



Richard C. Heath
Executive Vice President & CEO

"Seabury will not stand still and let events unfold around us. We will continue our role as a leader in active life care and providing exceptional health care services."

Dear Friends of Seabury,

2014 was another successful year for Seabury. Occupancy was again strong in all areas and Seabury At Home added many new members. Our Visiting Nurse and Care Now programs also showed significant growth. All that growth came in the midst of preparing design and construction documents to execute our Strategic Repositioning and Expansion Plan.

Throughout the year the Seabury team worked with the development team to refine building designs, parking lot expansions and the construction budget. During the summer we worked through financing options and decided to pursue a municipal bond issue to pay for the project.

At this writing, financing is expected in March 2015, and construction will begin on Phase A. That project will include the expansion of our main lobby and administration, the addition of a new full service salon/day spa, a new Creative Arts Studio, expansion of our main kitchen and bistro and a major face-lift for our common area building.

While significant time was devoted to executing our Strategic Plan, life around campus progressed nicely with improvements to our community gardens and outdoor games area. Seabury also held its second Spirit Week, a bi-annual event that brought together teams of Residents and Staff in a week of friendly but fierce competition. The range of events included outdoor sports, indoor games, a spelling bee and a talent show.

As promised in my last letter, Seabury will not stand still and let events unfold around us. We will continue our role as a leader in active life care and providing exceptional health care services. We look forward to the future with great excitement and confidence.

Welcome to the future of Seabury!

Sincerely,

Richard C. Heath

Executive Vice President & CEO

Richard C. Heath



A. Raymond Madorin President, Board of Directors

'The Board, staff, and residents can take pride in knowing that while we all feel that Seabury stands atop of the list of life care communities, it is proven by our record."

Dear Friends of Seabury,

SEABURY LIFE!! Many of you may have noticed that during this past year, the staff at Seabury has changed their email address from @seaburyretirement.com to @seaburylife.org. This change reflects the true spirit of living at Seabury. While Seabury once had retirement community in its name, that is not what Seabury is about. Living at Seabury is simply the next step in our residents' continuing life journey that has them looking forward to new, joyful experiences and friends to meet. One does not come to Seabury to sit and watch the world go by; our residents live active, vibrant lives and continue to make a difference in the community.

While we await the financing and beginning of the construction of the new residences and enhancements to the main building, the Board has not been resting. Major discussions and votes were taken on the mandatory flu vaccinations for all staff, thus bringing Seabury in line with the vast majority of health care organizations; new campus-wide software was installed, tested, and implemented which includes medical records; an affirmative vote was passed to spend nearly \$2 million dollars to provide backup generators campus wide, including all residences, and it was determined that it is in the best interest of the organization to merge Seabury Memory Care Center, Inc. (the Meadows) into Church Home of Hartford, Inc. The CEO, Rick Heath, is tirelessly spearheading the project that will make Seabury a true twenty-first century community.

The Board, staff, and residents can take pride in knowing that while we all feel that Seabury stands atop of the list of life care communities, it is proven by our record. Both Seabury's Health Care and Memory Care Centers underwent rigorous examinations by the State and received no significant deficiencies. Our auditors have issued clean management letters for over five years in a row, which is an unheard of occurrence. We continue to maintain a healthy waiting list, high occupancy, and Seabury At Home continues to increase its membership. Our Foundation and Endowment have experienced significant increases, and the organization consistently keeps the expenses within budget. This has allowed the Board to keep resident fee increases to some of the lowest in the industry.

During the year we welcomed Bradford Babbitt, Esq. as a new Director to fill out the term of Bette-Jane Hardersen, who resigned when she became a resident here at Seabury. Bruce is an attorney practicing with the firm of Robinson & Cole and is also the current Chancellor of the Episcopal Diocese of Connecticut.

At the Annual Meeting of the Members in November, we recognized the many contributions of those directors who were leaving their positions: Resident Director Donald Berry who resigned when his wife, Linda, took the position of president of the Resident's Association; Dr. David Crombie who completed his nine years as a Director and Chair of the Health Services Committee; Resident Director Laura Harckham who completed six years as Director and Secretary of the Board; David Elliott, a Director and member of the Buildings & Grounds Committee; and Bette-Jane Hardersen, a Director for seven years. At the same time we welcomed three new members to the Board: Doris Armstrong and James Trail as Resident Directors and John Wadsworth as a Director. I thank the staff, Board, and residents for their commitment to Seabury and faith in its future.

