

AGENDA for NILMA MEETING

April 12, 2018 2:00 PM

GREAT MEADOW HALL

Call to Order

David Goldman

Preparations and schedule for Voting for representatives in May

Edith Luskin & Barbara Atlas

Old Business

Financial presentation about proposed changes to food plan credits

Paul Hardiman & Carole Johnson

New Business

Discussion of ByLaws requirement for Floor Meeting frequency

Adjourn

CALL TO ORDER

David Goldman, President, called the meeting to order at 2 p.m.

Representatives present: David Goldman, Michael Ross, John Averell, Murray Staub, Sharon Gouveia, Mike Atlas, Frances Shaer, Lorraine Gordon, Nancy Kummer, Norman Berkowitz

Representative absent: Dorrit Senior

Guests: Matt Hollingshead, Carole Johnson, Paul Hardiman

President Goldman opened the meeting at 2 PM. He first announced that Norman Berkowitz is appointed for the next two months in place of Jody Berkowitz, representing South Floor-2. This position will be open for nomination for the upcoming elections.

Approval of March 8, 2018 Meeting Minutes

President Goldman called for approval of the March 8 minutes. Approval of the Minutes of March 8, 2018, was moved, seconded, and approved by acclamation.

Preparations and schedule for Voting for representatives in May Edith Luskin, Barbara Atlas & Betty Rosencranz

The nominating procedure is as follows.

1. Five representatives (Sharon Gouveia of the community building, Mike Atlas S 1, Jody Berkowitz S2, David Goldman N2, and Lorraine Gordon of the villas) need to run for re-election if they so choose. John Averell N 1 cannot run again. Five venues (S 3, N 3 and 4 and two cottage reps) will not be open for voting unless someone resigns.
2. If the incumbent representatives are not opposed, no ballots will be needed for those voting units.
3. There are prepared nomination sheets which must be signed by the nominee stating that (s)he is willing to accept the position of rep. Residents are able to nominate themselves as well as others. I am distributing Nomination Papers to each of the affected floor representatives who are responsible for informing each of their voting unit members, and distributing these papers as needed.....i.e. with floor meetings and discussions.
4. Nomination papers shall be delivered to any member of the NC (Betty Rosencranz, Barbara Atlas or me) during the period of May 1 through May 7 after which nominations are closed.
5. A report of nominations received will be given at the May NILMA meeting. Ballots are prepared for all voting units with more than one duly validated signed nomination. Ballots must be collected by the NC by May 21st.
6. DATES FOR MEMBERS TO REMEMBER:
May 1 through May 7: Written nominations for rep in an eligible Voting Unit submitted to any member of Nominating Committee

May 8 through May 21: Ballots where necessary are distributed, to be returned to any NC member. Ballots are counted on May 22, and results given to Nilma president. New reps will be seated at the June meeting of NILMA.

Eddie distributed a number of nomination papers to each council rep at the table.

John noted that only one nomination is needed for each person, duly signed by the nominator and the nominee, agreeing to accept the nomination. Anyone can nominate his or her self. Multiple nominations for the same person are not treated as votes by the voting unit.

Eddie added that you may not be nominated if you expect that you will be away from meetings for three consecutive months during the two-year term. Nominations will not be accepted by telephone.

[The next page may be printed out and used as a nomination form.]

**Nomination for NILMA Representative For
Voting Unit_____**

I nominate _____

for my NILMA Representative

Signed: _____

Date: _____

Nominee must agree to accept this Nomination, and affirm that
he/she will accept the office if elected:

Nominee Signature: _____

Date: _____

Old Business

Financial presentation about proposed changes to food plan credits

Paul Hardiman & Carole Johnson

Paul started by saying that he is here to represent the Finance Committee who met to review the motion previously tabled to change the meal credits, and to report the results of the FinCom vote. The majority voted to continue the current policy in force on food allowances. This was not a denial, but a recommendation. The basis of the monthly allowances and culinary finance are part of a complex financial plan. Carole Johnson, Manager of Finance for NewBridge and Orchard Cove, will explain how culinary fits in with the whole NBOC budget.

Carole showed a background slide showing NBOC financials.

