

AGENDA NILMA MEETING

April 9, 2015

2:00 PM

GREAT MEADOW HALL

Call to Order	Len Green
Approval of March 12, 2015 Meeting Minutes	
Nomination Process for 2015 Elections	Harold Learner
--Nomination Committee Members	
--Nomination Procedures for Floor Representatives	
Motion on NILMA President voting privileges	Raya Dreben
Establishment of a Standing By-Laws Committee	Len Green
Old Business	
New Business	
Adjourn	

Call to Order

Len Green

Meeting was called to order at 2 PM by Len Green, President.

Present: NILMA members Len Green, Raya Dreben, John Averell, Jay Berkson, Arnie Heiger, Bob Sandman, Gloria Lerner, Howard Cohen, Sue Waxman, Jerry Sands;

Not Present: Betty Rosencranz;

Also present: Steve Colwell, Marilyn Stone;
guests: Harold Learner

Approval of March 12, 2015 Meeting Minutes

Motion was made and seconded to approve the minutes of March 12, 2015 without change. The motion passed unanimously.

Nomination Process for 2015 Elections

Harold Learner

Nominations will be accepted during the first week in May. You can nominate yourself or anyone in your voting unit. You must verify that a nominee is willing to serve, and will not be absent for a 3-month period. Nominations should be in writing, given to Hal or a committee member.

Nomination Committee Members: Charlie Blauer and Mike Atlas were appointed by Hal Learner, chairman, to assist in the process.

Voting units that will vote in this election are:

Cottages: Howard Cohen for re-election or replacement after 1 term;

Sue Waxman for re-election or replacement after 1 term;

North-3: Len Green for re-election or replacement after 1 term;

North-4: Raya Dreben for replacement after 2 terms;

Community Center: Jerry Sands for replacement after 2 terms.

Ballots will be printed and distributed as soon as possible after close of nominations, listing nominees alphabetically, to each of the four voting units, with instructions for how and where to vote. Voting must be completed by May 21.

Votes will be counted by the Nominating Committee. Results will be reported by the Committee to the President and to those elected, and be posted in mailrooms and on bulletin boards.

At the June NILMA meeting, after approval of the May minutes, the newly elected representatives will be seated at the council.

Arnie pointed out that if no one is elected to represent a voting unit, that they will be unrepresented at NILMA council meetings.

Len urged each unit to encourage members to accept nomination. He underscored that the actual time and effort to be a council member was quite modest, and offered to sit down to elaborate the process to anyone interested.

Motion on NILMA President voting privileges

Raya Dreben

At the last meeting, there was a question whether Len, as President, was entitled to vote on any motion. Any member of the assembly can vote as a representative of a voting unit. In a small board like NILMA, there is no question that he is entitled to vote.

Establishment of a Standing By-Laws Committee

Len Green

Len made the motion:

In accordance with Article VIII of the NILMA Bylaws, I move we establish a Standing Bylaws Committee.

Motion seconded by Sue.

Bob questioned whether all motions made by the council would have to be approved by the Bylaws Committee.

Len stated no. All motions made have to conform to existing Bylaws. The Committee would meet only to review possible changes or additions to the existing Bylaws that are felt to need changing.

Arnie felt that it is superfluous to have a standing committee. Previously an *ad hoc* committee could be established if and when changes were felt necessary.

Len stated that he intends to appoint a well-qualified chairperson to such a standing committee in the very near future.

John pointed out that a standing committee has the option to meet only when necessary, not necessarily on a regular basis.

The question was called: 9-approvals, 1-no. **Motion passed.**

Len then read an invitation from Jeanne Stolbach (who was unable to attend).

On Monday May 18 NewBridge is hosting the annual meeting of MLCRA (Massachusetts Life Care Residents Association) representatives in Great Meadow Hall. As IL residents you are all invited to attend a portion of this meeting from 11:15 to 12:15 for a keynote address by Catherine Pearson, Professor of Law at Pennsylvania State University. The topic is "The Company Town: Organizational Challenges, the CCRCs, in 2015 and Beyond."

Len urged all to make an effort to attend.

