

AGENDA for NILMA MEETING

May 10, 2018 2:00 PM

GREAT MEADOW HALL

Call to Order

David Goldman

Approval of April 12, 2018 Meeting Minutes

Presentation of Nominations for representatives and

Explanation of balloting where necessary Edith Luskin & Barbara Atlas

Financial status at 6-months 2018 Paul Hardiman

Old Business

Discussion of proposed changes to food plan credits

Discussion of ByLaws requirement for Floor Meeting frequency

New Business

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, Dorrit Senior

Representative absent: (none)

Guests: Steve Colwell, Paul Hardiman

President Goldman opened the meeting at 2 PM.

Approval of April 12, 2018 Meeting Minutes

President Goldman called for approval of the April 12 minutes.

Approval of the Minutes of April 12, 2018, was moved, seconded, and approved by acclamation.

Presentation of Nominations for representatives and

Explanation of balloting where necessary

Edith Luskin & Barbara Atlas

The Nominating Committee has in hand uncontested signed nomination papers for each voting unit requiring them. The nominees are: Sharon Gouveia (Community bldg.), Judy Stavis (N1), Shoshana Garshick (S1), Norman Berkowitz (S2), Ernest Greenberg (S3), Jay Berkson (Villas), and David Goldman (N2).

No further balloting is required, and the nominees will be seated at the June NILMA meeting.

I would like to thank the nominating committee, as well as John Averell for his extensive help in guiding me through this process. We appreciate the hours that the retiring floor reps, Mike Atlas, John Averell, Lorraine Gordon, and Nancy Kummer have devoted to making NBOC the outstanding community that it is.

David thanked Edith Luskin, Barbara Atlas, and Betty Rosencranz for their work on the Nominating Committee.

Below is a table of all reps for the June 2018 year, with notations as to which venues will be up for nomination in 2019. [Supplied by the Secretary.] Officers will be elected after seating of new reps in the June 2018 meeting.

<u>Floor</u>	<u>Representative</u>	<u>Phone</u>	<u>Email</u>	<u>Officer</u>	<u>Seated</u>	<u>2019</u>
CC	<u>Sharon Gouveia</u>	<u>4-2528</u>	<u>sharon.gouv@gmail.com</u>		<u>6/16</u>	
S1	<u>Shoshana Garshick</u>	<u>4-2325</u>	<u>agarshick@gmail.com</u>		<u>6/18</u>	
S2	<u>Norman Berkowitz</u>	<u>4-2421</u>	<u>berkowin@bc.edu</u>		<u>6/18</u>	
S3	<u>Ernest Greenberg</u>	<u>4-2428</u>	<u>liberne@aol.com</u>		<u>6/18</u>	
N1	<u>Judy Stavis</u>	<u>4-2210</u>	<u>JudyStavis36@gmail.com</u>		<u>6/18</u>	
N2	<u>David Goldman</u>	<u>4-2515</u>	<u>david@davidgo.com</u>	<u>Past- Presid</u>	<u>6/16</u>	
N3	<u>Frances Shaer</u>	<u>4-2269</u>	<u>Fshaer@yahoo.com</u>		<u>6/17</u>	<u>RUN</u>
N4	<u>Murray Staub</u>	<u>4-2308</u>	<u>murraystaub@gmail.com</u>		<u>6/15</u>	<u>NO</u>
VL	<u>Jay Berkson</u>	<u>4-2718</u>	<u>lalida2@aol.com</u>		<u>6/18</u>	
CT	<u>Dorrit Senior</u>	<u>4-2619</u>	<u>dorrit.senior@gmail.com</u>		<u>6/17</u>	<u>RUN</u>
CT	<u>Michael Ross</u>	<u>4-2485</u>	<u>michaeleross@comcast.net</u>		<u>6/17</u>	<u>RUN</u>

Financial status at 6-months 2018

Paul Hardiman

Paul displayed slides for the first six months of 2018, with comparisons to the same period in 2017, both for IL and for the whole NewBridge Campus.

