

Crosslands Residents' Association
Board Meeting Minutes: Corrected 6-6-23 - APPROVED
10 a.m. June 5, 2023

Attendance: 90+

- I. Moment of Silence: Charles Bracken May 5, Conrad Yocum May 22
2. Greetings and welcome to:
KRA Representative: Pete Hillyer
New residents in attendance: Katherine Echeverria, Laura Jackson, Doris Northrup, Margareta Tuckman
Our KCC Administration: Lisa Marsilio, Seth Beaver, Michelle Berardi ,
Quiana Pettigrew , Roy Manno
Donna Taylor
Ed Plasha (on Zoom)
3. Approval of Draft Agenda for June 5, 2023 APPROVED
4. Approval of Draft Minutes for May 1, 2023 APPROVED
5. Report on May 8 KRA meeting: Woody Gross (SEE BELOW)
6. Report by the First Vice-President and Directors (Concerns Sessions)
7. Report by the Second Vice President (Committees) Diane Hulse: SEE BELOW

Sam called for approval of new committees APPROVED

Sam called for approval of extending Nominating Committee if needed.
David Rhoads corrected "nominating committee" to "appointments
committee"
APPROVED

8. Finance Committee and Treasurer Reports SEE BELOW
Treasurer Jim Sharp reported five committees which went over budget for an average of \$45 each. There are sufficient funds to cover the \$225.59 overage.

Sam called for approval of Finance Committee for 2023-24 so that they could continue their work over the summer. APPROVED

9. President's Remarks: See #16
10. Comments by Officers and Directors
11. Old Business: Sam reported wrapping up of unfinished old business.
12. New Business.
13. Residents' Remarks
14. Remarks by CEO and staff

Lisa Marsilio:

KCC Board Meeting June 13, Dialogue and Forum June 23.

Disaffiliation from Kendal Corp: hoping to be done by end of this year; a Trust which will own the brand "Kendal" is being established; IT services will evolve – building our own network.

Lisa also reported on the progress of Attainable Housing Committee, and gave an occupancy report from Ed Plasha 95.3%: occupancy-- 3 units at Crosslands unsold of 11 available; at Kendal, 2 unsold of 13.

Seth Beaver: Erosion control—netting at construction sites biodegradable; Verizon cell tower on top of Longwood Gardens' water tower moving along – late summer or fall. Vaping – against the smoke-free policy; leave campus if need to do that.

Guests can dine every night beginning next week June 12. Uptick in servers' staff.

Kendal Café 10% completed (of 10-month renovation)

Roy Manno: Heat-related illnesses – avoid by wearing cooler clothes, avoid hot and heavy meals; drink fluids; sports drinks, use sunscreen. Those 65 and older at risk.

Call Center overview:

Maintenance Center calls after hours beginning at 4 p.m. and on weekends will go to its own call center in July, and be answered by a live operator.

For medical emergency, still call the nurses center – always pull emergency cord.

Trash services: New company; may have to change pickup day.

Donna Taylor: 650 COVID vaccines given last week (all campuses). Please don't visit Health Center if not feeling well; optional to wear masks. Health Services Manual will be reposted when updates completed. Health Services: another class of assistants graduating and joining staff. Almost completes full-time staffing

Quiana Pettigrew: Updates: May 10-11 job fair with 23 attending; 14 hired. More events in future will target cooks.

Michele Berardi: Value Sessions: Disaffiliation process: 150 board members, staff, and residents participating to provide input on rewriting our values statement "How we live and how we work."

Judy Heald asked about solar panels update. Seth – agreement for approval of startup of solar panels now with PECO. Judy asked about DEIB administrative position – Quiana is working with Michele Berardi to get that position posted.

Mary Barlow: can water fountains be re-opened? Roy working on it. Bottle refill already available.

Bob Frasier: asked Roy about new paths/crosswalks along 100's and 200's of Crosslands Drive – Roy said that the project would be done, with lighting, in the fall.

15. Kudos

David Camp: Debby Kern bringing great entertainment for the summer.

Anne Gross: Applause needed for Lisa; Trisha Reed for conducting chorus

Peggy Newton: For those to fill bird feeders around Health Center

Carol Ann Baker: Grateful for being part of CRA team, and hopes residents in the future who are asked to serve will do so.

Thomas Swain: Memorial Committee demands are difficult and are handled graciously.

16. Announcements

President's Comments: Leadership is important and "follower-ship" is equally important, including suggesting, volunteering.

