



RAC FINANCE COMMITTEE MINUTES

June 15, 2022

Club Room, Freedom Plaza

Members Present: Chair Neil Rothfeld, Sandee Braddy, Jane Keegan, Bill Krueger, Joyce McCutcheon, Al Roberts, Cor Snoeren & Joan Walker.

Excused: Veanna Cape, RAC Liaison.

FP Management

Present: Angela Roher, Executive Director
Mary Leidecker, Director of Finance

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 May 18, 2022 were approved by the members present, upon a motion made by Sandee Braddy, seconded by Bill Krueger.

At this point, Chairman Rothfeld stated that Bill Krueger's term was ending with this meeting. He thanked Bill, having served two separate times, for his many years of service. Other members then also shared their thanks.

REPORTS:

- Cost of Living: Cor Snoeren stated that the CPI Class A, under which our contract falls, from May 2021 to May 2022 was 9.6%. It was stated that the Tampa area is at 11.3%, leading the nation. Angie Roher stated that the contracts call for a 2% increase, plus the CPI. She expects that the CPI increase will be substantial due to rising fuel costs for transportation services, for increases in delivery fees due again to fuel costs, as well as increases in wages and benefits for employees.
- Health Peak Stock: Chairman Rothfeld stated that the stock closed on 6/14/22 at \$23.44. He further stated that Morningstar reported that at a valuation of \$36.00 it was fairly valued. He stated that the stock price this year ranged from a low of \$23.23 to a high of \$37.64.

- Open Positions** Sandee Braddy reported that there were 11 openings in Independent Living, 9 in Plaza West, 5 in Memory Care and the Inn for a total of 25. Upon questioning why so few in number when last month we were told that there were approximately 40 full time and 40 part time vacancies, Mary Leidecker said that perhaps the number of open positions on the website, reflected only the type of position, not the actual number of openings. Sandy was directed to try to get the actual number of openings in each category for next month's report.
- Move Ins/Outs** Mary Leidecker stated that there were 2 move ins and 2 move outs in May, but they expected five move ins by the end of the second quarter. In the year to date the number of move ins is 8 and the number of move outs is 17.
- Financials:** Chairman Rothfeld asked Mary Leidecker why the reports were so late in getting to the committee, stating that the day before or the morning of the meeting was too late. She said it was because the home office did not get them to her until at least the tenth. Then she had to go through the whole transmission to cull out the reports for the Finance Committee. It was noted that the 15th was the earliest date the committee could meet in any month. Chairman Rothfeld asked her to try to get the reports to the committee by the Friday before the meeting. When question about wages and benefits being \$115K over budget, Mary stated that it was mostly due to contract labor. Angie Roher stated that she had sent out a memorandum to all departments that contract labor was not to be used after June 30th. It will be more work for supervisors to move people around and fill in shifts, but much more cost effective.
- Audit Report:** There was some discussion of OPCO & PROP CO. It appeared that after adding back the depreciation deduction of \$13+ million and factoring in the amortization of entry fees, there was a \$4 million positive cash flow.
- OLD BUSINESS:**
- Mission Statement:** Chairman Rothfeld asked Al Roberts to go over the changes worked out with the RAC Executive Committee. After doing so, he made a motion to adopt the Mission Statement as submitted to the Finance Committee at this meeting. Motion seconded by Joan Walker. Voting aye: members Rothfeld, Braddy, Keegan, Krueger, McCutcheon, Roberts & Walker. Abstaining: member Snoeren. Motion so carried.

Financial Statement

Format: Last month Chairman Rothfeld asked members to look over the financial statements sent to the committee when it came to see if it was in an acceptable format. Most agreed, however Mary was asked to head every page of the report with the titles and Chairman Rothfeld still wants the data below the NOI reported. There was some discussion if the auxiliary report, prepared by Cor Snoeren, was useful to the committee. Sandee Braddy liked using it and Joan Walker said that some newer members who were not as well versed in corporate financial reports may like using it. Cor will continue to provide the report.

As there was no further business before the committee, Chairman Rothfeld set the next meeting date as July 20 at 2:30 p.m. He then asked for a motion to adjourn. A motion was made by Bill Kreuger, seconded by Jane Keegan. Motion so carried. Meeting adjourned at 3:24 p.m.

Respectfully submitted,

Joan Feehan Walker, Secretary