



## **AFTERNOON EXCHANGE**

**August 4, 2026**

Annette Moore, Executive Director, opened the meeting by welcoming attendees, noting that Michael Locurcio, Corporate Director of Project Planning and Facilities Management would provide an update on the expansion project later in the meeting.

There were no new PMIs to share.

### **RESIDENT SERVICES – T.K.**

- Problems with Xfinity service continue following the recent lightening strike. Because each account is in the individual resident's name, residents must contact Xfinity directly to request service. If you are still experiencing issues, please contact Kash before calling Xfinity. He may be able to help resolve the problem or determine whether a service call is necessary. If you do need to contact Xfinity, Kash can also assist in working with their technical support team to help troubleshoot the issue remotely whenever possible.
- West parking lot painting will begin on 8/5/2026, weather permitting.
- Starting in September, there will be a bus going to Weis market on Tuesdays at 10:15am
- A luau is planned for Wednesday, August 12<sup>th</sup>, featuring Polynesian dancers, a traditional pig roast, and a special menu. Residents are asked to make their reservations by Friday, August 7. The time of the event is 4:30p – 6:30p.

### **MARKETING – Karen**

- Occupancy: 123 of 126 existing homes are occupied. 99% sold.
- Welcomed new resident, Hannelore Murr, who recently moved to apartment 220.
- Regarding the expansion project, Karen reported that since October of last year, numerous events and presentations have been held to introduce prospective residents to the community. The first reservation for a new residence was received on June 29. To date, 39 of the 64 residences have been reserved, and Karen shared that the response has been very encouraging. The goal is to have deposits on all residences by early September. She also noted that interest has been strong, with the expansion attracting a broad range of prospective residents, including many who are in the earlier stages of retirement.
- Additional marketing events are scheduled for August and September.
- Remember the resident referral incentive. For details regarding the program, please contact a member of the marketing team.

## EXPANSION PROJECT UPDATE

Michael Locurcio, Corporate Director of Project Planning and Facilities Management was introduced and presented an update on the expansion project. The goal of the presentation was to share the project schedule and status of approvals.

The presentation included a map of the planned expansion. Michael highlighted the proposed dog park, which will be larger than the current one and will include a gazebo. Plans also include the addition of a dog washing station as part of the renovations. The architects are currently working to incorporate the dog washing station into the final design.

Michael also highlighted the location of the bike shed, which will now include an upstairs storage area. Annette explained that the additional storage space will be used for holiday decorations and other items currently stored by management.

Michael shared a table outlining the nine agencies whose approvals are required for the expansion project. The project team expects to receive all final approvals by January 2027. Assuming the project receives final approvals in January 2027, site work for the cottages is expected to begin shortly thereafter, with construction scheduled to start in March 2027. Residents are anticipated to begin moving into the cottages between July 2027 and May 2028, as each home is completed.

The projected schedule for the apartment buildings calls for site work to begin in August 2027. Construction of Building A is expected to start in September 2027, with Building B following approximately 30 days later. The anticipated completion dates are September 2028 for Building A and October 2028 for Building B.

Michael also reviewed the renovation schedule for the existing campus buildings. Renovations to the Administration, Marketing, Health Care, Dining, and other common areas will be completed in phases. Work in the main lobby, library, and salon is projected to take place from September 2027 through March 2028. Renovations to the dining and wellness areas are expected to occur from October 2027 through April 2029.

In response to a question regarding the library books, Michael stated that they would be stored safely during construction. With regard to the construction entrance, Michael said that has not yet been determined. Additional information regarding construction access, traffic patterns, and other project logistics will be shared with residents as plans are finalized.

There was a question regarding the use of solar panels in the East parking lot. Michael explained that they are not included as part of the expansion project. However, the community is continuing to explore potential solar energy solutions and expects the available options to evolve over the next 12 months.

With regard to a comment regarding the trees behind cottage 47, Bud will follow up with the residents on the concern and provide an update.

In response to a question about why the dining and other common area renovations are scheduled after new residents begin moving in, Michael explained that the sequencing is driven by revenue considerations. Completing the new residences first allows new residents to move in and generate revenue, which helps support the remaining phases of the project.

#### **COMMENTS FROM ANNETTE**

- If you have any concerns regarding screens, please let Maintenance know.
- Annette reiterated the importance of using the emergency pull cord whenever immediate assistance is needed. Residents were reminded not to call the Concierge in an emergency, as using the pull cord ensures the fastest response from staff.

#### **HOUSEKEEPING – Tammy**

- Still working on porch cleanings; if weather conditions are unfavorable on a scheduled clean day, the work will be rescheduled.
- Our next holiday, Labor Day, is approaching. Your housekeepers will be asking if you want to be rescheduled Or cancelled.

#### **MAINTENANCE – Todd**

- Weather permitting, the West parking lot's handicap-accessible parking spaces are scheduled to be painted tomorrow.
- Todd thanked residents for their patience and understanding while last week's leak was being addressed.
- Please contact Andy or Todd to submit a work order.
- Gutters and downspouts damaged during roofing repairs are being replaced.
- In response to questions regarding irrigation and pond cleanup, Todd stated that these are being addressed and work scheduled.
- In the process of gathering estimates from Sav-A-Tree and Brightview regarding replacing, pruning, and trimming of trees.

#### **FACILITIES – Bud**

- The fencing along Gills Neck Road was damaged by a vehicle. We are currently working with the driver's insurance company to coordinate repairs.
- The small flags placed throughout the property are survey markers related to the expansion project and should remain in place for now.

#### **WELLNESS/LIVWELL – Linda**

- Emergency face sheets have been completed for residents as part of our emergency response process. Security has access to the binders, and the face sheets will accompany residents if they are transported by ambulance. Please remember to notify us if your

emergency contact information or physician information changes so we can keep your face sheet up to date.

- A lab technician from Seascap is on-site every Thursday for routine blood work and other ordered lab services. Please provide the lab order to Linda to be scheduled. If you have insurance other than traditional Medicare, please check with your insurance plan to confirm coverage before receiving services. This includes lab services and any physician services offered on campus. Our rehabilitation department confirms insurance prior to providing therapy services.
- In response to a comment and question regarding the lab report provided by Seascap, Linda stated that if your lab work is ordered by a physician other than Dr. Sehgal, she will fax your test results directly to the ordering provider.
- September 15<sup>th</sup> – first of a series of monthly LivWell gatherings. Small, relaxed, happy-hour style events with conversation, refreshments, and interesting topics/activities. More information to follow.
- October 14<sup>th</sup> – a representative from Longwood Gardens will present a behind-the-scenes look at Longwood Gardens. Details to follow.
- October 21<sup>st</sup> – LivWell Autumn Showcase. Open-house style event to explore community programs and services, discover volunteer opportunities, learn about the Golden Travel program, connect with community organizations, and enjoy a fun informative day. Details to follow.

#### **Other Questions / Comments**

- A suggestion was made to consider offering another commemorative stone campaign, creating a special location on campus where engraved stones could be placed for residents to honor loved ones. Annette responded that it was an excellent idea and noted that the existing commemorative stones will be relocated as part of the expansion project, creating an opportunity to establish a new commemorative area.
- In response to a question about whether resident parking would be reduced as part of the expansion, Annette explained that the overall number of resident parking spaces will actually increase to accommodate the expanded community.
- Annette shared that the current banquet tables will be replaced with new tables that fold onto mobile storage carts, requiring less storage space.

There being no further business, the meeting was adjourned at 4:30 pm

*Next meeting: September 1, 2026 at 3:30 pm*