

**Minutes of the KRA Board Meeting  
January 8, 2024, 10:00 a.m.  
In the Auditorium and on Zoom**

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**Board Members:** Frank Czeiner, Carolyn Gibson, Fred Thompson, Marj McCann, Marilyn van Renterghem, Ellen Gay, Richard King, Dave Elder, Gretchen Wright, Beth Frederick, Betsy Wenny, Daniel Kegan, Ellen Shillinglaw, Steve Michaels, Jeff Lavine, Tat Smith, Carol Clapham, Libby Rupp

**Absent:** No one

**Administration:** Lisa Marsilio, CEO, Donna Taylor, Chief Health Officer, Seth Beaver, Vice President for Community Affairs, Ed Plasha, CFO, Michele Berardi, Director of Public Relation, Roy Manno, Director of Facilities

**Absent:** Quiana Pettiford, Senior Director of Human Resources,

**Crosslands Observers:** Woody Gross

President Frank Czeiner welcomed residents, staff, guests, and Crosslands observer, Woody Gross. He also welcomed new residents Margarita Muinelo #114, David and Susan Poston #168, Cliff and Elaine Simpson #293, Robert (Bob) Jimison #107, Allen and Diana Terrell # 279.

There was a moment of silence in preparation for the meeting and in memory of deceased residents since the last KRA meeting: Robert McKinstry, Shirley Kraft, Jean Griffith, Nancy Latham and Anne Coates Sangree.

The minutes of the December 11 KRA meeting were approved by the Board.

**President's Report:** Frank Czeiner remarked that recently at dinner someone commented on the number of new residents causing him to check the data for 2023. Thirty-four new residents have moved into twenty-two turned over cottages the past year which is relatively consistent with prior years. On average, half of the new residents move in as couples and half as singles. Current residents are encouraged to wear their name tags to make it easier for the new residents to get acquainted.

Last year was one of celebration of our 50<sup>th</sup> Anniversary including programs, culinary extravaganzas and receptions. Ann Jarrett designed a mural for residents to paint and Susan Beach organized the group that created the Anniversary quilt.

At last Friday's Lounge Chat, a list of resident- initiated activities was developed. Activities revived by residents after Covid:

- The German Table - Michael Mini
- The French Table - Doug Wenny and Marion Heacock
- Bus trips to art museums - Tat Smith
- Fire in the Lounge Fireplace - Bert Bacon
- The Sunday Screening Room - Norm Ganser
- The nightly Host Table in the Main Dining Room

New activities initiated by residents:

Random Seating Dinners - Barbara Mamlet, Karen Cromley and Ruth Frances

Story Table - Barbara Marshall and Laura Gruen

Women's Table - Michele Sullivan and Chenda Davison

"Person of Many Parts" mannequin located on the bench outside of the Auditorium -Betsey Rice and John Fong

Winter Solstice at the Fire Pit - Robin van Doren

Small, Friendly Dog Wednesdays at the Dog Park - Michele Sullivan

Thursday night 4:45's in the Lounge - Frances Bittenheim and Gina Bosworth

Friday night Piano in the Lounge - Larry Beck

Sunday Song Circle - Cal Mason

Countersett Court landscaping project - Jeff Stann, Paul Ward and Jim Seif. This group also raised \$850 for Kennett Area Community Service.

Art display on the wall in front of the Café construction: Art by residents Max Nimeck, Pete Hillyer and John Steel. Curated by Diane Cannon and Fran Nimeck.

Four owl nesting boxes - Jeff Stann

Resident Crafts displayed in the Hallway of the Kendal Center - Susan Thompson and Ellen Rose

Woodshop and Ceramic Craft displays on the Lower Level - Larry Wilson

Frank Czeiner explained that while 2023 was a year for looking back at our past 50 years, 2024 will be an opportunity to look forward. For example, the new Café will open after a 10-month renovation and groundbreaking will begin on the construction of the new Health Center scheduled to open in 2026. The Café will be open for breakfast, lunch and dinner while the main dining room will only be open for seated dinner. He emphasized that eating meals together with other residents builds community.

