

MINUTES
Dreamland Villa Retirement Community
Board of Directors Meeting
November 12, 2024, 9:30 AM, Read Hall

Welcome: Heather Canterbury, President

General Announcements: Card Bingo 11/14, Night Card Bingo 11/20, Community Potluck 11/21, Community Potluck 11/21, Craft Show/Bake Sale 11/23 Please bring your baked goodies into Read Hall Friday 11/22 between 3-7 PM.

Pledge of Allegiance

Call to Order: Heather Canterbury, President

Roll Call: Joyce Canino, Secretary. Directors: Heather Canterbury, Dave Warren, Kevin Brueback, Beth White, Pat Clark, Carol Schwarz and Joyce Canino. All directors are present.

Ratification of Minutes: Directors ratified the October 8, 2024 Board of Director's Meeting minutes and the November 1, 2024 Study Session minutes.

Treasurer's Report: Pat stated as of October Annual Fees Revenue \$1023.91/year to date \$349,255.02, Gross Profits for October \$10,646.40/year to date \$487,420.85, October Total Expenses \$33,410.58/year to date \$360,902.66.

Office Manager Report: Sandy stated to date there are 20 properties pending, 13 in escrow; 7 closed in October with 6 paying the Transfer/Disclosure Fee and 1 paid the \$150 Disclosure Fee, all returned the Age Affidavit. A part time person was hired for Thursday, Friday and ever other Saturday (2nd & 4th) beginning November 18th. Sandy also said she would like to look into asset assessments and tagging our equipment; a volunteer can do the job. She also addressed the frustration of not having all the computers on the same network; different forms are not available on every computer. A suggestion of a stand alone server or small CPU would help with access. Sandy mentioned that her and Pat are making progress with QuickBooks, there are numerous errors in reporting/data entry.

Maintenance Report: Rick stated that 2 Spa motors were replaced at Read Hall; Farnsworth pool is losing ½-1 inch of water a day, he got estimates a few months ago for a pressure test averaging \$1500; he will get new estimates. Rick reported with the camera's not working at FH, there has been a rash of stolen paper products from the bathrooms/showers, they need to get fixed so we can see WHO is stealing the toilet paper/paper towels. Lights were replaced at FH pool. A member pointed out that 2 bulbs are out in the decorative light in the Memory Brick Garden and the Flag is not lit up. Rick said the flag is a solar light and needs to be moved up higher. Members said at one time, there was a floodlight pointed up towards the flag, Rick said he would look into it to see if the angle needs adjustment. Kevin told Rick that with maintenance issues, he can spend up to \$2,000 with 2 Board Member approvals.

Nominating Committee: Heather read the Chairperson, Joe Canino, report. There are 5 volunteers on the Committee: Bea Westall, Wayne Kunz, Sue Wozniak and Earline Parham. There will be 2 seats available, each with a three year term. Any member in good standing may submit their candidacy by NOON December 31. Contact the office or any Committee Member to inquire.

Craft Fair Report: Lu Wald stated 64 spaces have been reserved with 55 8 ft tables, 9 squares tables and 2 round tables. The budgeted advertising expenses is \$350, with \$287 currently spent. Volunteers are still needed to help with Saturday morning outside table setup (5-6 AM). Vendors and volunteers must move their cars out of customer parking area, Lu suggested parking on the road around the block and against the block wall on University. A volunteer with a golf cart has stepped up to transport vendors to/from their car after unloading/loading. Room 3 will have coffee/water for vendors/volunteers. They will be marking the vendor spaces in the North parking lot on Friday at 4 PM. NO PARKING after 3:00 PM in the University parking lot.

Membership Marketing Report: Earline Parham, Chairperson, stated there are 4 people on the committee, she had a hard time getting volunteers; she contacted former committee members who did not wish to volunteer their time again. The committee met 5 times. They updated last year's brochure and age affidavit will NOT be

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hand delivering as they can't get any volunteers to do it. Earline got 3 quotes for printing brochure/affidavit, envelopes, address envelopes, stuff and bulk mailing. Ashlee's Printing was the best option/cost at approximately \$4500 with a one week turnaround. The price will be lower as the addresses given has many duplicate names and she has been going through them and consolidating, removing duplicates and will be sending only one renewal form to each address.

Compliance: Sonny Allison stated that 16 complaints have come in about underage kids; DVRC has no enforcement as we are not an HOA and HUD/HOPA allows for 20%. Kevin said the deed restrictions says no one under 18 is allowed past 90 days. A member said the county can evict; Sonny said they would need to watch the house and have proof underage people are residing. Sonny said Megan Tackett is working with him to compile a list of the underage properties that he would like to make public. Joyce is against the public shaming and might be a violation of privacy. Kevin suggested not listing the address, just the block of the underage house.

OLD BUSINESS:

Membership Request Changes: Kevin made a motion to approve the new administrative policy, Requests by Voting Members to change By Laws, Rules or Policies. Pat seconded, 6 approved 1 opposed, passed.

Article XI Membership and Fees: Heather made a motion to send to P&P for changes and presentation at the Annual Membership Meeting for voting. Beth seconded, passed unanimously.

Article XII Transfer, Disclosure Fees and Age Restrictions: Carol made a motion to send to P&P for changes and presentation at the Annual Membership Meeting for voting. Pat seconded, passed unanimously.

Rules and Regulations: Pat made a motion to send to P&P for removal of all language referencing Non-Voting Member. Kevin second, passed unanimously.

NEW BUSINESS:

Attorney/Legal Documents: Heather read the email sent to the Directors November 8th from an attorney Ward Jennings has obtained demanding numerous documents, including bank statements, canceled checks, financial records, minutes from all meetings including Policy and Procedure meetings, annual reports, among numerous other documents, for the last 3 years. A member said they also received a blind copy email with the same information. Several members stated this is typical and expected from him. Another member asked why he wants the past 3 years of financials when he was the Treasurer during that time. Pat stated all meeting minutes are public knowledge as they are listed on the website. Heather stated the demand for payment for a GoDaddy account was charged back to Mr. Jennings bank last month, at a fee to DVRC. We have 3 options: reply to the attorney representing Ward, ignore the letter and request or send to our lawyer. Several members said they would donate to a legal fund and asked if a box could be set up in the office.

Kevin made a motion to forward the demand request to the Corporate lawyer and let them respond. Pat seconded, passed unanimously.

Adjourned: 11:30 AM

Submitted by: Joyce Canino, Secretary

Open Forum: A member asked about T2 moving out. Kevin announced his resignation beginning December 1, 2024.