



RAC FINANCE COMMITTEE MINUTES

March 16, 2022

Club Room, Freedom Plaza

Members Present: Chair Neil Rothfeld, Sandee Braddy, Bill Krueger,
Dave Mohl, & Joan Walker

Absent: Joyce McCutcheon, RAC Liason Al Roberts and Cor Snoeren

FP Management
Present: AngieRoher, Executive Director

Guests: Theresa Lehman, Food & Beverage Director

Chairman Neil Rothfeld called the meeting to order at 2:30 pm. Neil asked Joan if a quorum was present. The Secretary confirmed a quorum.

The minutes for February 16, 2022 were approved by the members present, upon a motion made by Bill Kreuger and seconded by Sandee Braddy.

Chairman Rothfeld welcomed the Executive Director Angie Roher. As Theresa Lehman was not present, the Chairman started the report segment of the meeting.

REPORTS:

Cost of Living: Joan Walker stated that the CPI Class A, under which our contract falls, from February 2021 to February 2022 was 8.4%.

Health Peak Stock: Chairman Rothfeld stated that the stock closed on 3/15/22 at \$32.65. He further stated that Morningstar reported that at a valuation of \$36.00 it was fairly valued. Neil went on to say that the contribution of the CCRC's to the Net Operating Income was only 11.8%.

At this point Theresa Lehman arrived and Chairman Rothfeld invited her to address items that were discussed at the Town Hall Meeting, specifically the possible temporary deletion of one menu selection from the daily menu. She then went on to discuss that the current inflationary cycle has increased the food costs 13.2% year over year, when the budgeted increase was only 5% year over year. She expects that next month the costs will be down to 10 to 11%. Contributing to the increase are the high-ticket items such as salmon (now \$9.50 per lb.), beef tenderloin and prime rib. When the inflationary rate decreases somewhat, the third menu item will be added back. Theresa went on to say that now under

LCS they can purchase seasonal items from three different vendors, Cheney, Halper & Cisco.

Theresa then addressed the labor shortage, giving various examples of the community's out-reach program. She stated that part of the problem is the small area that constitutes the labor pool, specifically Wimauma, Sun City Center and Riverview. Chairman Rothfeld then thanked her for her participation.

The Chairman then continued with the Reports section of the meeting.

New Hires: Sandee Braddy's report showed 22 new hires in various departments.

Move Ins/Outs: Angie Roher reported that for the month of January there were 2 closings and 3 move outs.

Financials: Chairman Rothfeld asked Angie Roher to address the OIR Audit. Angie stated that she had an exit interview with Bernie Stoffell. Angie stated that there had not been a full audit by OIR in over eight years (2014-2020) and that they were concentrating on the last three. The items he discussed were more of a procedural nature. Such as that a copy of the Financial Report is to be given to the RAC president within 30 days of filing. This item was rectified by having all present and past presidents sign a statement that they had received all financial reports. Another item was that the Town Hall Meeting notices must be posted 7 days in advance, rather than 6 as sometimes occurred. Another item was that a grievance log should be kept with all pertinent emails attached. Another statement questioned that the Audit Reports are combined with PropCo and OpCo stating they were only interested in OpCo. Neil Rothfeld stated that an accounting firm would not give a Certification of the Statements without them being combined. Angie stated that he made no remarks on refunds. The other item was that under Fl. 651, any meeting that management called to discuss rate increases should include Health Peak, Life Care Services, RAC and a representative of the Finance Committee.

Chairman Rothfeld thanked Angie and asked if there were any questions for her. Dave Mohl wanted the Demand Notes clarified. It was explained that the notes were now expired meaning beyond the time when the notes could not be called. This means the amounts due could be called at any time. Dave also asked for the amount of the lease be made available from the PropCo report.

OLD BUSINESS:

Mission Statement: The Mission Statement was tabled until April.

NEW BUSINESS:

There being no further business, Chairman Rothfeld, after a motion by Bill Krueger, seconded by Sandee Braddy, adjourned the meeting at 3:30 p.m.

The next meeting will be held on April 20, 2022, at 2:30 p.m. in the Club Room, Freedom Plaza.

Respectfully submitted.

Joan Feehan Walker, Secretary