Those who were not present for the December presentation on the first stage of the new Health Center are encouraged to watch the video which is posted to the website.

The involvement of Kendal residents remains amazing. In December, Sarah Matas' made a request for "Move Buddies" to spend time with Cumberland and Westmorland residents who will have to move to accommodate the construction of the new Health Center. This resulted not only in sufficient volunteers, but folks wrote in the open space at the bottom of the posted sheet that they were willing to be substitutes should that be necessary. This idea originated in the Kendal Quaker Monthly Meeting.

**President Elect Report:** Carolyn Gibson introduced Activity Reports:

Library – Sue Goehringer and Cathleen Szabo- Sue Goehringer explained that the Library is run by volunteers each with specific jobs. Volunteers are trained by Cathleen Szabo. Residents may recommend books for the collection by filling out a form and placing the name in the green box on the circulation desk. Donations are welcome and may be placed on the black cart by the windows. Cathleen Szabo announced that suggestions may also be emailed to librarykendal@gmail.com with an explanation of how you learned about the recommended book. She requested residents volunteer to work in the library. Please attend the Library Committee Meeting on Wednesday February 2 at 1:00 p.m.in the Training Room to find out more.

Book Exchange – Ann Ensor explained that during Covid when residents couldn't access Kendal books, she and Judy Gibson took boxes of book sale books to the Porte Cochere. After the lockdown the books were moved downstairs to twenty-three feet of book shelves divided by subject. Most now come from the residents with some from Library excess. People may take a book, return a book, keep at book, donate a

book. Cash donations can be made to the KRA and deposited in the box at the end of the bookshelves. Most books are not duplicates of those in the Library. Jane Lamont and Barb Parsons do most of the work of shelving the books. If the books exceed the shelf capacity, the excess is donated to Discover Books for donations to schools or for recycling.

Book Group 1 – Nell Kruger, for Beth Volk, announced that their record of selections goes back 42 years and while they started just reading classic fiction, selections are now split between fiction and non-fiction. They meet the first Tuesday of each month at 10:45 via Zoom with an open discussion of the book. Selections mostly occur in the Spring with attending resident nominated books being ranked by top choice. A list of final choices for the year is posted on the bulletin board in the center. Contact Betsey Rice or Beth Volk to get on the email list for Zoom.

Book Group 2 – Ruth Greenberger reported that the focus of Book Group 2 is women's lives and the group is mostly composed of women. The books are fiction and non-fiction from all over the world. The members all recommend books at the start of the season and then each vote on the 12 books most want to read. Those receiving the most votes will be next years choices usually with the recommender leading the discussion. Information can be found on the Committee page of the website under Book Group 2 – Women's Lives. They meet on the second Wednesday of every month in the Farmhouse.

**Treasurer's Report:** Fred Thompson presented the Financial Report as of December 31, representing the first half of our fiscal year. Expenses continue below budget, and thru six months are at 25% of our annual budget. Revenues are up as a result of the successful Arts and Crafts Fair last month; which generated in excess of \$7,600 for KRA. This effect can be seen on the second page in the revenues of the art studio, ceramics, weavers and woodshop committees. He congratulated all who participated in this endeavor, especially the artists and crafts people who created and donated the wonderful items sold. If there are any questions or comments, please don't hesitate to contact him.

**Budget and Finance Committee:** Steve Michaels reported that the Woodshop requested a revision of the original \$500 budget to \$2,000 which historically has been the Woodshop expense budget. The Budget and Finance Committee recommended the approval of this request. The KRA Board approved the budget increase.

### **Standing Committee Reports:**

**Appointments Committee:** Gretchen Wright announced that today the Appointments Committee would be recruiting for one member of the Four Campus Collaborative Environmental Services Committee. Any questions should be referred to Cheryl Boise. Anyone interested should submit a written statement explaining your qualifications and interest to one of the Committee members i.e. Dave Elder, Beth Frederick, Ellen Shillinglaw, Betsy Wenny or Gretchen Wright.

