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## RECREATION RESTAURANT/BAR SUB-COMMITTEE

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### Agenda

Administration Conference Room

Thursday, April 18, 2019

1:00 p.m.

1. **Call to Order/Pledge of Allegiance**
2. **Roll Call/Notice of Quorum**
3. **Chairs Announcements**
  - a. Introduction of Guests and Staff
    - i. Linda Stone, GRF President
    - ii. Randy Ankeny, Executive Director
    - iii. Terry De Leon, Recreation Director
    - iv. Thomas Fileto, Recreation Manager
    - v. Marcy Kmiecik, Recording Secretary
  - b. Rules of Order
  - c. Chairs Comments
4. **Approval of Minutes**
  - a. Minutes of March 19, 2019 (pp. 1-2)
5. **Staff Reports (n/a)**
6. **Shareholder/Member Comments – Agenda Items Only**  
*(Limited to 3 minutes per person)*
7. **Correspondence**
  - a. Committee Correspondence Sent (n/a)
  - b. New Correspondence
    - i. Restaurant/Bar Project – L. Slater (p. 3)
    - ii. Leisure World Restaurant – J. Smongesky (p. 4)
8. **Unfinished Business**
  - a. Strategy Development
9. **New Business**
  - a. Proposed Questions for Restaurant/Bar Questionnaire (p. 5-7)
10. **Policies (n/a)**
11. **President’s Comments**
12. **Shareholder Member Comments**  
*(Limited to 3 minutes per person)*
13. **Committee Member Comments**
14. **Next Meeting**  
To Be Determined
15. **Adjournment**



## **RECREATION RESTAURANT/BAR SUB-COMMITTEE MINUTES**

**March 19, 2019**

The Recreation Restaurant Sub-Committee meeting was called to order at 1:00 p.m. by Chair Perrotti on Tuesday, March 19, 2019, in the Administration Conference Room, followed by the Pledge of Allegiance.

### **ROLL CALL**

Present: Mrs. L. Perrotti, Chair  
Ms. M. Gerber  
Ms. L. Baidack  
Ms. I. Heinrichs (arrived at 1:21 p.m.)  
Mr. R. Carson  
Ms. J. Dunagan  
Ms. L. Stone, Ex-Officio

Absent: Mr. L. Melody  
Mr. W. Gould

Also Present: Mr. R. Ankeny, Executive Director  
Mr. T. De Leon, Recreation Director  
Mr. T. Fileto, Recreation Manager  
Ms. M. Kmieciak, Recording Secretary  
14 Shareholders/Foundation Members

### **RULES OF ORDER**

Chair Perrotti reviewed group norms, and asked Committee members and guests to be on time; respect the speaker, do not interrupt and have one conversation at a time; wait to be called; be present and productive; no side bar conversations; turn off or silent cell phones, and treat everyone how they would like to be treated.

### **CHAIR'S ANNOUNCEMENTS**

Chair Perrotti provided a brief update on current Committee projects and introduced guests and staff Recreation Director Terry De Leon, Recreation Manager Thomas Fileto, and Recording Secretary Marcy Kmieciak.

### **Approval of Minutes**

The minutes of the February 28, 2019, Sub-Committee meeting were approved, as presented.

### **SHAREHOLDER/MEMBER COMMENTS – Agenda Items Only**

Twelve Shareholders/Members commented on items pertaining to the agenda.

**UNFINISHED BUSINESS**

Strategy Development

It was the consensus of the Committee to request staff draft a questionnaire to be presented at the next Sub-Committee meeting.

**NEW BUSINESS**

Laguna Woods Trip Summary

The Committee reviewed the summary from the March 5, 2019 trip to Laguna Woods. No action was taken at the time of the meeting.

**PRESIDENT'S COMMENTS**

The President commented on various items pertaining to the agenda throughout the meeting.

**SHAREHOLDERS/MEMBERS COMMENTS**

Three shareholder/members commented.

**COMMITTEE MEMBERS COMMENTS**

Six Committee Members spoke on the items pertaining to the Committee's area of purview.

**NEXT MEETING**

To be determined

**ADJOURNMENT**

Chair Perrotti adjourned the meeting at 2:14 p.m.

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Leah Perrotti, Chair  
RECREATION RESTAURANT/BAR SUB-COMMITTEE

Mk 03-19-19

**From:** slater  
**Date:** March 21, 2019 at 10:12:38 AM PDT  
**To:** <[lperrotti@lwsb.com](mailto:lperrotti@lwsb.com)>  
**Cc:** <[barrylukoff@yahoo.com](mailto:barrylukoff@yahoo.com)>  
**Subject:** FAR Ad hoc Committee meeting on the Restaurant/bar Project

Hi Leah,

A few observations on the FAR Ad hoc Committee meeting on the possibility of establishing a restaurant /bar in Leisure World.

For me the main take away was Randy's explanation of what is involved in running any restaurant/bar and its specific application to such a project here.

1. The liability involved in providing alcohol sales.
2. Philadelphia Insurance Co. extensive rating experience as SBLW currently exists.
3. The real possibility of increased premiums if we experience an incident. What used to be called "underwriting at the time of loss"?
4. The number of employees necessary to have a viable operation.
5. Issue of establishment employee parking.
6. Restaurant/bar operation gross receipts and the relationship to net profit.

