



Resident Association Council Meeting Minutes
9:00 a.m. December 1, 2023
Freedom Plaza Clubroom

President Sweet called the meeting to order at 9:00 a.m.

Council members present via roll call: Veanna Cape, Ron Carter, Carolyn Clark, Pam Cummings, Letha Jones, Janis Harris, Doug Heym, Carol O'Brien, Chuck Roth, Sue Schuldt, Ron Sweet, Bill Turcotte, Kathy Vore, Janet Warren

Excused absence: Alice Aragon, Nuri Georges, Jeanne Nenarella, Joyce McCutcheon, Al Roberts

Proxies: Helen Halm for Alice Aragon, Stan Zarinski for Al Roberts

The roll call confirmed a quorum.

The October 2023 RAC Council Meeting Minutes were previously approved via email distribution and response by a majority of Council members confirmed by Secretary Warren.

A motion to adopt the agenda was carried unanimously.

President's Report: Executive Director Angie Roher has informed the Council that there will be no capital expenditures for renovating areas of Freedom Plaza. If possible, damaged chairs in the Pub will be replaced. A report on the recent survey of residents will be presented at the General Meeting.

Veanna Cape moved and Kathy Vore seconded to elect Bill Turcotte to the position of the Council's Vice President. The motion was carried unanimously.

Vice President's Report: Bill Turcotte asked for a third person to volunteer to work with him and Janice Harris on the Elections Committee. The Council will be receiving new RAC Representatives to the Council and electing new officers in February.

Secretary's Report: Janet Warren thanked Kathy and Don Vore for distributing nomination forms to residents who are losing their RAC Representatives. Residents were asked to return nomination forms to the front desk. Carolyn Clark and Jeanne Nenarella have termed out and Nuri Georges and Chuck Roth have resigned. Janet Warren has not termed out, given that the first of the two terms of service was replacing the current secretary and current RAC Rep. She prefers to open her position as RAC Rep and Secretary to election if there are volunteers available.

There are six RAC Committees who have not submitted November minutes and Racquet Sports and Technology owe minutes for four months. Secretary Warren will work to complete the archives before the end of the year.

There have been 16 closings since September 5 (September 9, October 3, November 4) with one internal transfer, two cancellations and two move-ins.

The RAC Dinner Party “Starry Night at the RACademy Awards” dinner and party will be December 1 at 4:30. There are 45 attending. Three Committee Chairs and three RAC Reps will be on a cruise and three RAC Reps have conflicts or are ill. Chair Warren thanked Veanna Cape and Sue Schuldt for volunteering their time to plan and organize the event.

Unfinished Business:

At the October Council Meeting, Council members discussed the changes made in FS 651.011 which added definitions for a “designated resident representative” and “residents council” and the directive to elect a designated resident representative (DRR) who would attend budget meetings when called by the provider. The appointed By-Laws Committee consisting of Joyce McCutcheon, Chair, Ron Carter and Veanna Cape reported that there does not appear to be a need to change the By-Laws with regard to the first Purpose of RAC which states: “Ensure that both RAC and management are at all times in conformity with Chapter 651 of the Florida Statutes”. After much discussion, with Al Roberts, Janis Harris, Kathy Vore, Joyce McCutcheon, Veanna Cape and Ron Sweet submitting position points, Al Roberts volunteered and was elected by the Council, to be Chair of an ad-hoc committee consisting of RAC Council members who will further review the FS 651 directive and report recommendations to the RAC Council. He asked to select the Committee members.

During the month of November Al Roberts and VP Bill Turcotte met with FLICRA representatives Marty Mallak and Sondra Thorson to discuss ways in which the RAC Council and FLICRA could cooperate to further their respective organizations’ service to the residents of Freedom Plaza. A memorandum on proposed areas of cooperation between RAC and FLICRA was generated and sent to Council members prior to the December meeting. Additionally, the DRR ad-hoc committee consisting of Chair Al Roberts, Bill Turcotte, Kathy Vore and Veanna Cape, as consultant, met in November and produced a draft of By-Laws and Standing Rules changes related to the DRR for consideration by the RAC Council. In preparation, the Committee solicited comments from FLICRA representatives, the Chairman of the Finance Committee, and Freedom Plaza Executive Director, Angie Roher. This second document was sent to Council members to read prior to the December 1 meeting.

Bill Turcotte presented background information regarding recent developments concerning the elected position of the Designated Resident Representative. Al Roberts was sent an email from Bennett Napier who works with FLICRA in Tallahassee to monitor legislative activities concerning CCRC’s. There has been an increase in dialog between FLICRA and Resident Association Councils at CCRC’s. He referred to the memorandum on proposed areas of cooperation between RAC and FLICRA that is included in the December minutes as an addendum.

Kathy Vore read the proposed By-Laws and Standing Rules changes to Council Members. This document is included as an addendum to the December minutes.

Ron Carter inquired why there is no provision for an alternate DRR at the time of elections. Answer: No other Council position has an alternate until one is needed and if a Council member cannot attend, they are expected to provide a proxy. There doesn't appear to be a need for an alternate.