Old Business

John reported on an issue discussed at length in his floor meeting on Monday, April 6. Steve Colwell attended as invited guest to discuss issues.

There was widespread displeasure in the continued \$5 charge for transportation one way to and from the Medical Center (MC). The motion to eliminate the charge was defeated in the March meeting.

A straw poll of attendees showed some are inclined to waive this charge. They also indicated a willingness to accept a small increase in monthly fee to cover additional costs, such as hiring a new person dedicated to the transportation task. Steve expressed some concern at that time for abuse that has happened in previous trials of elimination of the fee.

John noted that some apartments are a long distance from the Medical Center, a very long walk for residents who are unable to easily walk that far.

John asked for discussion from other members on this question, rather than make any motion at this time.

Bob asked how the wheelchairs placed at each elevator are working out now. Marilyn stated that the problem is that some residents have no one to push it. There was some further discussion on the issue from several members.

Steve expressed his opinions on the general issue. Adding services will eventually result in this becoming, to all appearances, an Assisted Living community. The result is that IL will no longer remain full, something that has already happened to some CCRCs. This is his primary concern.

He also feels that if someone gets a service, it should be paid for by the person, not by everybody in the community. If this service continues to be done by Security, without fee, there will inevitably be residents missing appointments because of overriding needs by Security staff.

If a person is hired to oversee the transport to MC, this would require an increase of about \$150 per unit for the year. (256 units, \$39,000 yearly wage and benefit for a new hire.) You must weigh this additional cost against how many times you would use it, and whether it is worthwhile.

Len asked if one person would be adequate. Steve suggested that scheduling might require that with several persons having same time requirements, some would be picked up 20 minutes earlier or later, and would have to wait around. Security would step in to help out, if they were available.

Jerry suggested that a volunteer system has worked elsewhere, and asked what happened to the volunteer system. Steve noted that it was abused by overuse by some, and could not be continued as was originally intended.

John observed that it boiled down to money. Either the using individual pays \$10 per round trip, or everyone pays something. The fairness is the ultimate question. Steve felt that right now, waiving the fee would probably not impact sales, but in five years more, it would, as it has in Orchard Cove. In response to a question, Steve agreed that about 5% of the resident population use this transportation service now. He also felt that if the fee is waived, the volume of usage will increase, since it is available. This in turn would actually increase the cost to the community later.

Len asked if John would form a group or subcommittee to gather consensus on the issue. John did not accept this task on the basis that there is no way to reach all residents to get a clear consensus. John pleaded with all reps to ask their

constituents their opinion on whether waiving the fee by universally increasing monthly fees, as figured by Steve, would be desirable.

Len asked each council member to try to meet or otherwise get feedback from their units, and we can reopen the question in the May meeting and reach final consensus and decision on whether to pursue it further.

Jerry asked that reps ask their constituents if they would be willing to participate in a volunteer system.

John brought up a problem with billing from I.T. He was charged \$37.50 for service from IT; however no service had been performed. Since we were promised no charges for a short visit to apartments by Bob Pierce, Steve was asked to clear up this situation with IT. Steve agreed that the charge was unwarranted, and will talk with IT to clarify billing procedures.

New Business

Bob Sandman reminded all residents to vote in Dedham for the town elections on Saturday, April 4. Buses will transport to and from the Town Hall at 9,11, and 1 pm. He noted that NBOC residents Fran Shaer and Bob Sandman are running for reelection as Town Meeting Committee members. He asked first that you vote, and solicited support for him and Fran at the polls.

Arnie Heiger asked to make a statement. He related his and Edith's experience during the past weekend (Passover and Easter), in which their apartment was deluged with three major maintenance problems. All were repaired in a very short time during a "holy weekend" when normally facility workers are usually unavailable.

Arnie commended our facilities staff for their extraordinary attention to residents' needs, and particularly to Steve Colwell for having set up and overseen this remarkable home. General applause from all present.

Adjourn

A motion to adjourn was made and seconded, and passed unanimously. The meeting was adjourned at 2:47 P.M.

Respectfully submitted,

A handwritten signature in cursive script that reads "John P. Averell". The signature is written in black ink and is positioned above the typed name of the Recording Secretary.

John Averell, Recording Secretary