



AFTERNOON EXCHANGE

July 7, 2026

Annette Moore, Executive Director, opened the meeting reviewing PMIs:

- The trailer in the West parking lot behind cottages 27 & 28 has been removed.
- Regarding the irrigation system in the zone covering cottage 20, a new pump and controller were installed and reviewed by Brightview post repair.
- 109W lawn repairs – sodded 6/10/2026 and irrigation repairs are complete.
- Jim McMullen asked about the red flags on the grassy areas in front of the building. They are for the sitework coming for the expansion, working on the layouts and marking utility locations.
- Regarding the Screen repairs – Residents are asked to contact Andy at Maintenance if there are any issues.
- Annette requested that residents use the PMI box for concerns that will take time to create a solution and will serve to benefit all residents. If something can be a workorder, please call Concierge or Andy and submit a work order.

Announcements / Comments / Concerns:

- Please pay attention to excessive HVAC run time. If your thermostat reads “Aux Mode”, contact us immediately. This will run up your bill by more than 100%. Doors should not be opened to the screen porches and remain open, increase your thermostat if you are too cold in your apartment. Kudos to Don, we had two HVAC issues during the heat wave, and he came in and repaired both immediately while he was on vacation.
- Irrigation was turned on today after testing and repairs. If there are directional issues, please contact Maintenance. Peg Partlow asked whether we should have started servicing the sprinkler system earlier to prevent the problems that we have had two years in a row. Bud explained we had the whole system evaluated and looked at in February and was ready to go. The pump issue arose when the water started flowing and was not strong enough and burned up a pump – an unforeseeable issue, so preparing earlier would not have helped. Peg asked Bud’s confidence in Brightview, and his answer was 50%. An apartment resident said that at 2am water hits her windows.
- Please look for postings for scheduled Candoo technology classes as well as contact information for private sessions. Please take advantage of this outstanding opportunity. TK will follow up with upcoming meeting times.

- There will be a meeting scheduled later this month to present results of the Holleran satisfaction survey. Notice will be distributed once the meeting date is set.
- The podiatrist will be here seeing independent living residents on August 12th. Please contact Linda to schedule your appointment. The podiatrist visits every 63 days so that his services are covered by Medicare.
- Wellness/LiveWell Manager: This is a new dual role that we have, and Linda Wilmot fills this position with us.
- Annette has heard there are complaints that now we don't have a Nurse in the Wellness Center. The Moorings does not have a license to offer nursing services in Independent Living and never has had one, therefore the representative of the Wellness Center could never offer nursing services legally. We are able to respond to emergency calls, and when that happens a LPN or an RN from Assisted Living or Skilled Living are who respond. The previous occupant of the Wellness Center did not do that response. There is no charge to residents for the emergency response.
- When a nurse comes in an emergency and is from the skilled area, their hours during that call must be removed from the State/CMS (Medicare) required PBJ (payroll-based journaling) that monitors staffing patterns in long-term care facilities. We are currently going through a random audit to make sure that we are correctly documenting hours that are served on the skilled floor and confirming that we meet staffing requirements.
- Nursing services like replacing bandages, etc. can be provided by a nurse in the healthcare area, but those services are not included in your general fees, there will be an added charge for those services. Please refer to your handbook for more information.
- In addition to her Wellness Center responsibilities (coordinating wellness services) Linda is also coordinating the re-launch of LivWell here at The Moorings. The entire program has been revamped with the goal of keeping all residents at the most appropriate level of care for the longest time possible. The programming offered will be keeping within the four pillars of wellness, and certainly every program will not interest or be for every resident ... look at what is being offered when the time comes and choose your level of participation.
- Linda recently sent out a modified lifestyle questionnaire, much like the one you completed when you moved in, but for many of you, your interests, likes and needs have changed since you first moved in, and we want to know about that! You can also choose whether you would like your Community Apps Profile updated with that information so that others can learn about your interests.
- Broadway by Candelight is a cabaret style entertainment opportunity that will take place on July 13th. Doors will open at 6:30pm with the show beginning at 7pm. We will be offering an open bar and desserts, get your dinner first and then come up and join us. Carter Huffman, one of the duo, is currently in remote rehearsals for an off Broadway show (not his first), and Skyler Jamele is a Cape High School student who is just tremendous and you will love her!

RESIDENT SERVICES – T.K.

- Stango Park tonight has been moved to Cape High School. The bus will depart around 6:30pm
- Transportation
 - Weekend days do not count toward the minimum days to schedule transportation (eg: you cannot schedule Monday transportation on a Friday because Saturday and Sunday do not count toward your three day limit).
 - Weekend and evening Concierge cannot take transportation requests or reserve the Guest Room.
 - Due to summer traffic, please do not schedule appointments that require travel on Route 1 or Route 24 after 12 noon on Fridays.
- Due to the theft of two chairs outside of Assisted Living, Waddle Way no longer has seating for you to rest. We are looking to install a permanent bench.
- July 4th was a great event and we will reschedule the band for an evening cookout.
- The July Water Taxi event was sold out in two days, Peg is maintaining a waiting list, so if you find you cannot go, please let her know.
- Everyone seemed to enjoy the Ice Cream Social on the 6th, we will have another in August.