17. CRA Calendar

CRA Director attending June 12 KRA Meeting: Julia Rudden

Next Concerns Session: Music Room June 20 10 am: Lyn Back & Debbie Borton

2023-2024 CRA Board:

Planning Meeting Monday August 29, 2023

Board Meeting TUESDAY Sept 5, 2023

Adjourned: 10:57 a.m.

Respectfully submitted,

Linda Helton

CRA Secretary, 2022-2023

To: Members of the CRA Board
From: Jim Sharp, CRA Treasurer
Re: Finance Committee Update and Treasurer's Report for June 2023
Cc: Finance Committee Members Jim Strickland, Assistant Treasurer;
Neil Cullen; Deb Savery; Dave Shipman
Date: 5/25/23

Finance Committee

The CRA Finance Committee met with RKL, the external consultant hired by Ed Plasha to review Resident Association accounting practices at Crosslands and Kendal. The Committee is working to implement the accounting recommendations approved by the CRA Board by July 1, 2023.

Treasurer's CRA Funds Report as of 4/30/23

The attached Treasurer's Report for the June 2023 Board Meeting reflects the funds in our bank accounts on April 30, 2023. We appear to be on track to meet CRA's financial obligations for the current fiscal year.

5/25/23

Treasurer's Report for the June 2023
CRA Board Meeting

CRA Funds as of the End of April 2023						
		A		B		C
1		March		April		Change
2	CRA Bank Funds	\$ 129,348.00		\$ 130,668.07		1%
3	Outstanding Checks	\$ (2,572.83)		\$ (3,770.21)		47%
4	Reserve Fund	\$ (15,000.00)		\$ (15,000.00)		0%
5	Designated Funds	\$ (16,113.10)		\$ (12,095.97)		-25%
6	Budgeted Committee Funding	\$ (32,856.43)		\$ (28,388.42)		-14%
7	Funds Raised for FY 23-24	\$ (52,187.73)		\$ (56,357.73)		8%
8	Remainder Funds	\$ 10,617.91		\$ 15,055.74		42%

(Please note that CRA obligations appear in parenthesis.)

The 25% decrease in Designated Funds (line 5, column B) and the 15% decrease in Budgeted Committee Funding (line 6, column B) most likely reflect the efforts of Committees to utilize such funds prior to the end of the fiscal year (June 30, 2023). The resulting many checks that were issued account for the increase in the total of Outstanding Checks (line 3, column B).

The CRA has sufficient funds to meet its obligations.

Submitted by James Sharp, Treasurer, CRA

REPORTS

1st Vice President Concerns: David Camp

- 1) Vaping by a resident was causing physical distress to other residents. Residents who vape, like those who smoke, need to go off campus to do so.
- 2) Residents were concerned about the termination of an employee. Hiring and firing are confidential administrative decisions, not subject to review by residents.

2nd Vice President Committees: Diane Hulse

1. Dan Hoganauer has been appointed to the KCC Property and Stewardship Committee.
2. Hymn Sing, led by Peg Parker, is being laid down for lack of membership.
Jerry Iacono in the Health Center has been running the group as an activity.
Let's thank Peg for her leadership.
3. This is the second time I have made this announcement. We need a volunteer to
serve on the Attainable Housing Committee to work with Lisa and other administrators. Currently the committee has members from the other campuses,
but Crosslands is not represented. PLEASE SEE ME THIS WEEK IF YOU
ARE INTERESTED.
4. Three new Committees are being proposed:
 - a. Bereavement Committee, led by Ginny Connolly
 - b. POOCH Committee, led by Fran Riddle, Peter Rittenhouse, and Jim Salvas
 - c. Fund-raising Committee – chaired by Neil Cullen

Report on KRA Board Meeting, May 8, 2023
Woody Gross, CRA Director

The meeting started at 10:00 am and ended at 10:40am.

A moment of silence was observed in memory of residents deceased since the last board meeting.

The bylaws committee approved the purchase of liability insurance for officers and directors.

The directors were not successful in negotiating a deal with the Philadelphia Inquirer to continue to provide deliver to the residents.

The bank accounts showed a balance of \$125,670 an increase of \$11,216 from last month.

The budget was approved for 2023-24.

One resident attended the Listening Post and expressed multiple problems with administration. It was recommended that the resident seek resolution with the administration.

Two deceased residents bequeathed money to Kendal, one for \$700,000 and another for \$1.7 million.

A contractor error caused an overflow in pond 3 which was quickly resolved, No danger was posed to residents or staff.

5 students are in the CNA program.

Shout outs were given to the culinary staff, per Diem college workers, and Helene Quinones.

Submitted by
Woody Gross