### **Other Items:**

**Listening Post:** Because the fourth Monday of December fell on Christmas Day the Listening Post was cancelled.

**Report of CRA Observer:** Jeff Lavine attended the CRA Meeting of January 2 at 10:00 a.m. at which the KRA Observer, Debbie Borton commented favorably on the planning for the forthcoming Health Center moves and its associated "Buddy System" and the Random Seating and Host Table strategy to enhance

socialization in the dining room, apparently a shared concern at Crosslands.

In response to a "Resident Concerns" question concerning support availability to those traumatized by threatening situations, there was assurance that support is available through Resident Care to include: the wellness coordinator, visiting psychologist, and soon the new Social Worker. Resident care should always be the first point of contact.

Residents voiced concern about the response time and the lack of communication and feedback as to the status of repairs to a malfunctioning elevator. A system will be put in place for the maintenance department to respond in a timely fashion until repairs are completed.

Common themes of committee reports were that committees improved the quality of life for residents and/or they produced significant revenues and cost savings to benefit both the C.R.A. and the K.C.C. and new members are welcome (in fact needed) to join committees!

A forthcoming concert, led to a lively discussion of the complexities of determining maximum occupancy for various types of events and how they would be enforced. There was general agreement that the occupancy issue would be a good one for the, newly formed, Auditorium Renovation Advisory Committee to tackle.

CCRC Council Report: Gretchen Wright attended the Continuing Care Retirement Communities Council meeting at Wesley Enhanced Living on December 12 at which the results of an occupancy survey of the 14 communities was revealed. The results ranged from 85% (The Hill at White Marsh) to 98% (Beaumont and Wesley Enhanced Living) while at the time of the survey KCC was at 96%. The average occupancy was 93%. Susan Renz, a KCC Board member and nurse practitioner, explained the role of and educational requirements and regulations for nurse practitioners in Pennsylvania. Unlike some of the other Communities, which have a nurse practitioner on duty one day a week, we at Kendal-Crosslands have one full time at each community. There was also a discussion about placement of EV Chargers culminating in agreement for the need for regulations and a consideration of fees.

### **Administrative Reports:**

Lisa Marsilio said she expects 2024 to be an even busier year than 2023 with the Café reopening and the start of ground breaking and construction of the new Health Center. Kendal-Crosslands is now completely off the Kendal Corp payroll system thanks to the Human Resource team. There will be a KCC Board meeting tomorrow and the following week the Kendal Forum with an update from Donna Taylor on the Home Care program and from Roy Manno on Micro Mobility.

Seth Beaver reported there would be a Kennett Township Board meeting Wednesday night to "cross T's and dot I's" to set up for the beginning of construction of the new Health Center. Joe Deckman has been promoted to Project Manager of the job and Lindsay Eidson promoted to Construction Manager. We are working with a consultant doing some evaluation on the spray field and the treatment plant making sure we have long-term viability. We are also going to be partnering with an engineering firm to look at the plant in general knowing we have a major plant improvement project on the horizon.

Roy Manno gave the Safety Moment about flashlights. He began by warning not to depend on your cell phone as a flashlight in emergencies in order to save the battery for communications. Flashlights should be kept in your bedside table, in a kitchen drawer, in your bathroom, in your car glove compartment, with

you when hiking and always at night walking around the community. You should always have extra batteries on hand.

Concerning the storm over the weekend which was not as forecast, there was a little bit of ice and staff was dispatched to take care of it. We expect more storms that do not match the forecast and we will be prepared for that. We are expecting another storm with heavy rain and flooding so residents are advised to stay at home as much as possible.

John Platt emphasized that the continuing success of the green container program is predicated on the timely return of the containers which are not recyclable or disposable and cost about \$5.50 each. These containers must be sanitized in the Kendal dishwashers which reach a temperature of 180 degrees killing any pathogens in the containers. Additionally, the health code prohibits the use of personal containers for the taking home of food.

We are counting down the days to the opening of the Café. To date 70 % of millwork has been installed as well as most of the carpeting and a great deal of the equipment. In the coming weeks, finishing touches such as the installation of window treatments, painting, working through punch list items and final cleaning by an outside company will be accomplished. Our staff will have to be trained on the equipment. Mid-February is targeted for the opening predicated on the receipt of the Certificate of Occupancy. Then, in late January or early February, residents will initially be invited into the Café in small groups determined by signup sheet time slots and taken through the different stations with explanations of the processes that will take place in those stations.

