

MINUTES

Dreamland Villa Retirement Community Board of Directors Study Session 9:30 am, November 1, 2022 Meeting, Read Hall

Welcome: Steve Malone, President

General Announcements: Steve introduced Zayre Najera Chavez (Z), who we hired to maintain the Property Management System's records of who owns and occupies each residence in Dreamland Villa, perform the bookkeeping functions and monitor the MLS listings of homes for sale in our Community.

Pledge of Allegiance

Call to Order: Steve Malone, President

Roll Call: Ward Jennings, Secretary. Present were Directors: Joyce Canino, Steve Malone, John Pawloski, Sr. and Ward Jennings. Patti Hanks had an excused absence.

OLD BUSINESS:

Update: Lu Wald, Singles Club President, provided an update for the December 10, 2022 Holiday Crafts update and January 21, 2023 Read Hall Activities Fair and Open House.

T2 Presents, LLC: Steve provided an overview of the discussions among T2 Presents, LLC's principals and the DVRC Directors. T2 is preparing an offer to lease Farnsworth Hall for 10 years. When that lease is received, interested DVRC members shall be invited to participate in the lease's review process. T2 is proposing to get an expensive liquor license, create a "beer garden" at the west end of Farnsworth Hall, reposition the storage containers, create a new "Loyalty Program" for DVL's residents, have 140 events in Farnsworth Hall during 2023. A new electric meter has been ordered to segregate T2's electrical usage from DVRC's.

RH WiFi: A new switch has been installed that will provide separate WIFI signals for guests and the Office.

RH Camera Recording Device: The system is recording the images from the Read Hall cameras.

Door Access System: Real keys have been made available to DVRC members who wish to use the Farnsworth Hall pools. The status of getting the Farnsworth Hall portion of the WIN-PAC kee system operational, remains unchanged: it does not work.

Read Hall Swimming Pools/Hot Tub: Update repair status. Specs are being developed and bid solicitation is scheduled for late December 2022 or early January 2023.

Committee Chairs: Steve discussed the needs for volunteers to step up and participate in filling Committee and & ad hoc Committee Chair. (The current list of committees and chairs is attached.)

Policy Committee:

Amy Forster, Policy and Procedure Committee Chair, presented a list of policies they are working on. Changes made at the 2022 Annual Meeting regarding the Transfer Fee shall be presented to the Directors for approval at the November 8, 2022 Board meeting.

Membership Suspension: At the request of the members, the Directors will vote to forward this motion to the January 28, 2023 Annual Membership meeting: *Former directors Anthony Pagano and Johna Sharp shall have their memberships suspended until they make restitution for the \$105,124.14 legal fees they caused DVRC and its members to be billed (\$54,896.22 of the legal fees have NOT been paid).*

NEW BUSINESS

Vending room area: An extensive discussion among the members and directors addressed a number of items to include whether anyone would use the vending machines, would DVRC own the machines or have it furnished by an outside company and are there regulations addressing such machines.

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Kitchen: The newly installed ice machine provoked a substantial amount of discussion as did the possible installation of a kitchen stove. There were different opinions about applicable regulations, the need for food handlers' licenses, who may use the equipment, etc. Patti has been asked to do more research on the regulations regarding the usage.

Fused Glass/Ceramics: The new kiln room exhaust fan had been ordered but was damaged in transit. A replacement fan has been ordered.

Read Hall metal roof: R & K Roofing has been scheduled to install 22 gauge roofing material when it arrives.

Adjournment

Submitted by Ward Jennings, Secretary