

## MINUTES

Dreamland Villa Retirement Community Board of Directors Study Session

February 6, 2024, 9:30 am, Read Hall

**Welcome:** Steve Malone, President

**General Announcements:** Mention of upcoming events: CPR Training 2/7, T2 Concert 2/10 INSIDE, 2/11 Super Bowl Party, 2/13 Elections, Absentee ballots available now, 2/14 Night Card Bingo, 2/15 Health Fair, 2/17 Pancake breakfast, 2/21 Town Hall Meeting at Farnsworth 6 pm, 2/24 Activity Fair, 2/29 Organ Stop Pizza, 3/6 Volunteer Luncheon, 3/16 Sock Hop.

**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 Wendell (Sonny) Allison. All Directors present.

**Surplus Property, Disposal Of:** Butte Street vacant lot ~ Discussion regarding responsibility of moving neighbor's gate, incorporating a 5-6 foot easement into the sale, putting notice in the March and April Citizen for DVRC residents to bid first, with a minimum bid of \$150,000, sealed bids will be opened at the April 2nd Study Session.

**Social Events:** Review of the SOP Special Events, P&P working on a procedure for Special Events.

**Policy & Procedures:** Activity Fees ~ Rate change for "day passes" of \$50 per activity, review the draft P&P. Review of the Rules and Regulations, which include the Pool Rules of No Glass, No Liquid or Food can enter the pool (eating or drinking IN the pools).

**Sponsored Associate Membership:** Discussion on if an Associate Member should be required to get a new sponsor if the original sponsor is no longer a member in good standing and if the Associate Member needs to have a Sponsor every year or is it automatic renewal. Review of the Sponsored Associate Membership Application and use of different colored Kee Card.

**D & O Insurance:** Discussion to rescind 1/9/2024 Board meeting's motion rejecting coverage, replace with a motion to approve the revised new D & O/EPLI coverage.

**Compliance with County Ordinance:** Sonny asked to have non-compliant county code violators names and pictures of yards listed in the Citizen or email Blast. It was mentioned that if listed in the newspaper, the print for all articles would be smaller to accommodate as pictures would take up a lot of space.

**Farnsworth Hall/T2 Lease:** Directors will be meeting this week to go over, line by line, the proposed lease renewal.

**Farnsworth Roof Repair:** Ward presented the Board with three bids to redo the roof, ranging from \$11,050.00 to \$26,250.00.

**Farnsworth Parking Lot Lights:** Kevin will take care of replacing the lights, renting the equipment and purchasing the supplies from Home Depot.

**Read Hall Parking Lot Repair:** Discussion on the deterioration of pavement resulted in a wait and see approach until the University Drive improvement project is underway due to possible loss of frontage.

**2024 Membership Marketing:** Steve announced the extension of renewal until February 10 and Kevin said Kee Cards will be deactivated for non-renewal after that date. As of today, there have been 1063 renewals, 32% of 2023 new homeowners have renewed.

**2023 Audit Report:** Brief review of the Audit performed last month was given.

The meeting was adjourned at 11:55 AM with a brief intermission before the Open Forum.

Submitted by: Joyce Canino, Secretary

