



RAC FINANCE COMMITTEE MINUTES

November 15, 2023

Club Room, Freedom Plaza

Members Present: Neil Rothfeld, Chair, Doug Atkins, Jane Keegan, John Lang, Dave Lowe, Joyce McCutcheon, and Veanna Cape, RAC Liaison

Absent Al Roberts and Joan Walker

Freedom Plaza Absent: Dennis Kimble, Director of Finance

Chair Rothfeld called the meeting to order at 2:30 pm. He asked the secretary if a quorum was present. The secretary confirmed a quorum.

The minutes of October 18, 2023, were approved by the members present, upon a motion made by John Lang and seconded by Dave Lowe. All in favor, motion so carried.

REPORTS:

Cost of Living: Doug Atkins reported that the October CPI for Class A South, which governs most of our resident contracts, was 3.9%, which was a decrease from last month. Doug also noted that we are still higher than the 3.2% for the U.S. city average.

Health Peak Stock: Neil Rothfeld stated that the stock closed on November 14, 2023 at \$16.94, and he also noted that the lowest price for the year was \$15.24. He further stated that Morningstar reported that at a valuation on \$32.50, it was a good value.

Move-ins/ outs Neil reported that there were 38 Move ins on a budget of 38, with an 89% occupancy rate.

Financials: The reports prepared by Dennis suggested we are financially ahead of budget. Neil suggested we were \$300,000 behind—a different interpretation by each. Discussion followed regarding concerns about skilled nursing expenses. Also discussed was the 2024 budget regarding skilled nursing expenses.

Old Business:

An open and lengthy discussion of a rolling budget was held with John Lang leading and all members participating. The group agreed that we are serving as a 'watch dog' over our financials without making specific changes with limited expectations. We can point out questionable issues and request more information to be better informed.

New Business:

Again this month Joyce McCutcheon noted that according to the FLiCRA monthly newsletter a recent change in the Florida Statutes 651.085(2) states that a residents' council shall designate and elect for a 12 month term a representative from resident contract holders. This Resident representative must be notified of any meeting of the full governing body at which the annual budget and proposed changes or increases in resident fees or services are on the agenda or will be discussed. Neil stated that this action has been addressed.

Chair Rothfeld set the next meeting date as Wednesday, December 21, 2023, at 2:30 p.m. He then asked for a motion to adjourn. A motion was made by John Lang, seconded by Dave Lowe. Motion so carried. Meeting adjourned at 3:10 p.m.

Respectfully submitted,

Jane Keegan, Secretary