Ron Sweet questioned whether the term "resident" should be defined to more specifically exclude those few residents (approximately 6 in number and names unknown to us) who reportedly do not have a CCRC contract, but rather live at Freedom Plaza with a spouse who does have a CCRC contract. Their names are known only to the Executive Director.

He informed that since the formation of Freedom Plaza, there has always been a cap on monthly rate increases, whereas other CCRC's do not have a cap and can, at will, increase fees to residents. Different residents' contracts may have a cap, as well. Because Freedom Plaza does have a financial cap, this protects our residents. He along with the RAC Finance Committee Chair as "designated resident representatives" have always met with management during budget meetings to keep monthly fees as low as possible. This system has worked well without the addition of another person.

Ron Sweet voiced objections to the DRR term running concurrently with the terms of the RAC Officers as he believes that is asking too much of the Elections Committee and could be confusing to residents. He suggests that the election take place in the following month and with enough time to fully inform residents about the responsibilities of the position.

The DRR ad-hoc committee will be meeting to consider concerns made by Council members. The second reading will take place at the January 26 RAC Council meeting.

The meeting was adjourned in time for the Council to attend the RAC General Meeting.

The next RAC Council Meeting will be January 26, 2024 at 9:00 a.m.

Respectfully submitted,

Janet Warren, RAC Secretary

ByLaws and Standing Rules of the Freedom Plaza Residents Association and Council

BYLAWS. The DRR should be defined under Definitions in the Bylaws.

DEFINITIONS

Designated Resident Representative: The Designated Resident Representative (DRR) shall represent the residents before any meeting of the full governing body of the provider on any matter affecting the annual budget of Freedom Plaza and any proposed changes or increases in resident fees or services.

Amend current Article VIII as follows. Then current Article VIII will become Article IX and current Article IX will become Article X.

ARTICLE VIII (new)—DESIGNATED RESIDENT REPRESENTATIVE

Section 1 The RAC Council shall nominate and elect the Designated Resident Representative (DRR). The DRR does not have to be a current member of the RAC council; however, such individual must be a resident. It is expected that a DRR candidate will have demonstrable education and/or experience in financial management and budgeting for significant business or not-for-profit entities.

Section 2 The DRR shall serve a two- year term, such term to run concurrently with the terms of RAC officers. The DRR may serve additional terms at the pleasure of the Council. If an elected DRR becomes unable to serve, the RAC Council shall elect a replacement DRR for the time remaining in the term.

STANDING RULES

Need to add under A. PURPOSE AND INTRODUCTION as follows:

10. The Bylaws (8.1) provide for the election of a Designated Resident Representative (DRR).

Add Section H. to provide a detailed procedure to elect a DRR.

H. DESIGNATED RESIDENT REPRESENTATIVE (DRR).

1. The Election Committee shall circularize the entire Independent Living residency requesting that individuals interested in being considered for the DRR position submit a statement of their qualifications, as set forth in Section 1 of Article VIII of the Bylaws. The Election Committee will identify qualified candidates and submit their names to the Council. The Council will vote on these candidates at its February meeting. The candidate receiving the greatest number of votes will be elected. In case of a tie, there shall immediately be a runoff election. Runoffs will continue until a candidate is elected.
2. The DRR shall be notified by a representative of the provider at least 14 days in advance 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. The DRR shall be invited to attend and participate in that portion of such meeting designated for the discussion of such matters.

3. For this purpose, the provider shall be the owner or the manager of Freedom Plaza, and the meetings of the full governing body shall be meetings of any group of the senior officers of the provider authorized to make final decisions affecting the annual budget of Freedom Plaza and any proposed changes or increases in resident fees or services.
4. The DRR shall regularly attend meetings of the RAC Council and the Finance Committee.

Memorandum on proposed areas of cooperation between RAC and FLiCRA

DRAFT 11/28/23

As requested at the previous RAC Council meeting, Al Roberts and Bill Turcotte of the RAC Council met with Marty Mallak and Sondra Thorson of the FLiCRA Board today to discuss ways in which the RAC Council and the FLiCRA Board of Directors could cooperate to further their respective organizations' service to the residents of Freedom Plaza.

The ideas discussed included:

1. Delegating one or two members of each Council/Board to attend the meetings of the other Council/Board as observers, and to comment if appropriate. These delegates would then report back as appropriate to their own Council/Board. This interaction would facilitate mutual understanding and assistance.
2. Participation as appropriate by FLiCRA representatives in RAC General Meetings. FLiCRA is in regular touch with their representatives in Tallahassee about current and prospective legislation, and the RAC General Meetings could provide a useful forum to inform residents of important developments affecting Freedom Plaza.
3. Interaction by FLiCRA as appropriate with RAC Committees. Possible examples include expected legislative changes affecting health care in CCRCs and updates on financial legislation.

We would suggest circulating this memorandum to the RAC Council before its meeting on Friday, December 1 and, if possible, including the memorandum on the agenda for discussion at that meeting.

Al and Bill