A personal observation was that he stated these factors in a matter of fact style that is in contrast to his usual upbeat, sunny disposition.

E.g. as when he talked about the past pool project.

Thoughts on this matter:

we have a limited population of >9900 plus 250 employees;  
counting on additional guests is problematic;  
an experienced operator would think long and hard about locating here;  
population here has segments that would only be inclined to go outside the gates as well as many that are less fortunate and would not go anywhere. (1)  
there are many other competing establishments just outside the gates;  
the availability of services such as Grub Hub and Door Dash etc.

For all of the above reasons and most certainly many more unknowns, I am against proceeding with this project.

However, if the Board decides in favor of it, include in any agreement, a provision for a surety bond to guarantee the entire lease payment schedule.

(1) Think of the lady at yesterday's town hall that spoke of the choice of glass for crafting or beans for her husband's dinner.....

As always, thank you for all the hard work you put in to make this place better as well as your graciousness in dealing with my wife and myself.

Len Slater  
Mutual 14

**From:** Judy Smongesky [REDACTED] >  
**Sent:** Tuesday, March 19, 2019 6:15 PM  
**To:** Randy L. Ankeny <[randya@lwsb.com](mailto:randya@lwsb.com)>; Lee Melody <[REDACTED]>  
**Subject:** Interest in Restaurant/Bar Subcommittee

Good evening Mr. Ankeny,

Let me re-introduce myself since our first encounter at the end of the GRF Board of Directors meeting on Tuesday, February 28th. I have been in food service since 1970. I have over 40 years of experience as a food server up to management. I had considered running for the Mutual 14 board but thought it best to attend GRF meetings (7 so far) to get the big picture.

I agree, a survey is a good idea. However, before we can put together a survey, we need to know what space is available that will determine our limitations. That, in my opinion, will eliminate some options on the survey. Keep it simple.

We have kitchen facilities in clubs houses 1, 2 and 4. Another idea, is to utilize these kitchens on a part time basis, alternating days and offer several dining options at different locations, giving our residents more choices without inconveniencing clubs out entirely from their space... Then the consideration is the attractiveness to a potential vendor.

So far, in my meetings, this is the most difficult, complex and research intensive proposal I've heard.

I feel really excited about the prospect of another amenity to our community and wish to be considered a member of this subcommittee. I have a lot of ideas but being able to share and bounce them off others has the added advantage of new insights, knowledge and ideas.

You may share this email with others if you wish.

Sincerely  
Judy Smongesky

[REDACTED]  
[REDACTED]

PS I had even considered starting a simple 3 or 4 item each for breakfast, lunch and dinner menu for dine in or delivery for our residents 2 years back.

## Proposed Questions for Restaurant/Bar Questionnaire

1. What type of food service would you most frequent;
  - a. Fast food
  - b. Café
  - c. Pub
  - d. Restaurant/Bar
  - e. High End Food Service
  - f. Other
2. Would you like to see a beverage/Food cart somewhere in Leisure World?
3. If so, where do you think it should be located?
4. For food, would you prefer simple fare, e.g. sandwiches, burgers, salads, etc or more elaborate menu?
5. Should the venue be “grab and go” style or sit down lounge style?
6. How often would you eat there?
7. Would you like to see entertainment in the venue?
8. Should breakfast, lunch and dinner be served?
9. Should take out and food delivery be available?
10. Would you like to see mini bus service to the venue?
11. Should guests of members be allowed in?
12. Should guest under 12 years old be allowed?

## Proposed Questions for Restaurant/Bar Questionnaire

*Please mark your response in the box provided*

1. Would you like to see a Restaurant/Bar in Leisure World?

Yes

No

If yes, please respond to the following

2. If so, where do you think it should be located?

Club House One

Club House Two

3. What type of food service would you like to see on property;

Fast food

Café

Pub

Restaurant/Bar – Casual

High End Food Service

Other  Comments \_\_\_\_\_

4. Should the venue be:

Grab and go style

Sit-down lounge style

5. Please indicate your preference to food service:

Breakfast

Lunch

Dinner

All of the above

6. How often would you use a on property restaurant/bar?

At least once a week

At least once a month

At least once a year

7. When do you usually go to a restaurant?

Weekdays (Monday – Thursday) for Lunch  Weekdays (Monday – Thursday) for Lunch

Fridays for Lunch  Fridays for Dinner

Saturday for Lunch  Saturday for Dinner

Sunday for Lunch  Sunday for Dinner

Holiday for Lunch  Holiday for Dinner

8. Should guests of Shareholders/Members be allowed ?

Yes

No

9. Would you like to see entertainment in the venue?

Yes

No

10. Should take out and food delivery be available?

Yes

No

11. What would you mainly expect from a on property restaurant?

*Please select up to four*

Variety of menu items  Affordable prices  Meal deals

Food quality  Size of servings  Original menu items

Fast service  Warm and friendly service

12. What are your main reasons for going out to a restaurant?

*Please select up to three*

To go out  Eat good food  Do not want to cook

Enjoy something different to eat  Celebrate special events

Enjoy dining with family or friends  Other  \_\_\_\_\_