Minutes
Board of Directors Meeting
Dreamland Villa Retirement Community
October 13, 2026, 9:30 AM, Read Hall

Welcome: Pat Clark, President
General Announcements: 10/15 5:30-6:30 Town Hall Meeting with Tom Calvin, 10/17 Pancake Breakfast 7:30, 10/23 Welcoming Potluck - Halloween Theme 12:00, 10/24 Germanfest Dinner 4:00 PM; tickets at the office.
Pledge of Allegiance
Call to Order: Pat Clark, President
Roll Call: Karolyn Grafton, Secretary. **Directors:** Pat Clark, John Pawloski, Bob Westall, Jeff Clapham, Dave Warren, Beth White (Excused Absence), and Karolyn Grafton. 6 Board members present.
Ratification of Minutes: Bob moved to accept the May 12, 2026, Board of Directors' Meeting Minutes, and Karolyn seconded. John moved to accept the October 6, 2026, Study Session Minutes, and Dave seconded. Both motions passed unanimously.
Treasurer's Report: Bob announced that the September P&L report looks much better than last month. This month we are down $6291.84, whereas last month we were down about $40,000. We made the Balance Sheet, P&L Report, and Pool Expenses Report available to attendees.
Office Report: The Dreamland Villa report for June, July, and August 2026 showed 42 homes listed, 32 sold, 16 Transfer Fees Paid, 32 disclosure fees paid, 2 home sales canceled, and 26 Age Affidavits received. The MLS Listings showed 67 active homes for sale: 7 under contract, 3 coming soon, 17 pending, and 30 closed. The September 2026 Dreamland Villa report showed 17 homes listed, 11 sold, 2 Transfer Fees Paid, 11 disclosure fees paid, 0 home sales canceled, and 6 Age Affidavits received. The MLS Listings showed 25 active homes for sale: 1 under contract, 1 coming soon, 8 pending, and 7 closed.
Maintenance Report: Rick reported no maintenance concerns today. He addressed roof and air conditioner repairs this summer, but there are no concerns right now. We received two bids for needed roof repair. They were within $100.00 of each other. The FH pool will be closing at 5:00 PM starting in November. Our pool expenses for 2026 were lower than in 2025.
Holiday Craft Fair and Bake Sale Report: The Chairperson reported that 59 vendors are participating. $1630 in table rentals has been deposited. Expenses are $250 for a Banner and media. One table inside and ten 12x12 outdoor spaces are available. They would like to use the popcorn and hot dog machines and 2 P.A. systems. They could use volunteers to help with setup/breakdown and monitoring. Any committees that would like to promote their activities at the Craft Fair should contact her through the DVRC office.
55+ Committee: The 55+ Committee is looking for volunteers to go house to house to collect affidavits. We are also looking for a Membership Committee to get new members.
Pool Ad Hoc Committee Report: The Chairperson reported that, through donations and fundraising events, the committee raised $ 4,237.79. She was asked if that was enough to do RH's pool? She said they have about ½ of the required money to cover the RH pools.

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Fundraising Committee: The Chairperson introduced herself and shared her plans to raise money for DVRC through a Vendor Fair in February and other upcoming events.

OLD BUSINESS

Coupon Books: After Kris answered a couple of questions from the Board, Dave moved to approve purchasing 1,300 coupon books at a cost of $680, with $500 paid by donations. John seconded. Passed Unanimously.

Winter Hours: John made a motion to approve office hours of 9 - 2 Monday - Friday from the second half of November through January; Dave approved. 1 opposed. The motion passed.

Bylaws: Several Bylaws will be moved to a November Special Meeting to be placed before our membership for a vote. These bylaws address quorum for membership meetings and member petitions, the grace period for membership renewal, designating the Dreamland Blast as a notification site, and wording changes to two bylaws.

Weapons Policy: John made a motion to approve sending a Weapons Policy to P&P. Dave seconded. The motion passed unanimously.

2027 Membership Dues: The board intends to raise the dues by $8.33/month, which is $100/year/member. If members do not approve, we will go to 10%/year. Dave seconded; 1 opposed. The motion passed.

NEW BUSINESS

With the FH pool getting a pool cover, the pool will be closed at 5:00 PM, affecting the Children's pool hours at FH. This will be a Rules and Regulations change. Dave made a motion to move the children's hours from 5-6 at FH to 5-6 at RH. Jeff seconded. The motion passed unanimously.

Adjourned: 10:33 AM

Open Forum: No one signed up to speak

Submitted by: Karolyn Grafton, Secretary