MINUTES
Dreamland Villa Retirement Community
Board of Directors Meeting
October 14, 2025, 9:30 AM, Read Hall

Agenda items may be added or deleted prior to the meeting.
The meeting's attendees may only comment on specific discussions and/or motions related to this agenda. All other comments, remarks or questions will be during the Open Forum at the end of the meeting. If you would like to speak you must sign up at check-in.

Please silence your phones.

Welcome: Pat Clark, President
General Announcements: Dine to Donate at Black Bear Gilbert 10/20, Lions Internation Club meeting 10/22 and Payson Casino bus trip 11/8.
Pledge of Allegiance
Call to Order: Pat Clark, President
Roll Call: Joyce Canino, Temporary Secretary. Directors: Pat Clark, Dave Warren, Beth White, Bob Westall and Joyce Canino. All present.
Ratification of Minutes: Beth made a motion to ratify the May 13, 2025, Board of Director's meeting minutes, Dave second, approved. Beth made a motion to ratify the Board of Director's October 7, 2025, Study Session minutes, Bob second, approved.
Treasurer's Report: Bob stated financial reports were available on the back table and things were looking good. Pat commented that at this time last year 2 CD's had to be cashed to get us through the end of 2024 so we're doing better.
Office Manager Report: Ron Hoover, new office assistant, reported there was 72 properties listed with 8 canceled, 49 sold, 22 paid the $400 Transfer Fee, 34 paid the $150 Disclosure Fee and he was looking into a legal response to increase returns.
Maintenance Report: RH ~ Rick reported passed the fire inspection, pool heaters up and running, pool inspections passed, all AC units are good and asked for suggestions on paint color for the Burgandy wall in Read Hall. Email paint suggestions to maintenance@dreamlandvilla.org
FH ~ Rick stated that Jon fixed all the tile holes in the women bathroom, the leaking spa had a pressure test performed and found 5 leaks that were sealed, 1 AC unit over the kitchen/bathroom needs replaced and gave the quotes, he recommended using Gleeson Mechanical. Rick also noted that electric was going up 2.4%, gas 3-6% and water cost will be increasing end of December.
Craft Show Report: Lana stated 47 tables inside are sold out, 11 outdoor tables sold, 17 canopy spaces sold, $1600 has been collected, ads placed in 5 papers, asking for volunteers and musicians, asked about setting up a microphone in FH, will hang banners at FH prior to event and asked if Maintenance could get Overtime to help with breakdown/cleaning of hall.
OLD BUSINESS:
Swear in Vice President: In August, the Board voted for the empty VP position. Joyce was selected and sworn in today.
DVRC Dues: Although this topic was discussed at great lengths and increase decided at the 10/7 Study Session, after a few members spoke out regarding the burden on landlords that pay for their tenants, Pat has chosen to only increase dues $10 for 2026. Beth made a motion, Dave second, approved.
55+ and Membership Renewal Committee: Bob made a motion to combined the committees with Anne Tammaro as Chairperson, Beth second, approved.
Beth made a motion to approve a budget of $6000 for the Membership Renewal Committee, Dave second, approved.

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Anne Tammaro presented the board with the Membership Renewal packet for approval. Anne stated only 1 Board Member gave suggestions for changes on the flyer and still needs some updates. Anne asked for approval for the new forms created – Age Affidavit and Annual Membership Fees. Beth made a motion to include the birthdate on Membership renewal form, to keep the certifying signature on both forms and have a revision date on bottom of forms, Dave second, approved. Once this is completed, the Office will ONLY use these approved forms.

Veterans Day Committee: Joyce made a motion to approve Syd Clark as Chairperson, Beth second, approved.

55+ Community Street Sign: Beth made a motion to create this committee, Dave second, approved. Beth made a motion to approve John Pawloski as Chairperson, Bob second, approved. John has $2200 in donated funds to pay for signs.

Farnsworth AC Replacement: Bob made a motion to approve the contract with Gleeson Mechanical, Dave second, approved.

2024 Audit Report: Available in Office upon request.

<u>NEW BUSINESS:</u>

Finance and Budget Committee: Beth made a motion to reinstate this committee, Bob second, approved. Pat requested the consent of the Board to appoint Anita Brown as the Chairperson, approved.

New Sponsor Associate Member: Bob made a motion to approve Sandy Daniels sponsoring Lynn Collier, Beth second, 4 approved/1 opposed. Mentioned was about orange colored kee cards for Associate Members, no office staff in attendance is aware of.

Welcome Committee: Beth made a motion to bring back this committee, Dave second, approved.

Pat mentioned the 2 empty Board seats available and commented if someone is interested or knows if a neighbor or another member would be interested in volunteering as an Interim Director until March 31, 2026, please contact him.

Adjourned: 10:32 AM
Submitted by: Joyce Canino, Temporary Secretary