

NILMA COUNCIL MEETING MINUTES NOVEMBER 14, 2013

MEMBERS PRESENT: Harold Band, Charles Blauer, Howard Cohen, Raya Dreben, Len Green, Peter Halfon, Arnie Heiger, Hal Learner, Betty Rosencranz, Gerry Sands, Marilyn Stone, and Sue Waxman

GUESTS PRESENT: Sylvia Chaplain, Jay Fialkow, and Sal Filetti

The meeting was called to order at 2:00 PM by President Stone who asked that the minutes of the meeting of October 10, 2013 be accepted as distributed. The minutes were approved.

ANNOUNCEMENTS: Marilyn called upon Steve Colwell who made a presentation, with thanks, to Helene Oppenheimer for her service to the community and NILMA.

Marilyn then welcomed Sue Waxman, newly elected representative from the Cottages.

RENTAL POLICY FOR FUNCTION ROOMS AT NBOC:

Marilyn called upon Steve Colwell to explain the administration's stance on rental of our facilities to either inside or outside groups. Steve explained that, by renting Great Meadow Hall for the recent Steve Grossman campaign event, there was no endorsement on the part of NBOC for the Grossman campaign. He went on to state that NBOC does not endorse parties, candidates or philosophies. He said that every resident of NBOC may rent the Great Meadow Hall as long as the event is not illegal or illicit.

Betty asked if there is a standard set of published rates for the use of facilities, and Steve replied that there is.

Marilyn announced that the hospitality table at the Copper Beech room will reopen on December 2, 2013. This will afford individuals an opportunity to meet others who they have yet to know.

MOTION:

Marilyn calls upon Arnie Heiger to re-present the motion he originally voiced at the October 10, 2013 meeting. The motion had been tabled at that time.

Arnie withdrew the original motion, and presented the following motion:

“ I move that any proposed change in NBOC policy by management, that directly affects the living standard of residents of independent living, be brought to a committee consisting of the President, and Vice President of the NILMA Board, and the Executive Director who will determine by majority vote, if the approved change needs to be presented to the NILMA Board for approval before implementation”.

After very little discussion the motion is passed.

UPDATE:

Marilyn calls upon Jay Fialkow to present for the Finance Committee. Prior to his presentation, Jay stated that he received approval for the use of Great Meadow Hall from Steve Colwell before scheduling the Grossman event.

Jay explained that the Finance Committee has three missions;

1. To learn all they can about NBOC Finances
2. To learn about our relationship with Hebrew Senior Life, while at the same time determining how they can provide assurances to the residents of NBOC with regard to the safety of their contract monies.
3. To determine what NILMA can do to relieve residents of future rent increases.

He further pointed out that all obligations to Hebrew Senior Life are being examined. In addition, they are exploring ways to decrease expenses, without affecting the quality of life at NBOC.

He explained that the monies used to pay the monthly mortgage payments come from Assisted Living, Hebrew Senior Life Long term Care and Rehab as well as the deposits from unit sales at independent living. He iterated that we do not currently have a long-term banking arrangement, although the banks have extended our current agreement for one more year.

Harold Band stated that Municipal Bond rates are at their lowest in 40-45 years. Steve replied that our financial testament is not strong enough for us to warrant a “rated” bond. Accordingly, we have missed this window of opportunity. However, they are carefully watching the bond market for another possible opportunity to issue a bond.

Len queried Jay with regard to the statement he made concerning HSL guaranteeing our deposits. Steve immediately stated that such a

guarantee would change our current banking relationships and contractual arrangements.

TRANSPORTATION:

Marilyn introduces Sylvia Chaplain and requests that she introduce the results of the Transportation survey (a copy of which is enclosed).

AUDIO AT GREAT MEADOW HALL

Marilyn calls upon Peter Halfon to report on the possible audio system improvements at Great Meadow Hall.

Peter stated that none of the vendors contacted would provide a free estimate of what needed to be done to improve the audio. (A copy of his report is attached). Peter did state that they had purchased a Blu-Ray disc player for very few dollars in order to investigate the possibility of playing Blu-Ray disc movies in Great Meadow Hall using the current overhead projector. That experiment is ongoing.

BUS

Marilyn requested Steve bring us up to date with information about the possible bus replacement. Steve stated that at recent meeting the following were present: Steve, Marilyn, Victor Furtado, David Raider, and Paul Hardiman. Paul is going to investigate leasing costs, while Victor will canvass surrounding CCRC's to discuss their busses as well as their issues with such. There is some suggestion that the noise attributed to the wheelchair lift contributes to the uncomfortable riding conditions.

There is further consideration to renting luxury coaches for lengthy ride events. The feeling is that residents are willing to pay a charge for such a coach in order to enhance the ride.

There ensued a discussion among the council member with regard to the comfort and other bus problems.

NEW BUSINESS

LOST AND FOUND

Hal Learner reported that Security is responsible for holding lost articles. After a meeting with Victor, it was decided that Security would display all of their held items for one hour after every Community meeting. Hal

pointed out that items are held by Security for only three months, after which they are disposed.

MOTION

Hal Learner presented a motion with regards to election of NILMA representatives (a copy of which is attached).

Raya, who has been Chairperson for an ad hoc By-Laws committee, agreed with this motion and suggested that there are other items that should be addressed at the same time. Notably, should the two members who represent the Cottage have exactly the same terms, which cause both to be replaced at the same time? She goes on to ask if NILMA be required to meet monthly if there appears to be little to discuss on a prescribed meeting date.

Accordingly, Marilyn re-appointed Raya as Chairman of the ad hoc By-Laws committee to study these possible revisions.

Gerry points out that we often have trouble recruiting a candidate for NILMA. Accordingly, he suggests that a retiring member may be asked to serve another one year term.

There ensues a further discussion with regard to Cottage members serving simultaneous or staggered terms. Accordingly, it was decided that Cottage residents should discuss this at their next meeting and vote their preference.

The Council then voted against allowing write in names of residents after nominations have closed.

The Council then voted to allow a By-Law change allowing NILMA meetings to be cancelled if the Executive Council (President, Vice President and Secretary) so decreed.

Betty pointed out that the IT department has been depleted as David has been transferred to Hebrew Senior Life. Steve replied that, with the advent of COMCAST, service calls have dropped by 50%, thereby allowing for this transfer.

FOOD AND WALKER SURVEY

Sal Filetti presents a slide show which details the latest Food Survey response (a copy of which is attached). There was a 68% response to the

survey. Following the presentation, there was a prolonged discussion with regard to recruitment of serving staff.

Sal then presented the results of the walker survey. It was clear that, in order to make this work, increased staffing would be the key to providing prompt service. Sal, along with the engineering department, are assessing possibilities for storing the walkers.

RESPECTFULLY SUBMITTED

CHARLES L. BLAUER

RECORDING SECRETARY