

Dreamland Villa Retirement Community, Board of Directors
October 10, 2017 Board of Directors Meeting Minutes

Welcome: Deb Rychlak, President.

Pledge of Allegiance

Call to Order: 6:32 p.m.

Roll Call: Ward Jennings, Secretary.

Present: Ann Lopez, Deb Rychlak, Donna May, Johna Sharp, Patti Rockwood and Ward Jennings. Laura Suman, an interim director, resigned effective Friday October 6, 2017.

Johna Sharp moved to accept Laura Suman's resignation. Motion carried unanimously.

Ratification of Minutes: Ann Lopez moved to ratify the Board of Directors September 6, 2017 Meeting Minutes. Motion carried unanimously.

After discussion and revisions to the October 3, 2017 Study Session Meeting Minutes, Johna Sharp moved to approve the revised Minutes. Motion carried unanimously.

Treasurer's Report: Ward Jennings, Treasurer, stated that the Capital Reserve Fund Cash Flow Statement shows during the first quarter of 2017 the Directors authorized the transfer of \$29,387 of annual fee revenue to the Capital Reserve Account. All financial reports are posted on the official bulletin board and the DVRC website. Copies may be obtained from the office by completing a DVRC Document Request Form.

Administrative Services Manager's Report: Vicki Mitchell. Report is on file in the office.

Standing Committee Reports and MCSO Posse Reports: Reports, if provided by the Committee Chairperson, are on file in the office.

Building and Grounds Committee Chair, Gayle Dixon provided the following update:

Monday, October 16th, a diver is scheduled to remove the black algae at the Farnsworth Hall pool. The current pool cleaning company has suggested the algae is present because the plaster is coming off the pool surface. Deb Rychlak moved that Gayle find a new pool service to replace the current pool cleaning company. Motion carried unanimously.

The week of October 16th contractors are scheduled to provide bids to replace the various mansard roofs and evaluate the flat roof at Farnsworth Hall.

Vendors are being solicited to provide pricing to fabricate and install a ship's ladder on the Farnsworth Hall southwest corner roof.

Quotes are being solicited for a new camera security system at both campuses.

The Lapidary shop's sink has created a blockage in the sewer line. The nearest manhole has been exposed. Efforts are underway to open up the blockage.

Old Business:

Bocce Ball: Ann Lopez moved to revise the April 11, 2017 Board of Directors motion to state the carpet on one Bocce Ball court will be replaced when sufficient funds have been raised, not necessarily by November 1, 2017. Motion carried unanimously.

New Business:

2018 Annual Fees: Donna May moved that the 2018 annual fee amount be set at \$175 per person. Motion carried unanimously.

Entertainment Expense Budget: Ann Lopez moved that starting October 2017, a \$300 per month Entertainment Expense Budget shall be authorized to advertise DVRC events open to the public. Motion carried unanimously.

Entertainment Committee Contract: Ann Lopez moved to approve the Entertainment Committee Chair, Cathy Jageler, signing the proposed contracts with Larry King Promotions for 19 concerts, each to pay \$600, performances during the next seven months. Motion carried unanimously. The Larry King contracts generated a lot of attendee discussion because of his history with local musicians and his frequent cancellation of shows. The Directors stated that a single breach by Larry King of the contract terms should result in contract cancellation.

Stale Unpaid Invoices: Donna May approved paying (1) American Pool Care \$545 for the cost of additional chemicals not included in their contract, the invoices dated from February 22 to August 30, 2017 and (2) Phoenix Jewish News \$185 to cancel an advertising contract entered into by the former Farnsworth Hall Rental Manager. Motion carried unanimously.

Office Staffing: Ward Jennings moved to authorize the Personnel Committee to proceed to hire a second permanent office person to assist with the administrative office staff responsibilities. Motion carried unanimously.

Reserve Study ad hoc Committee: Ann Lopez moved to rescind the Reserve Study ad hoc committee. Motion carried unanimously.

Budget Task Force ad hoc Committee: Johna Sharp moved to rescind the Budget Task Force ad hoc committee. Motion carried unanimously.

October 18, 2017 Community Open Forum: Donna May moved to rescind the August 30, 2017 meeting's motion to schedule a Community Meeting for October 18 at 6:30 p.m. Motion carried unanimously.

Committee Chairs Resignations: Johna Sharp moved to accept the resignation of the Policies and Procedures Committee Chair Deb Rychlak and Residential Sales and Marketing Committee Chair Cynthia Gillett. Motion carried unanimously.

President's Appointments for Various Committee Chairs and Co-chairs. President Rychlak appointed Johna Sharp and Donna May as co-chairs for the Policies and Procedures Committee, Donna May as chairperson for the Personnel Committee and Patti Rockwood as chairperson for the Advertising Committee. The Directors unanimously provided their advice and consent for these appointments.

Administrative Policy and Procedure Manual Section: Committees. Ann Lopez moved to replace paragraph III. V. E., Entertainment Committee description, revise paragraph III. V. I., Kitchen Sub Committee description, replace paragraph III. V. J., Library Committee description and replace paragraph III, V. R., Resident Sales and Marketing Committee description. Motion carried unanimously. (Secretary's Note: The revised committee descriptions are available on the Dreamland Villa website as link to the meeting's minutes.)

Pool/Spa Operating Hours: Ward Jennings moved a new paragraph 13 be added to the Rules and Regulations, paragraph B: Swimming Pools and Hot Tubs/Spas (Collectively "Pools".) Motion carried unanimously. (Secretary's Note: The revised committee descriptions are available on the Dreamland Villa website as a link to the meeting's minutes.)

Future Study Sessions and Board Meetings: Johna Sharp moved to approve changes to the location, time and date of future Study Session and Board of Director meetings. Each shall now be held at Farnsworth Hall at 6:30 p.m. Until further notice, starting November 6, 2017, the Study Sessions shall be held the first Monday of each month and the Board Meetings the second Monday of each month. Motion carried unanimously.

Meeting Adjourned: 8 p.m.

Submitted by Ward Jennings, Secretary

Open Forum Comments: None

Attachment:

[Policy and Procedures/Rules and Regulations Changes](#)