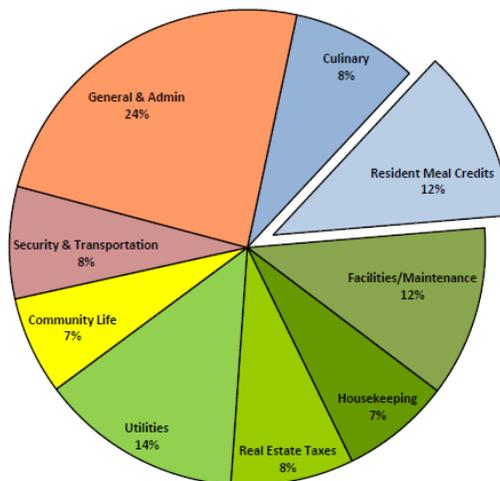
NewBridge IL Financials

Monthly Service Fees (Revenues)
Minus: Cash Expenses
= Cash from Operations
+ Net Entrance Fees Received (Turnover)
Minus: Mortgage Payment
Minus: Capital Maintenance & Improvements
= Cash After Payments

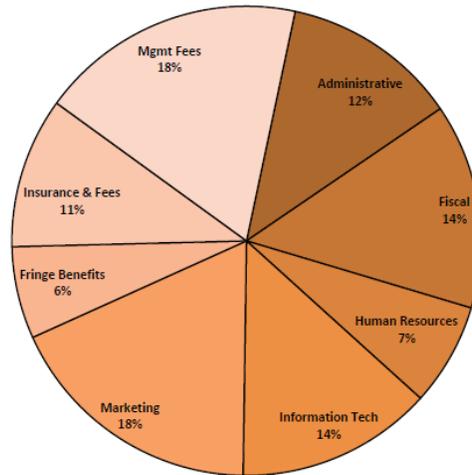
The next slide shows the pie chart of cash expenses for IL. 12% of the total is for meal credits. A total of about 20% goes to culinary and meal credits combined.

About 40% goes into maintenance of the building and facilities. The 24% going to G&A is detailed in the slide of G&A below. The remaining 16% goes to Security and Program Management.

FY 18 NewBridge IL Cash Expenses - Feb YTD



FY 18 NBOC General & Admin - Feb YTD



Paul presented the following slide showing how the meal credits fit into the IL financial picture and the budget for the year. He explained in detail the points.

NewBridge Resident Meal Credits

- Monthly Service Fees cover operating expenses.
- About 20% of Monthly Service Fees goes to Culinary.
- Meal credits are NOT cash or a stand alone credit - they are a way to control the overall use and cost of the Culinary program at a sustainable level.
- Meal credits are part of the Monthly Service Fees and cover about 60% of Culinary costs.
- Most residents use all or most of their monthly meal credits.
- The Culinary budget and meal planning is based on the current level of use.

Paul explained that the monthly allowance is a way to modulate the use of the dining room – to make it a better experience.

NewBridge Resident Meal Credits

- Total operating cash cannot decline due to required debt payments so Monthly Service Fees would need to increase if Culinary program expenses increase.
- Increased use of meal credits would result in higher expenses for Culinary.
- If meal credits rolled over quarterly or annually, the dining facilities would not be able to accommodate the increased peak demand and service costs would increase.
- Currently, Residents can increase or decrease their meal credit to fit their needs through an annual Monthly Service Fee adjustment.

To John's question, if the current system of credits is changed, it is likely that costs to me will be increased either through monthly fee or food costs.

A great deal of discussion between council members and Paul and Carol ensued, suggesting that this business plan is neither fair nor as efficient as it should be. Matt Hollingshead stepped in to recap the discussion, based on his experience in retirement homes and with food service models. Several reps expressed the desire to reconsider the whole F&B plan. All agreed that this is a very complex issue, one that cannot be easily or quickly be offered, discussed, and voted on after proper presentation to residents. Accordingly President Goldman suggested that the proposal be tabled until the next NILMA meeting when Steve Colwell will be back. In the meantime we can consider an ad hoc committee to work with management on studying a change in the food plan acceptable to management and residents.

New Business

[adjourned without this item]

Adjourn

A motion to adjourn was made, seconded and passed by acclamation at 3:15 pm.

Respectfully submitted,
John Averell, Recording Secretary