Respectfully,

A. Raymond Madorin President, Board of Directors

Tuymond Madorin

Seabury 2014 Board of Directors



A. Raymond Madorin

- Attorney in sole practice
- Treasurer, General Practice Section Connecticut Bar Association 1996-2010
- Chairman, Hartford County Bar Ethics Committee-1980-1985
- · President, Hartford County Bar Association 1989-1990
- Chairman, Real Estate Committee Hartford County Bar Association
- · Member, Connecticut and Hartford County Bar Association

- Former Vestry Member and Sr. Warden, St. James's, West Hartford
- · Board of Trustees, Goodwin College (Chair of Finance Committee)
- · Treasurer, Farmington Exchange Club
- · Board of Directors, Seabury At Home, Inc.
- · Past President, Board of Directors, Seabury Memory Care Center, Inc.
- · President, Board of Directors, Church Home of Hartford, Inc.; Chair, Executive Committee



THE RT. REV. IAN T. DOUGLAS

- Bishop Diocesan, Episcopal Diocese of CT, Overseeing 168+ Parishes & Affiliated Organizations
- Member of the Anglican Consultative Council and Standing Committee of the Anglican Communion
- Former Angus Dun Professor of Mission and World Christianity, Episcopal Divinity School, Cambridge, MA
- · Chair, Board of Directors, Church Home of Hartford, Inc.



GALE A. MATTISON

- Retired Executive Financial Officer. State of Connecticut
- Past Chief Fiscal Officer, Connecticut Department of Correction
- Past Vestry Member, St. James's Episcopal Church, West Hartford
- Past Jr. Warden, St. James's Episcopal Church, West Hartford
- · Past Member, Board of Directors, University of Connecticut Health Care Finance Corp.
- · Vice Chairman, Board of Directors, Connecticut Lottery Corporation
- Treasurer, Tibetan Terrier Club of America
- Veteran, United States Army 1968-1971
- · Vice President, Board of Directors, Church Home of Hartford Inc.



RICHARD C. HEATH

- Executive Vice President/C.E.O. Seabury
- Licensed Nursing Home Administrator FL and OH
- Past Director, Armed Forces Retirement Home, Gulfport, MS
- Past Executive Director, North Florida Retirement Village, Gainesville, FL
- Past Vice President, New Business Development, Sears Methodist Retirement System, Abilene, TX
- Past President/Management Consultant, Rick Heath & Associates, LLC
- Past President/CEO, Gulf Coast Village Retirement Community, Cape Coral, FL
- Past President, Rotary Club of Cape
- · Past member of American Association of Homes and Services for the Aging, House of Delegates
- Past member, AAHSA state affiliate boards in OH, MA, and FL
- · Board of Directors, Seabury At Home, Inc.
- · Board of Directors, Seabury Memory Care Center, Inc.
- · Board of Directors Church Home of Hartford, Inc.



William J. Thompson

- · Principal and Consulting Actuary, Milliman, Inc.
- Fellow, Society of Actuaries
- · Member, American Academy of Actuaries
- · Chairman, Insurance Board for Diocese of Connecticut
- Member, State of Connecticut Continuing Care Advisory Committee
- Former Vestry Member and Finance Committee Chair, St. James's Episcopal Church, West Hartford
- · Board of Directors, Seabury Charitable Foundation
- Treasurer, Board of Directors, Church Home of Hartford, Inc.; Chair, Finance & Audit Committee



Constance Bain

- Regional Teller, Bank of Boston/Retired
 Parish Clerk, Christ Church Cathedral, Hartford, CT
 Member, Ushers Guild, Christ Church Cathedral, Hartford, CT
 Treasurer, Saint Barnabas Guild,
 Hartford Chapter

- Flattord Chapter
 Secretary, National Executive Board,
 Saint Barnabas Guild
 Board Member, Larrabee Fund Association
 Corporator, Village for Families & Children
 Past President, Seabury Auxiliary
- · Secretary, Board of Directors,
- Church Home of Hartford, Inc.



- PRISCILLA B. VIETS

 Corporator, Hartford Hospital

 Past President and Board Member, Hartford Hospital Auxiliary

 Member, Society of Daniel Wadsworth, Wadsworth

 Atheneum Museum of Art
- Member, Women's Committee of the Wadsworth
- Atheneum Museum of Art

 Past Member, Adult Christian Formation Committee,
 Trinity Episcopal Church, Hartford

 Past Stewardship Chair, Trinity Episcopal Church, Hartford
- Member, Hartford Chorale
- Board of Directors, Seabury Charitable Foundation
- Assistant Secretary, Board of Directors, Church Home of Hartford, Inc.



