

## MINUTES

Dreamland Villa Retirement Community Board of Directors Meeting  
February 13, 2024, 9:30 AM, Read Hall

**Welcome:** Steve Malone, President

**General Announcements:** Steve mentioned several people attended the CPR class with 7 obtaining certification, 200 Dreamland residents attended the free T2 concert, Health Fair 2/15, Pancake Breakfast 2/17, Town Hall Meeting at Farnsworth 2/21 6 pm, Activity Fair 2/24, Organ Stop Pizza 2/29, Volunteer Luncheon 3/6 and Sock Hop 3/16.

**Pledge of Allegiance**

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

**Roll Call:** Joyce Canino, Secretary. Directors: Steve Malone, Ward Jennings, Dan Martens, Wendell (Sonny) Allison, Betty Mazza and Joyce Canino. Steve connected via cell phone with Kevin Brueback. All Directors were present.

**Ratification of Minutes:** The Directors ratified the January 9, 2024, Board of Director's meeting minutes and February 6, 2024, Study Session minutes.

**Treasurer's Report:** Ward stated notice was received from IRS requesting another 60 day extension on the Abatement regarding penalties and interest of the 2021 Library sale. Next IRS quarterly estimated tax payment is due by April 15, 2024. As of 2/12, 1208 members have paid dues; annual revenue has increased (\$301,970.), but membership has declined based on current reports.

**Office Manager and Standing Committee Reports:** Reports are available in the office upon request.

**2024 Membership Marketing Committee Report:** Beth White, Chairperson, reported with a budget of \$5800.00, only \$4357.53 was spent; \$1442.47 was saved with hand delivering the renewals.

### **OLD BUSINESS:**

**Surplus Property, Disposal Of:** Dan moved to approve advertising in the March 2024 Citizen that residents and property owners may submit sealed bids to purchase the Butte Street empty lot (APN 141-49-408B), minimum bid starts at \$150,000.00 (anything under will not be accepted). Sealed bids shall be delivered to Dreamland Villa office no later than 11 AM, April 2, 2024. Bids will be opened April 2<sup>nd</sup> at 11:30 AM during the Study Session. In the event of a tie bid, an auction will begin. If there are no successful bids, the lot will be listed with a realtor. Betty second and passed unanimously.

**Policy & Procedures:** Ward moved to terminate the current Activity Policy and Procedure, to go into effect March 1, and move the effective date to June 1, 2024. Persons who want to participate in a monitored DVRC activity may apply for a Sponsored Associate Membership. Dan second and passed unanimously.

Dan moved to approve the revised Rules and Regulations, effective February 12, 2024. Betty second and passed unanimously. Copy attached.

**Sponsored Associate Membership:** Dan moved to approve the Sponsored Associate Membership Application. . Betty second and passed unanimously. Copy attached.

**D & O Insurance:** Betty moved to rescind the January 9, 2024, Board meeting motion rejecting Directors and Officers (D & O) insurance coverage period from February 1, 2024, through January 31, 2025, and ratify the January 31, 2024, Directors decision to purchase the D&O/EPLI (Employee Practices Liability Insurance) for the same coverage period. Sonny second and passed unanimously.

**Farnsworth Hall/T2 Lease:** Dan moved to submit a proposal to T2 Presents, LLC for Farnsworth Hall lease renewal, which expires January 1, 2025. Joyce second and passed unanimously.

**Farnsworth Roof Repair:** Dan moved to approve the \$15,000.00 contract with Mulcock Roofing to clean, seal and apply 3 coats of elastomeric coating on Farnsworth Hall's flat roof. Betty second and passed unanimously.

**2023 Audit Report:** Ward moved to accept the 2023 Audit Report (copy available in office) and the 2023 financial statements. Betty second and passed unanimously.

**NEW BUSINESS:**

**New Officers:** Steve announced a date of March 5th at 9 AM, before the scheduled Study Session, for the swearing in of the new officers. (Secretary's note: Steve has moved this to February 26<sup>th</sup> at 9:30 AM to allow training for the incoming Treasurer.)

**Nature Trail:** Mel asked the board about the clean up of the trail, he has gone through and marked trees/brush that needs to be removed and wants to know what action the board wants to take regarding renting a shredder and dumpster. Steve moved to allow Mel to assemble a committee to cut and shred the debris. Sonny second and passed unanimously.

Adjourn: 10:54 AM

Submitted by: Joyce Canino, Secretary