

## **Dreamland Villa Retirement Community Board of Directors**

April 12, 2022 Board of Directors Meeting

10:00 AM Read Hall

**Welcome:** Anthony Pagano, President

**Pledge of Allegiance**

**Call to Order:** 10:00 a.m. by Anthony Pagano, President

**Roll Call:** Ward Jennings, Anthony Pagano, Steve Malone, Johna Sharp, Allees Cohrt. A quorum was present.

**March 2022 Treasurer's Report:** No report was given. Ward Jennings resigned as Treasurer at the April 5 Study Session. Discussion was held on the reasons for his resignation as Treasurer.

**March 2022 Office Manager Report:** Teresa Moore. A copy of the report is on file in the office.

**Standing Committee Reports:** Copies of reports, if available, are on file in the office.

**Old Business: None**

**New Business:**

**2023 Annual Fees:** Ward made a motion to increase the 2023 annual fee to \$200. The motion failed. Ward made a motion to keep the 2023 annual fee at \$190. The motion was adopted.

**Credit Card Fees:** Ward made a motion to add a 3% fee for all credit card charges. Anthony moved that the motion be reconsidered at the May Board meeting after Teresa has had a chance to research if debit cards would incur fees. The motion was adopted.

**Payment Plan Fee:** Ward made a motion to add a \$10 fee for each separate payment on a payment plan. The motion failed. Allees made a motion to add a \$5 fee for each separate payment on a payment plan. The motion was adopted.

**Committees:**

Johna made a motion to eliminate the Indoor Hobbies and Crafts Activities Committee and the Outdoor Activities Committees and replace them with an Indoor Activities Coordinator and an Outdoor Activities Coordinator position. The motion was adopted.

Johna made a motion to make Mary Sable the Indoor Activities Coordinator. The motion was adopted.

Johna made motion to eliminate the Personnel Committee and replace it with a Personnel Coordinator position. The motion was adopted.

Johna made a motion to eliminate the Kitchen sub-committee and replace it with a Kitchen Coordinator position. The motion was adopted.

Johna made a motion to eliminate the Contracts Committee and replace it with a Contracts Coordinator position. The motion was adopted.

Johna made a motion to eliminate the Farnsworth Hall Operations and Entertainment Committee due it being disbanded. The motion was adopted.

Ward made a motion to create a new committee titled the Social Committee with this description; "This committee shall be a positive influence within our Community by encouraging

residential pride and membership through our Community support, social events, educational seminars and acts of kindness program”. The motion was adopted.

**Committee Chairs:** With the advice and consent of the Board, Anthony appointed Steve Malone as the new Policy & Procedures Chair and Christie Robbins as the chair of the Social Committee.

**Board Administrator Position:** Anthony made a motion to rescind the Board Administrator position. The motion was adopted.

**Posse Lease:** Steve made a motion to amend the December 16, 2021, lease agreement between Dreamland Villa Retirement Community and the Dreamland Villa Posse to reduce the rent to \$12 per year. The motion was adopted.

**2021 Audit Report:** Anthony made a motion that the directors accept the 2021 Audit report. The motion was adopted.

**Meeting times:** Ward made a motion to change the starting time to 9:30 am for Study sessions and Board of Directors meetings. The motion was adopted.

**Office Manager’s Credit Card:** Johna made a motion that the directors authorize Teresa Moore, the new Office Manager, to have a DVRC credit card. The motion was adopted.

**5248 E Cicero St.:** Ward made a motion that the directors authorize Ward to obtain legal advice from a land use or real estate attorney for DVRC to perform an abatement on 5248 E Cicero St. The legal expense, not to exceed \$800, would be charged to Legal Expense, a budgeted account. Steve stated that he had met with the owner and felt that he needed more time to build a trusting relationship with him with hopes that he can persuade the owner to clean up the property. Ward withdrew his motion.

**Adjournment:** 10:54 AM

**Submitted by:** Johna Sharp, interim Secretary