THE REVEREND CANON WILBORNE A. AUSTIN

- Vicar, St. Stephen's Parish, Bloomfield, CT
- · Member, Bloomfield Clergy Association
- Board Member, Bloomfield Interfaith Community
- · Bishop's Representative, Board of Directors, Church Home of Hartford, Inc.



RICHARD M. BRIDBURG, M.D.

- Psychiatrist ACTT, Community Health Resources
- Past Clinical Director, Institute of Living
- Past President, CT Psychiatric Society
- Past Speaker, American Psychiatric Association Assembly
 Past Member, Board of Trustees, APA
- · Senior Life Fellow, APA
- · Past Medical Director, CHR
- US Navy Psychiatrist, 1966-1968
- Past Assistant Clinical Professor, UCONN
- · Past Member, CT Medical Examining Board
- Board of Directors, Church Home of Hartford, Inc.



JONATHAN A. DIXON, M.D.

- Director, Rheumatology Clinic, Hartford Hospital
- Assistant Clinical Professor of Medicine, University of Connecticut School of Medicine
 Past Major, U.S. Army Medical Corps
- Past Board of Directors, Hartford Healthcare
- Corporation

 Past President of the Medical Staff, Hartford Hospital

 Past Chief, Division of Rheumatology,
 Hartford Hospital

 Past Board of Directors, Hartford County
- Medical Association Past Chairman, Physician Health Committee, Hartford County Medical Association
- Past Chairman, Hartford Physician-Hospital Organization ad hoc Committee on Medicare Risk Contracting
 Past President, Hartford Physician-
- Hospital Organization

 Past President, Hartford Physicians Association
- Past Chairman, Medical Advisory Board of the Hartford Physicians Organization Past Board of Directors, Hartford
- Physicians Organization • Past U.S. Army Europe, Consultant in
- Rheumatology and Immunology Board of Directors Church Home of Hartford, Inc.: Chair, Health Care Services Committee



THOMAS E. ANDERSEN

- · Director of Engineering, Bartlett Brainard Eacott, Incorporated
- Past Chairman, University of Hartford Construction Institute
- USGBC LEED Accredited Professional
- Board of Directors, Church Home of Hartford, Inc.; Chair, Building & Grounds Committee



PAUL R. BRIGGS II

- · Rector, St. Mary's Parish, Manchester, CT
- · Church World Service CROP Walk Coordinator
- Dean, Hartford Deanery
- · Board of Directors, Manchester Area Conference of Churches Charities
- · Board of Directors, Seabury At Home, Inc.
- · Board of Directors, Church Home of Hartford, Inc.



PAUL W. GLOVER III

- · Chairman and CEO, ISG Holdings, Inc.
- Vestry Member and former Treasurer, St. John's, West Hartford
- Past Sr. Vice President, Travelers Corporation
- · Past Board of Directors, Lovelace RRI
- Past Member, CSCPA
- Board of Directors, Seabury Charitable Foundation
- Board of Directors, Church Home of Hartford, Inc.



Dr. Donna R. Galluzzo

- President & CEO, HMS Healthcare Management Solutions, Inc.
- President of The Corridor Group
- Past President and COO, Connecticut VNA, Inc.
- · Board of Trustees, Chairman, Executive and Compensation Committees, Connecticut Business & Industry Association (CBIA)
- Treasurer and Board of Directors, Women Organizing Women Political Action Committee
- Senatorial Inner Circle, Presidential Task Force participation

- Board of Directors and Audit Committee, Protein Sciences Corporation
- · Board of Directors, Victims Right Center of Connecticut
- · Corporator, Bristol Hospital
- Corporator, Connecticut Community
- · Past President, Board of Directors, Investment Committee Chair, Goodwin College Foundation
- Board of Trustees and Executive Committee, Goodwin College
- · Past Treasurer and Board of Directors, Young Presidents' Organization (YPO-CT)

- Board of Directors, Connecticut Association for Health Care at Home
- · Past President and Board of Directors, National Association of Women Business Owners (CT)
- · Board of Directors. The Keeney Manufacturing Company
- Past Board of Trustees, Independent Day School
- Past Vice President, Board of Directors, Seabury At Home, Inc.
- · Board of Directors, Seabury At Home, Inc.
- · Board of Directors, Church Home of



HAROLD L. RIVES III

- · Certified Professional Accountant
- · Co-founder New England Guild Wealth Advisors
- Past officer, United States Navv
- Member, St. John's Episcopal Church, West Hartford
- · Board of Directors, New Britain Museum of Art
- Board of Directors, Connecticut Health Foundation
- · Board of Directors, Nutmeg Big Brothers Big Sisters
- · Board of Directors, VOCE, Inc.
- · Board of Directors, Church Home of Hartford, Inc.



