

AGENDA

Dreamland Villa Retirement Community Board of Directors Study Session 9:30 am, October 4, 2022 Meeting, Read Hall

Agenda items may be added or deleted prior to the Study Session.

The Office will close at 9:15 am on days a Study Session or Board of Directors meeting is scheduled. The Meeting's attendees are invited to ask questions or make comments throughout the Study Session.

Welcome: Steve Malone, President

Pledge of Allegiance:

General Announcements:

2022 Recall Status.

Answer attendees' questions about the 2022 Recall (assuming the answers are known).

Meet and Greet with Principals of T2 Presents, LLC, Farnsworth Hall lessee.

Call to Order: Steve Malone, President

Roll Call: Ward Jennings, Secretary. Directors: Joyce Canino, Patti Hanks, Ward Jennings, Steve Malone, John Pawloski, Sr. These are the Court's "Authorized Constituents".

OLD BUSINESS (Carried over from the April 12, 2022 Board Meeting unless otherwise stated.)

Credit Card Fees: Shall DVRC add a 3% fee for all credit card charges?

Posse Lease: Shall DVRC refund to the Dreamland Villa Posse \$588?

Office Manager's Credit Card: Shall the April 12, 2022 Board Meeting motion be rescinded authorizing Teresa Moore, former Office Manager, to have DVRC credit card with a \$5,000 credit limit? How shall future credit cards be issued to DVRC personnel?

Study Session Format: March 20, 2020 Board of Directors meeting: Shall the newly seated directors continue the Study Session Format changes: make study session meetings less formal by eliminating the Call to Order, Pledge of Allegiance and roll call? And shall they no longer publish study session minutes, rather make the minutes available to members in the office?

Read Hall Swimming Pools/Hot Tub: June 14, 2022 Special Board Meeting: Update repair status.

NEW BUSINESS

Committee Chairs: Ratify President Malone's appointment of the new Policy & Procedures Chair. What other Committee Chair positions are changing?

Policy Committee: Present proposed revisions to policies or By Laws.

2023 Annual Fee Renewal Campaign: Discussion.

Senior Citizen Overlay Zoning District requirements and Updating Verification of Age Affidavits: Discussion.

Ratify Board of Directors Actions: Since July 16, 2022, the newly seated Directors had to take emergency measures to address DVRC problems.

a. **Credit Cards:** Instructed National Bank of Arizona to suspend the credit cards issued in the names of Jack Babb, Diane Fisher, Mary Newkirk and Teresa Moore. The bank would only suspend the credit cards until the pending litigation is finalized. Authorized one new credit card to be issued in the name of Ward Jennings, Treasurer. This card shall be used by the Office personnel to purchase items for documented business related purchased.

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b. **Door Access System:** Ratify motion to purchase (1) new computer and operating system to run (2) the latest version of WIN-PAC, the key card door access system to replace the original system that was corrupted. Explanation: According to the vendor supporting the key card door access system, the original WIN-PAC system's database was corrupted or missing, the manufacturer could not recover the highly corrupted password, 10 updates had not been made to the software, the hardware operating the WIN-PAC software and the operating system were marginal at best to operate the newest version of WIN-PAC, the original system that was no longer working.

c. **Farnsworth Hall Internet:** Ratify motion to restore a CenturyLink internet line into Farnsworth Hall to support the DVRC camera system and pool access door updates to the key card reader. Explanation: an unnamed DVRC person in early March 2022 allowed the Farnsworth Hall lessee to use the DVRC internet CenturyLink cable for the lessee's operations, taking DVRC's equipment off line.

d. **Technology:** Ratify motion to have systems/internet/WIFI techs analyze the DVRC internet and WIFI usage. Result: the recorder for the camera system works intermittently and apparently has been defective since early May 2022. The WIFI system allows anyone within range of the WIFI signal to access the Office WIFI and computers. The Computer hosting the Quickbooks accounting system is at maximum capacity. The Office WIFI wiring is hodgepodge. Passwords needed to address the first two issues are not available; access has been denied by the former Directors Pagano and Sharp.

e. **Order to Show Cause Lawsuit:** Ratify decision NOT to pay the Carpenter, Hazlewood, Delgado & Bolen LLP (CHDB) law firm's legal billings to the Corporate entity: July 1st invoice - \$6,382.50, first August 1st invoice - \$7,889.54, second August 1st invoice - \$10,076.54 and the September 1st invoice - \$30,547.68. The total of the legal invoices that have not been paid is \$54,896.26. Prior to July 16, 2022 \$8,567.50 had been paid to CHDB by Pagano and Sharp.

(1) Erin McManis, an attorney with CHDB, at DVRC's expense, filed a July 21, 2022 Order to Show Cause lawsuit (CV2022-09362) naming five individuals (the current directors) as defendants. The lawsuit asked the Court to issue an injunction stating the July 16, 2022 recall meeting was an UNAUTHORIZED meeting; John Pawloski, Sr., Ward Jennings, Joyce Canion and Patti Hanks are not members of the Board and that Anthony Pagano and Johna Sharp are members of the Board.

(2) In its Minute Entry dated August 29, 2022, the Court denied McManis' request for a Preliminary Injunction, ORDERED Anthony Pagano and Johna Sharp be added as plaintiffs and stated Dreamland Villa is not a proper plaintiff to bring this suit on its own behalf. At the August 22nd hearing the Court further stated that the five individuals (named as defendants in the lawsuit) are to continue to operate DVRC's day-to-day business.

(3) McManis' August 31, 2022 notice to the Court stated DVRC had no "duly authorized constituent to take direction from". Additionally, McManis informed the Court that Ms. Sharp and Mr. Pagano did not want to be named Plaintiffs in this lawsuit.

(4) On September 9, 2022, the Court dismissed with prejudice the Order to Show Cause lawsuit.

(5) The decision not to pay the CHDB's legal bills is based on the fact that CHDB does not recognize the current individuals as the rightful directors to operate DVRC. And CHDB sued the current directors as individuals. It is these same directors who would now have to write and sign the checks to pay the CHDB legal bills incurred to sue those same directors.