DINING - Ingrid

- Thank you to everyone who participated in the July 4th festivities, we had 93 people and the event was a lot of fun for everyone.
- On Thursday 7/9/26, we will have our 2nd Farmer's Market, this one focusing on fruit and vegetables including in-house made salad dressings and infused oils.
- Our next big event will be the Luau on August 12th, Chef Glen has found a pig farmer so we will have a roasted pig for that evening plus all the fixings as well as Polynesian dancers for entertainment.

SUPPORT SERVICES - Bud

- We completed the survey for the cottages and are still working though a plan of action. In the Capital Budget, we have requested \$600,000 for remediation, 31 cottages still need crawl spaces to be cleaned out, dehumidifiers and sump pumps to be installed along with encapsulation. Immediate needs that could cause further damage or issues were immediately handled. More information to come when it is available.
- Auditorium Temperature – following Jim McMullen's resident survey and subsequent discussions, the auditorium temperature will be changed to 72 degrees after 11am each day.
- Mr. August commented that the grass behind the welcome center has gotten very tall, Bud said it will be cut.
- Mr. Brocco asked how many requests for proposal for landscaping services went out, Bud answered there were 3.

- Cottage roofing work is almost complete. Magnets are still being used to clean up.
- Pond trimming will be done next week.
- Please do not wait to report HVAC problems. Call Andy at 302-644-6388 as soon as you have a problem.
- Curtis has been spraying weed killer on driveways and sidewalks.

HOUSEKEEPING – Tammy

- Services that were rescheduled due to the holiday will be caught up by tomorrow.
- Working on bi-annual and porch cleanings now.
- Porch cleanings will be scheduled differently and not on the day of the bi-annual clean.

MARKETING - Karen

- Move Ins:
 - 111 – Margaret Oliver
 - 235 – Neal and Beth Lane
 - 220 – Hannilore Murr
- We are currently 98% occupied, and 100% sold.
- On the Expansion Call today
 - In November we started the Pre-Interest List (57 total individuals on this list)
 - As of Today we have 12 deposits from the Pre-Interest List
 - 6 cottages
 - 6 apartments
 - We have 15 additional appointments from the Pre-Interest List to hopefully receive deposits
 - We have just started another priority list which currently has about 5 people on it
- Upcoming Events
 - In Maryland at the Chesapeake Bay Beach Club, which has had great response, and we have had 40 RSVPs so far
 - 2 expansion events in the welcome center
 - 2 larger events in August
 - A business event in September
- Garret Midget is planning a visit to meet with our residents in the next 3-4 weeks to pass along more information about the expansion, timeline and to answer questions.
- Keep the Resident Referrals coming!
- A resident asked whether we would have a ground-breaking event. Karen answered that we will be having a big event in early 2027.
- A resident asked about move in dates, Karen estimated:
 - Cottages – Fall 2027
 - Apartments – Late 2028-2029

- Community Building – starting late 2028
- In response to a question, Karen said that we purchase mailing lists which we can filter to meet certain criteria and identify potential clients not already in our database.
- Mr. August asked about the variance raised at the last County Council Meeting, Karen replied that had been resolved, and we are fully approved and moving forward.

New News from Annette

- There are two additional life plan communities coming to town, although one does not have Skilled Care. Additionally, she shared that The Lodge had been sold.
- Annette shared that we will be building in 2027 a new bike shed for residents, about 2000 square feet. Annette is requesting a second floor with a staircase so that we have additional storage for holiday decorations.
- Annette shared that we had been approved to add a DOG GROOMING SALON in the Community Building with the expansion. We will contract with a provider who will come to the building to provide services, and payment will be a pass through.
- Regarding Chairs:
 - We are going to take 20 of the beige chairs for the Welcome Room
 - Meadowlakes will be using their new dining area in early October, after which there will be beige and green chairs available.
 - New chairs in our dining room would cost about \$30,000 dollars for a couple of years use
 - Annette suggested we take the beige and green chairs from Meadowlakes for free to use in our dining room until the upgrade instead of spending \$30,000
 - The room agreed, so we will utilize the teal and tan chairs in early October to replace the blue chairs currently in the Dining Room
- Mr. August asked about the status of the solar panels and Annette answered that she does not know where we are going with that. That will be a great question for Garret when he is here.
 - Annette did comment that the conversation about an EV station brought to light that a large fee would have to be paid to keep an EV station from being public where anyone could pull on our property to use. This would be a safety issue, so needs further discussion.