ROBERT STANWOOD

- Business Manager and Engineer, Pratt & Whitney, Retired
- · Past Pilot, United States Air Force
- Cemeterian, Old St. Andrew's Church,
- Computer and Web Page/Media Administrator Volunteer, New England Air Museum
 Past Treasurer, Newington Amateur
- Radio League

 Treasurer, Board of Directors, Seabury At

- Treasurer, Board of Directors, Seabury Chantable Foundation Board of Directors, Church Home of Hartford, Inc.; Chair, Nominating Committee

Directors Elected in November 2014



DORIS ARMSTRONG

- · Vice President Nursing, Hartford Hospital, Retired
- Past Vice President Nursing, Johns Hopkins Hospital
- · Past Chairman of the Board, Hospital for Special Care, New Britain
- · Corporator, Hartford Hospital
- · Corporator, Hospital for Special Care
- · Past Board of Directors, Seabury Charitable Foundation
- · Member Commission on Aging, Bloomfield
- · Member, Old St. Andrew's Church, Bloomfield
- Home of Hartford, Inc.





BRADFORD S. BABBITT

- Trial lawyer and partner, Robinson & Cole LLP
- Chair, Business Litigation Practice Group
- · Chancellor to the Bishop Diocesan of the Episcopal Diocese of CT
- Board of Trustees, Donations and Bequests For Church Purposes, Inc.
- Board of Directors, Missionary Society of the Episcopal Diocese of Connecticut, Inc.
- Board of Directors, Greater Hartford Community Foundation, Inc.
- Chair, Content Management Committee, ABA Section of Litigation
- Past Tournament Chairman of Travelers Championship on the PGA Tour
- Board of Directors, Church Home of Hartford, Inc.



JAMES A. TRAIL

- IT Executive, Travelers Insurance Company, Retired
- Colonel, US Army Reserve, Retired
- Board Member, Wintonbury Land Trust
- Past Board Member and Chair of Investment Committee, Christian Activities Council, UCC
- Past Seabury Resident Council Treasurer
- · Chair, Seabury Residents' Finance &
- Budget Committee Member, Seabury Residents' Building
- & Grounds Committee and Communications Committee
- · Past Chair, Seabury Residents' Trails Committee
- · Resident Director, Board of Directors, Church Home of Hartford, Inc.; Chair, Investments Committee



JOHN R. WADSWORTH

- IT Professional, Cigna Corporation
- Past Operations Manager for Print to Mail & Administrative Services Budget Lead, State of Connecticut
- Past Deck & Weapons Officer, USS Nashville
- Vestry member, Eucharistic Minister, Education for Ministry graduate, St. James, West Hartford
- Board of Directors, Church Home of Hartford Inc.

Directors Retired in 2014



DONALD C. BERRY, JR.

- Treasurer, Board of Directors, J.M. McDonald Foundation
- Treasurer, Connecticut Continuing Care Residents Association
- Sr. Vice President of Trusts & Investments, Fleet Bank, Retired
- · Past Sr. Vice President of Trusts & Investments, Chase Manhattan Bank
- · Past Resident Director, Board of Directors, Church Home of Hartford, Inc.

(Donald C. Berry, Jr. resigned from the Church Home of Hartford, Inc. Board in September 2014)



H. DAVID CROMBIE, M.D.

- · Physician/Surgeon, Retired
- Honorary Medical Staff Hartford Hospital
- Editor Emeritus, Connecticut Medicine, The Journal of the Connecticut State Medical Society
- Member, Board of Advisory Governors, Hartford Hospital
- Member, Board of Visitors, University Libraries, University of Hartford
- Past Board Member, Executive Committee - Hartford Hospital
- · Board of Directors, Church Home of Hartford, Inc.; Chair, Health Care Services Committee

(H. David Crombie retired from the Church Home of Hartford, Inc. Board in November 2014)



DAVID O. ELLIOTT

- Past Owners Representative/Construction Management, Connecticut Science Center
- Past Director of Engineering, State of CT, Department of Mental Retardation Past Acting Deputy Commissioner and Director Facilities Management and
- Engineering, State of CT, Department of Correction
- Chairman and Co-Founder, Construction and Maintenance Institute for Criminal

Iustice Agencies

of Hartford, Inc.

