

## MINUTES

### Dreamland Villa Retirement Community Board of Directors for the October 10, 2023, 9:30 a.m. Meeting

**Welcome:** Steve Malone, President

**General Announcements:** Steve mentioned Policy & Procedures definition of a guest for use of our facilities, mentioned the pools have specific hours for kids, and members cannot bring nonmember residents as a guest to the amenities. Town Hall Meeting 10/14 at 9 AM, Oktoberfest 10/21, November 11 Veteran's Day Celebration

**Pledge of Allegiance**

**Call to Order:** Steve Malone, President

**Roll Call:** Joyce Canino, Secretary. Directors: Steve Malone, Ward Jennings, Dan Martens, Betty Mazza, Wendell (Sonny) Allison and Joyce Canino. Kevin Brueback has an excused absence.

**Ratification of Minutes:** The Directors ratified the September 12, 2023, Board of Director's meeting minutes and, after corrections, the October 3, 2023, Study Session.

**Treasurer's Report:** Ward stated the financial report in the Citizen is a condensed version and that the full report is on the website. With the numerous repairs done this year, the Capital Reserves is down significantly and there is currently not enough to pay for any big expenses. Ideally, there should be over \$300K in "savings".

**Office Manager and Standing Committee Reports:** No change since last week's report, which is available in the office upon request.

#### **OLD BUSINESS:**

**Farnsworth and Butte Street:** A special warranty deed has been issued. We are waiting on one new deed and one revised deed as well as a new APN for the separated property. The appraisal came in at \$1,120,000 Farnsworth Hall/pool; \$425,000 Parking Lot; \$145,000 Butte Street lot. Members may request a copy of the appraisal ~ free digital (email) or printed at a cost of \$40-50 due to being almost 170 pages including color photos. A member asked if Butte Street were sold how long would the profits last, Ward estimated 'maybe' 2 years with the current cashflow; if members stepped up, it would go farther provided no big expenses arise (FH roof, AC units, re-oiling parking lot, etc.).

**Platinum Pool/Spa:** Dan stated Cody from Platinum Pools will hire an engineer to evaluate why the concrete decking is lifting and would know more later.

**Policy and Procedure:** Amy reported the committee met with the Board on 10/9 and prioritized the work needed done for By Laws and Policies.

**Membership Marketing:** Beth White, Chairperson, stated the committee is still working out details for the Membership Marketing, advertising, other details and would have something to present to the Board October 20<sup>th</sup> with distribution to begin around November 16<sup>th</sup>. The committee decided to stuff the envelopes themselves to save money and will ask for volunteers to help and hand deliver any that are returned; a sign-up sheet was put out with several people volunteering.

**Website Credit Card:** Gene Miller, Webmaster, is out of town but has been working on getting the system to accept PayPal and Venmo for those paying dues online and/or donations for the Stinknet.

**Kee Cards:** Sonny's motion to charge \$20 for a lost or stolen kee card did not receive a second, therefore it was not voted on. Dan countered at \$30 (most cards state this on them already, a few newer issued cards say \$50), Joyce seconded. Five approved, 1 opposed. The Board asked P&P to amend the policy to reflect the vote.

(\*\* There is no current policy with regards to Kee Cards other than a reference to Farnsworth Kee Cards).

**NEW BUSINESS:**

**Article XI, Membership and Fees:** Ward made a motion to amend the title, Dan seconded and passed.

**By-Law Article IV, Treasurer:** Ward made a motion for Policy and Procedures to move these changes forward for voting at the January 20, 2024, General Membership Meeting. Dan second and passed.

**By-Laws Article V, Board of Directors:** The directors unanimously approved a motion to rescind this proposed By Law change.

The meeting was adjourned at 11:00 AM with a brief intermission before Open Forum.

Submitted by: Joyce Canino, Secretary.