

Dreamland Villa Retirement Community Board of Directors Study Session Minutes
9:30 a.m. April 4, 2023, Read Hall

Welcome: Steve Malone, President

General Announcements: Steve provided information on the upcoming events.

Pledge of Allegiance

Call to Order: Steve Malone, President

Roll Call: Joyce Canino, Secretary. Directors: Steve Malone, Ward Jennings, Dan Martens, Kevin Brueback, Betty Mazza and Sonny Wendell.

All directors were present.

OLD BUSINESS:

Read Hall Pools/Spa Update: Change Repair/Remodel start date to May 7th to be completed by June 9th, 2023, to accommodate the Cinco de Mayo event. Approved moving water exercises to Farnsworth Pool Month of May and publicizing RH Pools closure.

New Door Access: Read Hall is completely wired, contact CenturyLink about moving internet to Farnsworth Lobby area, closer to pool and wiring will start as soon as possible; expect the new system to be up and running the last week of April. Decide where to install the new office/kitchen cameras.

Policy Committee: More changes need to be made to the Board of Directors Policy before approving; Approved the changes to the Administrative Policy and Procedure regarding Transfer fees. Amy suggested pulling all P&P off Website until they can be rewrote/corrected and approved.

Covered Posse Parking: Two (2) stalls in pool parking lot for their vehicles (South) by dumpster; Posse will pay for.

Summer Office Hours and Third Paid Employee: From April 17th through Oct 2, 2023, the new hours will be Mon, Wed and Fri from 9am-Noon with Tue and Thur closed to catch up on work that can't be done during normal hours. The hiring of a third paid office worker should have no increase in payroll, since Nancy and Zayre will be cutting back on their hours. Syd C. and Earline P. offered to help while Nancy is on vacation and until someone is hired.

Read Hall Roof: An estimate was submitted to fix a section of the roof; it was mentioned to get some more bids before making any decisions.

Changes for 2024 Dues Campaign, Affidavits and Annual Fees: Much discussion about a negative cash flow. Talks about selling of assets, how to increase operational budget, not investing in repairs for FH, increasing the 2024 Fees and if Members will approve an increase greater than 10%.

Capital Improvements: Look for possible grants to help cover some improvements to our buildings and check for Covid Payroll Relief funds.

Misc. Discussions: Appointed Betty Mazza as the new Liaison with T2, A three (3) day Gun Show in October in Read Hall, suggest to T2 they host with 50% proceeds going to DVRC; Cinco de Mayo inflated budget expect to break even; Social Committee to make *Guidelines* for BOD approval, budgeting – including setup/utilities/printing expenses/etc. BEFORE advertising; whether Study Sessions can have Motions Approved and rectified at Board Meetings; Calendar of future Study Sessions and Board Meetings and if Study Sessions should be held during the summer.

Adjourned at 11:52 AM