

Dreamland Villa Retirement Community Board of Directors
November 6, 2017, 6:30 p.m. Approved Study Session Minutes

Welcome: Deb Rychlak, President.

Pledge of Allegiance.

Call to Order: 6:34 p.m.

Roll Call: Ward Jennings, Secretary.

Present: Deb Rychlak, Johna Sharp, Donna May and Ward Jennings. Patti Rockwood and Ann Lopez have resigned. Four Directors were present which is the minimum for a quorum. Deb introduced Kathie Chismar and Mary Newkirk as two proposed interim Directors.

Old Business:

Update on the Maintenance and Repair of Dreamland Villa's Buildings: Building and Grounds Committee Chair, Gayle Dixon provide a preliminary report that needs additional work by his committee. The Directors did not discuss taking any action on the report as presented.

President Deb Rychlak requested that any discussion be tabled until a future date regarding the hiring of a custodial person to take care of set ups and janitorial work.

New Business:

Administrative Policy and Procedure Manual: Co-chairs Johna Sharp and Donna May.

Proposed amendments to the Administrative Policy and Procedure Manual posted as an attachment to this meeting's agenda on the website and on the Official Bulletin Board. No changes to these amendments were discussed by the Directors.

Transfer Fee and Kee Cards. A lengthy discussion took place about continuing in 2018 to give new residents free kee cards for the current year if they paid the transfer fee when they purchased their home. No decision was agreed to.

Dual occupancy – one kee card and Payment Plan–Fees. Lengthy discussions took place regarding possible policy revisions. No decision was agreed to.

Proposed By Law Revisions to be presented at the 2018 Annual General Meeting. Johna Sharp presented the proposed By Law Revisions to the attendees.

2018 Annual Fee Goal: President Deb Rychlak stated why she suggested a goal of 3,000 2018 fully paid members. Ward Jennings, Treasurer, suggested the goal be set for 2,000 fully paid members. There was no subsequent discussion.

Contracts Committee Chairperson, Bob Westall:

Pineapple Pools: Bob stated that the contract met the DVRC contracts criteria and recommended the Directors approve the contract. (Pineapple Pools replace American Pool Care as the company to clean and *maintain* the DVRC pools/spas.)

SANTE OPERATIONS, LLC: Bob stated that the Sante Operations, LLC lease agreement meets the DVRC contract criteria and recommended the Directors approve the contract. (Sante Operations provides physical therapy and desires to use the DVRC “Green Room” for its onsite activities.)

Approve Emergency Purchase, Farnsworth Pool 7 1/2 hp motor, \$1,800. Deb Rychlak stated that the motor was screeching because of a bad bearing. The Directors shall be asked at the November 13, 2017 Board of Directors Meeting to retroactively approve the purchase.

Nature Walk, Reinstall chains closing off vehicular traffic. Ward Jennings stated the Dreamland Villa Sheriff’s Posse agreed that the chains could be reinstalled to prevent vehicular traffic from entering the Nature Walk. No Director action is required to reinstall the chains.

Adjourned: 8:32 p.m.

Submitted by Ward Jennings, Secretary

Attachments:

[Open Forum Comments](#)

Other attachments have been removed.

Refer to the attachments on the November 13 Board meeting minutes.