NewBridge Campus Independent Living 6 Months 3/31/2018 (,000)			NewBridge Campus AL, IL, HCC 6 Months 3/31/2018 (,000)		
Revenue	<u>2018</u>	<u>2017</u>	Cash from Operations	<u>2018</u>	<u>2017</u>
Fee Revenue	7813	7355	IL Income	504	984
Culinary/Catering	290	295	AL Income	1377	1435
Other/Rental	209	223	HCC Rent	4614	3769
Total Revenue	8313	7873	Total Cash Operations	6494	6188
Expenses & Benefits	<u>-7809</u>	<u>-6889</u>	NET Entrance Fees	3287	4834
Cash From Operations	504	984			
Net Entrance Fees	<u>3287</u>	<u>4834</u>	Total Cash Available	9781	11022
Total Cash Available	3791	5818			
Other Payments			Other Payments		
Mortgage Payments	-3085	-4342	Mortgage Payments	-6563	-9239
Maintenance/Capital Exp.	-796	-558	Maintenance/Cap Ex	-1181	-828
	-3881	-4900		-7744	-10057
Cash after payments	(89)	918	Cash after payments	2037	955

Paul commented in detail on the figures. Labor costs will be a continuing issue, since they rising. Mortgage payments are down due to long term financing. Entrance fee decreased primarily from timing. Paul then displayed two slides with interesting statistics for mid-year.

To Lorraine’s question, Paul and Steve explained the Tier system. The entry fees and the monthly fees for apartments being reoccupied are higher as years go by. The additional money is kept in banks and investment vehicles, and is available to pay the debts down.

To Norman’s question, Steve explained that when an IL apartment/cottage is vacated by the IL residents, the entry fee is available to be repaid whenever the apartment is sold and the previous residents leave the campus by death or move away, either in 30 days or not more than a year.

INTERESTING STATISTICS		INTERESTING STATISTICS	
3/31/2018		3/31/18	
• IL RESIDENT CENSUS		Number of IL Units	256
Total Residents	324	<u>Occupied</u>	
• –Men	108	Sep. 30, 2017	250
–Women	216	Mar. 31, 2018	249
–Couples	75	Committed/Pen. Occupancy	4
–Single	174	Pending Release	3
–Single Men	33	<u>Activity Year to Date</u>	
–Single Women	141	Left Campus	-1
		Move in	+11
		Deaths	-4
		AL	-4
		HCC	0
		Net Continuum	+1
		Total in Continuum	34 (30 Refundable)

Old Business

Discussion of proposed changes to food plan credits

Lorraine Gordon moved to take off the table the motion made in the March 8, 2018 NILMA meeting, which was tabled at that time. After discussion about what to do, the question was called to bring the original motion to a vote. The motion was read [see minutes of the March 2018 NILMA meeting for text] and seconded. The vote of the council members was 10 no and 1 yes, and the original motion was defeated.

Lorraine then moved a new version of her motion as follows:

I move that the Dining Credit provision of Section 4 of the Member Handbook be amended by deleting the third paragraph and substituting in its place the following:

“If any Member of the Apartments, Villas or the Cottages shall have any unused dining credits remaining in his/her account from the previous month, the remaining credits shall be carried over and added to the dining credits for the following month, and such credit carryovers shall continue from month to month to the end of a quarter. Any unused credits remaining in a member’s account at the end of a quarter shall not be carried over to the next quarter. This Dining Credit provision shall take place on a trial basis for two quarters. During the trial, should a Member’s dining expenses exceed his/her dining credit, the account shall be charged for any overages.”

The motion was seconded by Mike Atlas.

Steve pointed out that this would be equivalent to making the meal credits a quarterly plan rather than a monthly plan. He pointed out that this motion is presenting a solution without working out all the changes that would have to be made to make it work not only for the Food & Beverage department but also for the overall budgeting. Steve asked that residents sit down with him and other staff to recommend how to get to these endpoints and how this would affect the finances of and service to all residents. David suggested establishing an ad hoc committee to work together with Steve, his staff, and interested residents to work out details of a proposed change that could be satisfactory.

Michael Ross proposed that there be consent among the council members to table the motion and create an ad hoc committee, as discussed, so that the committee can bring up recommendations to NILMA with the new council representatives after the June meeting. There being unanimous consent, this will be done.

Discussion of ByLaws requirement for Floor Meeting frequency

By general consent, all agreed to Nancy Kummer's suggestion that this be left to the new council members after the June meeting. The motion is tabled for future consideration.

New Business

Nancy asked whether signage is being improved for incoming vehicles. Steve is working on this, and will have answers from the sign company shortly.

Murray asked about an apparent lack of training for new residents on how to get around NewBridge and learn the ropes. Sharon pointed out that the Hospitality Committee has such a program in place, and is actively reaching out to new residents. This is not yet a perfect process, but is being improved all the time.

Adjourn

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

Respectfully submitted,
John Averell, Recording Secretary