Care Center, Inc.

(David O. Elliott retired from the Church Home of Hartford, Inc. Board in November 2014)



Bette-Jane Hardersen

- · Financial Secretary, St. John's Episcopal Church, West Hartford, Retired
- · Accounting Supervisor, bePuzzled
- · Past Vice President, Combined Health Appeal
- Member, Altar Guild, St. John's Episcopal Church, West Hartford
- Member, Global Missions Committee, St. John's Episcopal Church, West Hartford

Past President, New England

Past President and Librarian.

Hartford Medical Society

· President, Board of Directors,

Board of Directors, American

Society for Health Care Engineering

Board of Directors, Seabury Memory

· Board of Directors, Church Home

• Board of Directors, New England Hospital Engineers' Society

• President, Connecticut Hospital Engineers Society

• Past Board of Director, Seabury At

Seabury Memory Care Center, Inc.

Surgical Society

Home, Inc.

- · President, Board of Directors, Seabury Charitable Foundation
- Past Assistant Treasurer, Board of Directors, Church Home of Hartford, Inc.

(Bette-Jane Hardersen resigned from the Church Home of Hartford, Inc. Board in May 2014)



Dr. Laura D. Harckham

- Assistant Dean of Instructional and Community Services, Rockland Community College, NY/Retired
- · Retired Educator, Researcher, Evaluator • Past President, Treasurer, Northeastern
- Educational Research Association · Past President, Literacy Volunteers of Rockland County
- · Past President, Treasurer, Association of Women Administrators of Westchester (Dr. Laura D. Harckham retired from the Church Home of Hartford, Inc. Board in November 2014)
- · Past Treasurer, New City, NY Library · Past Treasurer, Seabury
- Residents Association · Past Treasurer, Church Home of
- Hartford Auxiliary · Board of Directors, Seabury Memory Care Center, Inc.
- · Past Secretary & Resident Director, Board of Directors, Church Home of Hartford, Inc.

Generation Next



"If you're not repositioning your campus or organization today...then the competition is repositioning you out of the market."

— Ziegler Senior Living Finance

Welcome to the future of Seabury. Since Seabury opened its doors in 1992, it has created a community that combines the stimulation and vitality of campus life with the relaxation, ease and convenience of a modern country resort. Part of what makes Seabury such a vital and thriving community is the fact that it is always looking forward. In that spirit, Seabury is proud to announce that it has teamed with a top architectural firm to develop a strategic plan for a larger, more dynamic campus including the addition of 65 distinctive, well-appointed independent living residences, which will be available in 2017.

Seabury is well positioned to accomplish this project and to significantly expand its mission of providing the highest quality of life to those it serves on and off campus.

History

Innovation and leadership have been the cornerstone of Seabury since opening in 1992, as a not-for-profit, interfaith, Active Life Community. A leader in the marketplace, Seabury has a long history of planning for and executing the right balance of services and amenities enveloped in a well-appointed setting. Seabury currently provides services to over 400 individuals on campus and over 200 members off campus, ages 50 and over. Seabury is also a nationally-recognized leader in the growing movement of Continuing Care at Home, and established the first program of its kind in Connecticut, opening Seabury At Home in 2008. Seabury continues to look for opportunities to meet the demands of a burgeoning senior population.



Why Grow?

"If you're not repositioning your campus or organization today...then the competition is repositioning you out of the market."— Ziegler Senior Living Finance

According to the Center for Housing Policy, by 2050 the population of individuals age 65 or older will increase 120 percent from 40 million to more than 88 million. The first wave of Baby Boomers turned 65 in 2011, at a rate of more than 8,000 a day. One in every five Americans will be 65+ by 2050.

Consumer choice will continue to be a central focus in planning future senior living homes and services. Seabury has carefully monitored the trends and emerging changes in consumer preferences to maintain the desirability of its community and to expand its services beyond Seabury's walls.

The expansion will allow Seabury to broaden its mission and maintain its position in the market. Additional programs, amenities and services will enhance current and future customer experiences, and the diversification and expansion of services insures long-term financial stability. Seabury will continue to attract and retain the best talent and leadership in the industry, an important fact for both the organization and the residents it serves.

