

MINUTES

Dreamland Villa Retirement Community Board of Directors Study Session 9:30 am, January 3, 2023 Meeting, Read Hall

Welcome: Steve Malone, President

Pledge of Allegiance

General Announcements:

Steve noted that missing from the website's *Official* calendar section is the Wednesday, January 18th 6:30 pm, Town Hall meeting at Read Hall, open to all our Community's residents. A second Town Hall meeting, also to be held in Read Hall will be held on Saturday, February 18, 2022 at 9 am. The Town Hall meetings will provide residents an opportunity to learn firsthand about the circumstances surrounding the July 16, 2022 directorial recall and to ask questions.

Steve asked that all the candidates for the directorial election be present at the January 18th Town Hall meeting for a meet and greet with the Community. (The election of directors is Tuesday, February 14th from 8 am to 7 pm. The results shall be tallied the morning of Wednesday, February 15th and shall be published at noon.)

Call to Order: Steve Malone, President.

Roll Call: Ward Jennings, Secretary. Present were Directors: Joyce Canino, Steve Malone, John Pawloski, Sr. and Ward Jennings.

OLD BUSINESS:

Activities Fair: Lu Wald, Singles Club President. Lu provided an update for the Activities Fair to be held Saturday, January 21st from 9 am to 1 pm. Each DVRC activity has been asked to have a representative staff a table at the fair and provide a donated item to be raffled. Steve acknowledged Lu's request that the Office maintain an updated list of the activity and event coordinators.

Policy and Procedures: Committee Chair, Amy Forster.

Membership Discipline and Suspension. The new policy and procedures assigns to the Policy and Procedure Committee the responsibility to investigate a complaint about a member's violation of DVRC's governing documents. Should the investigation evolve to a recommendation for discipline or suspension, the member shall be afforded a hearing open to all members at a Special Membership meeting. From the members present, a jury shall be selected and shall decide the outcome of the member's discipline or suspension. Directors may only be removed at a Special Membership meeting.

Directors, Board of. Should the directors approve the new Membership Discipline and Suspension Policy and Procedures, they shall be asked to delete the Directors, Board of Policy and Procedures, paragraph III. D. Members Facing Suspension.

Read Hall Kitchen Usage and Cleaning Policy and Procedure. There was a substantial amount of discussion about a proposed new policy and addressing how the new kitchen stove shall be used and cleaned. In addition discussion arose about someone removing ice from the Read Hall kitchen ice maker, leaving the ice maker nearly empty prior to another Read Hall event.

Annual Meeting's DVRC VOTER PAMPHLET. The most updated version of the proposed pamphlet was presented. Steve mentioned that the effective date of the By Law changes should be added.

Pagano's Second Lawsuit – Update. The attorney retained by DVRC's insurance carrier negotiated a dismissal of Anthony Pagano's second lawsuit. The directors have authorized DVRC's attorney to initiate a collection process against Pagano for the costs he caused DVRC to incur to retain its attorney to obtain the DVRC insurance carrier's legal defense.

Christmas Decorations Contest. Steve noted that the contest for the best decorated home ended today, Tuesday, January 3, 2023. He felt that many more homes had Christmas decorations this year. Steve said he'd like to have next year's contest for the best Christmas Decorations by "BLOCK".

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Preferred Realtor Program. Steve asked the directors to consider approving a motion at the next Board meeting, making official his proposed Preferred Realtor Program and the explanation as to why it is needed. Steve would like the program placed on the DVRC website so that sellers of homes in Dreamland Villa know their disclosure requirements and potential buyers know our Community's unique characteristics before they buy.

NEW BUSINESS:

T2 Presents, LLC Lease, Risk Transfer. T2 Presents provided a certificate of insurance (COI) that showed its coverage for its liquor sales at Farnsworth Hall. The COI is being reviewed by the DVRC insurance broker and Corporate attorney. The Corporate attorney is preparing an addendum/amendment to the current lease to include provisions for the sale of liquor at Farnsworth Hall. (On a separate note, the directors are meeting with DVRC's insurance agents, Wednesday, January 11, 2023, to review the DVRC insurance policy's coverage and renewal costs for the next policy period.)

Welcoming Committee. Steve mentioned that the new residents' attendance at the Welcoming Committee's once a month Saturday meetings has been disappointing. Out of 75 invitees maybe three to five have attended. Steve would like to have volunteers visit or contact new home owners and provide them information about our Community and DVRC.

Calendar Year 2022 Financial Statements. Ward provided interim unaudited calendar year "condensed" 2022 financial statements with two pages of footnotes for review by the members attending the study session. The directors received the detailed financials. (The new "condensed" Profit and Loss statement is one page showing both the current month and the YTD numbers by major category, whereas the detailed financials are now three pages.) Ward mentioned the audit of the calendar year 2022 financials is scheduled to start Saturday, January 7, 2023. Hopefully the results of the audit shall be available before the January 28, 2023 annual meeting.

Adjourned at 10:30 am

Submitted by Ward Jennings, Secretary