Free Press*. For new (as well as veteran/long-time) residents, if you have any problems with your apartment or cottage, you should send a work order to maintenance (Andy Abele) describing the problem. This action provides a written record of the request. If not addressed or acknowledged in a timely manner, then go the Concierge. If still not satisfied, you can go directly to Annette and/or bring the matter to her attention at the monthly Afternoon Exchange.

The Candoo computer help program. Give it a try. Please tell me about your experience.

Our most recent All Residents meeting was well attended, but I am concerned that a lot of time was spent on issues that can more effectively dealt with. Please remember that if you do not know the proper person to address with a problem, the Concierge desk can tell you where your communication should go. You should then follow that with an e-mail or dated statement of the problem. If it has not been addressed in a reasonable amount of time, Annette should be informed. When all other avenues have been used, the monthly Afternoon Exchange becomes the place to speak up.

Ed Steiner

Secretary's Report

Copies of the minutes from the previous month's meeting have been posted in the mail room and in the library and uploaded to the TMALRA website.

Larry Myers

Treasurer's Report

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 Cruisers' 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.

Walter Clarke

Corresponding Secretary

17 cards were sent in April

- 9 Birthday cards
- 6 Get Well cards
- 2 Condolence cards

Ann Lyn Martin

Activities Committee Report

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

Peg Partlow

Financial Advisory Committee Report:

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.

Jim McMullen

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.

Gift Shop Report

The Gift Shop brought in more than \$337 last month. We cleared more than \$1,700 in 2025; thus far, we've earned over \$1,000.

Diane Bair

Library Report

The Library Committee has recently melded Romance novels with the Literature/Fiction books. Romance novels had previously been shelved separately. Yellow stickers have been attached to Classics to help distinguish them from other works.

Please note that TMALRA has an account with Biblion, the used bookshop on Second Street in Lewes.

The Moorings bus now runs twice monthly to the Lewes Library. Please sign up at the Concierge desk.

Sandy Spence

Program Committee Report

The mission of the program committee is “to provide informative and entertaining programs and Friday night `movies to The Moorings Community.” We meet in the Welcome Room on the 1st Wednesday of the Month and are always looking for new members.

MOVIES

5/15 Crossing Delancy

5/22 The Unlikely Pilgrimage of Harold Fry

5/29 Annie

6/5 On the Basis of Sex

6/10 Wednesday The American Revolution, Part 1

6/12 Friday The American Revolution, Part 2

6/17 Wednesday The American Revolution, Part 3

PROGRAMS

May 19 – Oyster Farming in the Delaware Bay, Dr Ed Hale from the Un. of Delaware, School of Marine Science

June 4 -- Historical presentation about the evolution of the American flag, Darryl Hudson

The Committee has established the dates to celebrate the Nation's 250th Anniversary with an information program followed by film series. Beginning 4 June a historical presentation about the evolution of the American flag and continuing over the following 4 weeks The Ken Burns' documentary "The American Revolution" will be show as part of Friday Night Movie series and mid-week movie offering. The final episode will be shown 3 July the Friday before the Springpoint/Morrison big picnic celebration on the 4th of July. Advertising for the Anniversary series began with an article in the May *Free Press* to be followed by Posters and announcing emails.

Bill Martin

Wellness Committee Report

Stephen Israel will be coming to speak with us on Wednesday, May 20, at 3:30 pm. in the auditorium. We will be discussing neurological diseases, such as, Parkinson's Disease, Multiple Sclerosis, ALS, etc.

Linda Wilmot is the representative for Springpoint's LivWell Program. Springpoint will be re-instituting this program with participants from various parts of The Moorings. We will be collaborating to be sure residents of The Moorings are offered various types of mental and physical stimulation in terms of exercising, healthy diets, presentations, etc.

On Thursday, June 25, we will have a presentation by two Neurologists from Bayhealth. The presentation is at 1:00 pm in the auditorium. They will discussing brain health and will address certain neurological diseases, such of Parkinson's.

Gail Bourassa

Ad Hoc Committee Report

At their meeting on May 12, 2026, the Sussex County Council approved Springpoint's application for expansion of the Mooring at Lewes with one modification—to increase a setback of new construction on the property. Springpoint planners, attorneys, and architects are assessing the implications of this modification. We do not have further information at this time but will be kept informed by Moorings management as it is available.

Jim Keys

Area Reports

HEALTHCARE CENSUS REPORT: **Gil Martin**

AREA	SPACES	OCCUPIED	CENSUS %
Assisted Living AL	30	27	90%
Safe Harbor SH	15	15	100%
Skilled Nursing SN	<u>40</u>	<u>35</u>	88%
Total Healthcare	85	77	91%
Hospital		1	

Changes since Apr. 15

Bernie diEsposito moved from the Lodge so his wife, M
Betty Carnahan, who just turned 99 years old, fell and b
in the hospital

Fran Baker to SH

(From last month's
report)

Thelma Maxey AL to SH
Barbara Starkweather IL to AL
John Hawkins IL to AL

Second Floor East: Apartment 235 E is being renovated. A couple is expected to move in in June. **Paula Luddy**

Open Forum

Adjournment

70 residents attended the meeting.

Larry Myers, Secretary