

MINUTES
Dreamland Villa Retirement Community
Board of Directors Meeting
November 11, 2025, 9:30 am Read Hall

Welcome: Pat Clark, President

General Announcements: Veteran's Day Celebration today in Read Hall @ 1 pm, Little Mesa Café Dine to Donate will offer 20% every Tuesday from 3 pm-8 pm from now to end of year (must show flyer, available in office), Archwell Pie Festival 11/12 Read Hall @ 5:30 pm, Walgreens Vaccination Clinic 11/17 Read Hall 1:30-3:30 pm, Craft Show @ Farnsworth Hall 11/22, Thanksgiving Dinner 11/27 and Turkey Leftover Potluck 11/28 @ 3:30-6 pm. Pancake breakfast has been cancelled.

Pledge of Allegiance

Call to Order: Pat Clark, President

Roll Call: Joyce Canino, Temporary Secretary. Directors: Pat Clark, Dave Warren, Beth White (phone), Bob Westall and Joyce Canino. All present.

Ratification of Minutes: Bob made a motion to ratify the October 14, 2025, Board of Director's meeting minutes and Dave second; approved. Beth made a motion to ratify the Board of Director's November 4, 2025, Study Session minutes and Dave second; approved. Bob made a motion to ratify the emergency expense of \$2512.44 for receipt books and Dave second; approved.

Treasurer's Report: Bob stated there was a P & L loss of \$9K for October due to the replacement of an AC unit at Farnsworth Hall. Finishing out December should be close on budget. Pat commented that we're doing good considering this time last year we had to cash out two \$25K CD's to get through the end of year and currently there is \$60K in the checking account.

Office Manager Report: Pat reported for October 16 homes were listed for sale, 9 sold, 5 paid the Transfer Fee (\$400), 8 paid the Disclosure Fee (\$150), 2 sales cancelled and 8 Age Affidavits received; total income from sales were \$3200.

Craft Show Update: Lana reported \$1865 has been collected, over 70 vendors with 50 tables inside FH, 21 canopy spaces and 13 outdoor tables; 61 tables will be used. Will stop accepting applications November 19th and can always use more volunteers to help!

Maintenance Report: Rick reported the RH spa housing was replaced and the brick behind the hall was cleaned and painted. Cost to replace 4 lights on the outside of FH with LED is \$6092 and to replace all parking lot lights (13 total) with LED is \$19,799. The men's bathroom drywall was also fixed.

55+ Compliance Report: Anne Tammaro, Chairperson, stated Dreamland Villa 55+ compliance is at 79.84%, there are currently 1149 active kee card members, Ashlee Printing is handling the whole Membership Renewal process for \$3790, including postage and mailing. In February 2026, the committee plans to go door to door requesting Age Affidavits that have not been returned. In March 2026, they will send letters to landlords of rentals that have not returned Age Affidavits and advise Landlords that if they pay the dues of their renters it would be a tax deduction as a business expense. The Membership Renewal committee will be offering a sweepstakes entry for fees paid by January 15, 2026 for a \$100 gift card; winner to be notified by email on January 20, 2026. The committee will also have a table at the Craft Show promoting Membership. They also will be sending a flyer to all Realtors promoting the benefits of Dreamland 55+ community.

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OLD BUSINESS:

Exercise Room: Dave made a motion to open the Exercise Room and Read Hall at 5 am and Bob second; approved.

Office Night Hours: Joyce made a motion to approve Monday evening Office hours during Membership Renewal from December 1 through January 30, 2026 until 7 pm and Dave second; approved. Pat said Jereyne, paid office staff, will be flexing her hours and volunteers will be helping.

NEW BUSINESS:

Swear in of Interim Director: Pat asked for the advice and consent of the Board to bring on John Pawloski as an Interim Director, with Pat's vote 4 approved and 1 opposed. John took the oath and was seated at the table. Joyce commented that there was a vacant Officer position of Secretary and nominated John to take the position, he declined. This position is still vacant.

New Sponsor Associate Member: Joyce made a motion to approve Ron Wilson, sponsored by Bettie Stuyck and Bob second; approved.

Farnsworth Hall Outside Lights: As mentioned in Rick's Maintenance Report, the cost to install 4 lights is \$6100, Pat said they have found solar lights online costing \$275/each that are motion sensor using 10% lighting and get brighter when motion is detected; he will look into that option and possibly purchase one or two to try.

Adjourned: 10:04 AM

Submitted by: Joyce Canino, Temporary Secretary

No Open Forum