

## DeKalb County Nursing Home Foundation

### Board of Directors Meeting – December 20, 2018

Members present: John Wett, Richard Graham, Joanne Fruit, Marjorie Hash, Gwen Fox, Peg Vitkus, Toni Krull.

New members: Robert Higdon, Jim Hupke, Carol Evans, Judy Royer

Also present: John Lindenroth and Michael Hines, former Foundation members, Jennifer Giannini, Activities, Roger Herman and Gary Winschel, management Performance Associates, Jane DiAna, Nursing Home Auxiliary.

Absent: Randy Randy Moseley

President Fox called the meeting to order at 12:10 pm.

New board members – Robert Higdon, Jim Hupke, Carol Evans, Judy Royer – were introduced.

President Fox indicated Randy Moseley will be unable to continue as secretary due to an illness. Dick Graham moved to appoint Toni Krull, Marge Hash seconded. The motion carried.

**Treasurer's Report:** Peg Vitkus reported the checking account balance as of 11/30/18 was \$10,555.82. The Resource Bank funds as of 12/20/18 were valued at \$475,651.79. The D.C.C.F. fund as of 12/10/18 was \$90,494.60. Ms. Viktus indicated there are few bills that need to be paid. Joanne Fruit moved to authorize payments of outstanding bills. Richard Graham seconded. The motion carried.

#### **Old Business:**

End of the year letters for donations was sent. Creative Design will produce a new brochure for the spring mailing.

#### **New Business:**

Roger Herman and Gary Winschel - from MPA – presented a numbered map listing proposed structural improvement for the center:

1. and 2 - The Medicare Transitional Care Unit is a critical part of the entire facility financial plan and it needs improvement to meet patients' requests for private rooms and other amenities. (The entire facility is self-supported, does not use taxes.) Single rooms for short term stay will be added in addition to a kitchen, dining rooms and family room. Medicare Residents Rooms unit will also be upgraded. The total number of beds will increase from 190 to 208. Current occupancy is 95%.
3. The upgrade will include nurse stations change from paper records to electronic. The resident lounge will be expanded and upgraded.
4. Serving kitchens will be replaced by a prep- kitchen to serve the entire facility. Dining rooms will be remodeled and windows will be replaced.
5. The activity center will be remodeled as well. The gazebo will be removed and replaced by four planting areas and a main activity center will be added. The transport/circulation system between units will be improved.

6. A drive up canopy will be installed.

The plan will include a new chiller (redundancy). A boiler area will be added. The generator capacity will be temporarily improved until a new one – able to serve the entire facility – will be purchased. The budget for the entire project is \$15,000,000. The project is scheduled to start January 2019 and to be finished by June 2020. The cost will be covered by a bond issue which the Dekalb County Board has not yet authorized to be issued. The County Nursing Home facility is owned by the County and managed by Management Performance Associates which reports to the Dekalb County Commission and Nursing Home Board.

The administrator's wish list includes bariatric beds, new floor scrubbing machine and lifts. The DCNHF is required to spend 5% of the total assets - approximately \$40,000 to \$50,000 a year depending on the market.

John Wett moved to install Carol Evans, Robert Higdon, Jim Hupke and Judy Royer as new officer effective of 1/1/2019. Dick Graham seconded. The motion passed.

Ms. Giannini indicated she books approximately 6 entertainers a month. Various classes are held sewing, painting, etc. Will have a budget request at the February meeting.

Jane DiAna indicated the Auxiliary group is taking care of the facility's beauty shop and the canopy in the Alzheimer unit. The group will continue to support the Master Gardeners work.

Peg Vitkus moved to adjourn. Marjorie Hash seconded. The meeting was adjourned at 1:06 p.m.

Respectfully submitted,

Toni Krull, Secretary