



RAC FINANCE COMMITTEE MINUTES

March 17, 2021

Club Room, Freedom Plaza

Members Present: Chairman Dave Mohl, Sandee Braddy , Bill Ciota (RAC Rep), Bob Cochran, Bill Krueger, Rocco Nenarella, Al Roberts, Neil Rothfeld & Joan Walker

FP Management

Present: Joey Mingione, Director of Financial Services, Theresa Lehman, Director of Dining Services

The Chairman conducted a roll call and determined that a quorum was present. Meeting commenced at 2:27 pm.

The Chairman called for a vote to adopt the agenda as e-mailed to all members. Motion made by Neil Rothfeld, seconded by Bill Ciota. All in favor, motion so carried.

The minutes for January 20, 2021 were approved by the members present, upon a motion made by Bill Kreuger, seconded by Neil Rothfeld.

Chairman Mohl welcomed a guest, Theresa Lehman, Director of Dining Services. In response to various questions from the committee, Theresa responded as follows:

Number of people still doing in room dining: approximately 250.

Extra costs to do so: \$20,000 for disposables plus costs for extra employees due to dual service. A discussion ensued regarding ending in room dining so that more residents would use the dining rooms. It was suggested to Freedom Plaza management present that they move towards a firm ending date.

Additional employees added for reopening of the dining rooms: February 5 full time, March three and a half to 4 and a half full time. Additionally 4 to 6 employees equaling 248 hours a week are need due to dual service in dining rooms and in room dining. Ideally eight employees should be available for flexibility.

Budgeted food costs per month: \$133,406 allocated to Independent Living - \$81,000 Health Care - \$23,500, Assisted Living & Memory Care - \$17,000, Grill - \$11,000 & Events - various. Plate cost is \$6.35 per meal.

Popular choices in order of preference: Salmon, Prime Rib, Tenderloin, Crab Cakes & Quiche.

Other line items in budget: Rental – linens & knives, Other – grocery items, Rebates – quarterly rebate from using preferred LCS purveyors.

Future plans for dining: Reinstating the Sunday brunch with dining hours as before 11:30 a.m. to 3 p.m. Opening the Grill on Sunday nights from 3 to 6 p.m. Then as guidelines permit the Buffet and finally the salad bar.

Portal Reservations: Working very well and allows them to better allocate servers and cooks.

Chairman Mohl thanked Theresa for coming and providing such detailed responses.

REPORTS:

- Cost of Living: Bob Cochran stated that for the Southeast Area from February, 2020 to February, 2021 it was 1.7%, up from 1.4% from the period Jan. 2020 to Jan 2021 and it is at 1.8% year to date.
- Health Peak Stock: Bob Cochran stated that on March 16, the stock was @\$32.13, up from \$29.15 a month ago. Bob further stated that the dividend yield per share had dropped to 3.73% down from 3.98 a month ago.
- New Hires: Sandee Braddy stated that there were 14 new hires and many job openings in almost all departments. Joey Mingione stated that again this month, most were in the facilities with the higher level of care. Joey went on to say that a job fair was held and that although 50 had responded and said they were coming, only 8 came. He further stated that Freedom Plaza pays \$14.50 per hour for CNA's, higher than the prevailing wage in the area, it is very difficult to get help.
- Move Ins/Outs: Joey Mingione stated that there was one move in during February and 5 move outs for a total of one move in and 15 move outs year to date.
- February Financials: Dave Mohl went over the analysis that he had prepared for the committee. He stated that the Year to Date total revenue was \$5,666,000 vs. \$5,825,000 budgeted. The Y-T-D operating expense is \$5,514,000 vs. \$5,384,000 budgeted and that the Y-T-D net operating income was \$152,000 vs. \$440,000 budgeted. He continued to go over other pertinent items in the report.
- 2021 Budget: Chairman Mohl reported that he approved of the new format generated by LCS and that increases in spending was done in many accounts, including food. He further stated that the 2021 Budget projects net annual operating income of \$3,892,000. Bob Cochran asked again to have golf course revenues and expenses as a separate category. He also stated that they currently have 125 members. Joey Mingione stated that he is working with LCS regarding golf course reporting.

There being no further business, Chairman Mohl, upon a motion made by Bill Ciota, seconded by Bob Cochran, adjourned the meeting at 3:32 p.m.

The next meeting will be held on April 21, 2021 at 2:30 p.m. in the Club Room, Freedom Plaza.

Respectfully submitted.

Joan Feehan Walker, Secretary