The following questions were asked: Terry Gonzalez asked what can be done about the condition of the used green container bins. John replied that the bin in at the entrance will be replaced by receptacles in the new Café and the rest will either be cleaned or replaced. Someone asked if the number of tables would be reduced because it is difficult for people with walkers and wheelchairs to get around. The answer was we will have to see how the patterns play out. It is a much larger space than the old Café. Karen Halstead wondered if it was possible for someone to pick up the collection of green containers stored in some cottages. The response was that Environmental Services Personnel and Home Help Aids often return the containers. George Alexander requested the purchase of smaller green containers for desserts and salads. The response is the challenge of space to air dry the containers. They are working on a solution for that. Larry Kirwin is confused about the recyclability of the clear plastic containers. John answered that the designation keeps changing on what is and what is not recyclable and our supplier often will make substitutions when having run out of a product we ordered. Someone wondered when the stir fry bar would be functional and the answer was after the Café opens and the items being stored on it can be removed, the tilework will be completed and it will be up and running.

Donna Taylor thanked the residents for their continued patience with the Pharmacy issues. This morning our health services team met to decide on a way forward on the evaluation of the providers and what would be best for our residents and staff. While it is not where it needs to be, there has been improvement. Delivery delays are still being experienced in Resident Care having to do with insurance approval or reordering of medication. Residents are requested to reorder their medications three to five days prior to the last dose. She asked residents who may have changed their Pharmacy Benefit Insurance to be sure to advise Resident Care or Julie Porter with a copy of their new benefit card for

appropriate billing. Last month set a milestone record with 29 cases of Covid in independent living residents. Fortunately, this month the number of cases has dropped to 4 in all campuses.

Ed Plasha reported that from a marketing stand point, the market is up. The other day we assigned a studio and occupancy is now up to 97%. The medical tax deduction letter should be out next week. They will be gearing up for the financial audit which should be happening in February.

Michele Berardi announced that next Monday, January 15, we will be a premier sponsor of the Martin Luther King community event held at Lincoln University. Those wishing to attend should purchase their tickets and there will be a bus for the morning program only. There is a signup sheet in the lobby. On February 22, the Kennett Library will have their first Health Literacy program for the entire day. Also in February, KCC will be sponsoring the Kennett Area Community Service fundraiser and we hope to see many residents attending. Finally, Leading Age Pa. has accepted our proposal to present at their conference in May on our emergency preparedness and navigating the situation of the escaped prisoner including what we did well and what we learned.

**Shoutouts:** The following people gave shoutouts:

Steve Michaels to Charlie and Sarah Hill for all their work on the Kendal Digital Archives.

Edith Clark to our KCC website which is beautiful and friendly and much better than in the past.

#### **Questions and Comments:**

Terry Gonzales asked Donna if there would be an RSV clinic. The answer was no and residents should check with their health provider as to whether to get the vaccine.

Carli Numi questioned if there was an error with monthly expenses for the Woodshop. Fred explained because of a returned check there was a negative in December's Woodshop account. She also asked if Committees that spend less than \$100 are still able to recoup that amount. Fred responded absolutely and that we now show the expense details for all committees on the report. The budgets may be viewed on the website.

Louise Bennett wondered about the cell tower at Longwood Gardens. Seth responded that Verizon had notified us that they have received permitting approval to install a tower on top of the water tower at Longwood Gardens. It will still be two or three months before installation is complete.

#### **Announcements:**

Karen Halstead announced that the Transportation Committee and the Gateway Shop are looking for new members.

Frank Czeiner reported that Jim Kauer received an unsolicited check for \$7,500 with a Canadian stamp drawn on a Nebraska Trucking Company. Research revealed that this was a fraud attempting to obtain the victims bank account and number. Frank alerted people to be aware of this scam.

The January Listening Post on January 22, will be hosted by Carolyn Gibson and Betsy Wenny in the Conference Room.

The February CRA Observer will be Steve Michaels.

Respectfully submitted

Marilyn van Renterghem











