

Freedom Plaza RAC Finance Committee: Minutes

20 May 2020 Meeting (via conference call)

**Members Present:** Sandee Braddy, Bob Cochran, Bill Krueger, Dave Mohl (Chair), Neil Rothfeld, Joan Walker, and Charles Willard (RAC Rep).

**Member Absent:** Jim Brandt.

**Freedom Plaza Management Present:** Joey Mingione (Director of Financial Services).

1. Dave called the meeting, which was held by conference call, to order and declared a quorum at 2:30 p.m.
2. Motions for the adoption of the agenda for this meeting and formal approval of the minutes of the 18 March 2020 meeting were made, seconded, and unanimously passed. [There was no meeting in April because of the distancing requirements of the COVID-19 rules.]
3. Charles reported that Healthpeak had opened at \$23.82. The fifty-two week high/low prices today \$37.93/\$18.63.
4. Bob reported that the current CPI index that applies to Freedom Plaza showed a CPI of -0.8% in April and -0.2% year-to-year. A close reading of Resident's contracts, which provide upper limits for annual increases of the monthly maintenance rates of the applicable CPI rate plus a maximum of 2%, will treat a negative CPI as 0%.
5. Sandee detailed seven new hires as of 1 May: two servers, one cook, one medtech, one activities assistant, one CNA, and one business office associate.
6. Neil commented on the audits by LBMC, which seem unpredictably to misidentify Homewood – now Freedom Plaza Assisted Living – as “Homestead,” and Dave spoke to the annual Office of Insurance Regulation report.
7. According to Joey, there were nine move-ins and fifteen move-outs through the end of April, although seven of the move-outs occurred in January. Independent Living occupancy is 91%.
8. Dave reviewed his analysis of the April financials, the most noteworthy of which items was the receipt by Freedom Plaza of a one-time Federal stimulus check of \$677,000. Dave's summary conclusion: \$2,045,000 (NOI from April

report) plus \$2,855,000 (“Other Income” from April report) = \$4,900,000 Net Income (before mortgage expense of \$1,500,000).

9. Joey discussed the status of three capital projects: elevators, booster water pumps, and the irrigation system for the golf course. He added that we have spent \$663,000 so far on capital projects in 2020.
10. Dave mentioned that the Finance Committee might be asked to assist the Associate Appreciate Fund in accounting. Several committee members expressed reservations

There being no further business, the Chair adjourned the meeting at 3:07 p.m.

Louis Charles Willard  
Secretary

**The next regularly scheduled meeting is Wednesday,  
17 June 2020, 2:30 p.m., format TBA.**