The Plan

Seabury's Strategic Plan involves Phases A, B and C.

Phase A

Seabury has an exceptional fitness center, wellness programs, and miles of scenic hiking trails built and maintained by its residents. The new development will expand on that to include an expansive chapel/auditorium and multiple dining venues, including private dining and a new bistro. Residents can enjoy the luxury of a brand new salon/day spa, stay fit in the fitness/wellness spaces and thrive in the



new Arts Studio. Bright, open spaces will be created for meetings, lectures, and college-level courses provided by the Adult Learning Program (ALP), provided to Seabury residents, Seabury At Home members, and the Greater Hartford community. ALP is affiliated with Roadscholar and sponsored by the University of Connecticut.

As part of Phase A, the administrative offices, main entrance and lobby will be expanded and all areas of the Commons building will be redesigned. The resident post office boxes and bank will also be relocated to the second level, adjacent to the new Creative Arts Studio.

Seabury residents can also enjoy the protection and security of full campus generation, in the event of a power or weather emergency.



Generation Next

continued



There is no limit to the active life you can create and enjoy with Seabury!

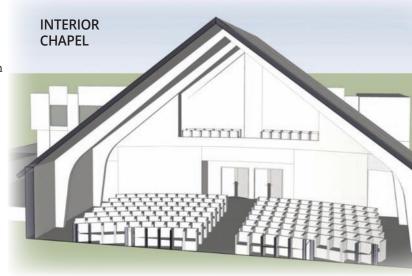
Phase B

Sixty-five new independent living apartments, ranging in size from 1,050-1,503 square feet and similar in design and layout to the apartments in Seabury's East Wing, will be added to the Seabury campus.

Four unique floor plans are available, each with beautiful views and vistas in all directions and the flexibility to customize them to your personal taste with stylish wood cabinets, tiling, carpets and paint/color schemes, all of which are part of Seabury's standard high-level finish package. Each of the new residences will come fully equipped with state-of-the-art features and amenities, including:

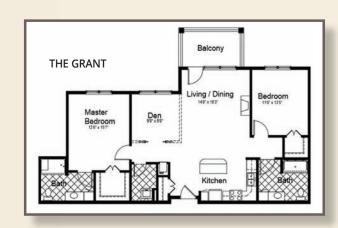
- > Fireplaces
- > Stainless steel appliances
- > Large balconies and decks
- > Spacious walk-in closets
- > Granite countertops
- > Hunter Douglas blinds
- > Convenient underground parking

Phase B will include a new chapel/auditorium with seating for approximately 230, a smaller sanctuary space, and additional fitness studios.



THE GRANT











Phase C

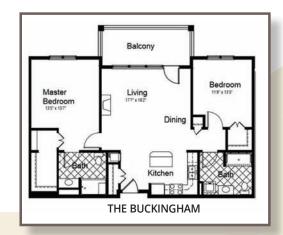
Seabury takes pride in an active and wellness lifestyle and in its great community of friends and neighbors. Seabury's Life Care contract offers the peace of mind that comes with knowing your future health care needs are covered, essentially at no additional cost. In addition to the independent living apartments, the new development will enhance Seabury's first-rate health care services, including Rehabilitation Therapies, Wellness Clinic, traditional Assisted Living in one-bedroom residences, Memory Care Assisted Living and short-term rehabilitation in Skilled Nursing. The expansion will also include on-site Primary Care Physicians and outpatient Rehabilitation Services. Seabury Community Outreach Services will move to new space in the main Seabury building.

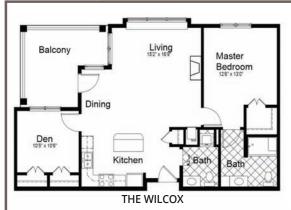
Planning for Your Future

Seabury has recently lowered its age requirement to 50, one of the lowest in the country. Seabury encourages you to start thinking about the move while still young and healthy enough to qualify for Life Care and fully experience all that campus life

has to offer. Seabury residents have diverse talents and varied experiences and have created hiking trails, designed elaborate gardening projects, formed a jazz band and a chorale, and much more. Seabury is an ideal place to set down roots, lead an active, healthy lifestyle and make new friends. At Seabury, low-maintenance living and abundance of amenities free you up to finally do those things you always wanted to do.

There is no limit to the active life you can create and enjoy with Seabury!







Seabury's Year in Review



With wellness at its core, Seabury's program offerings encompass all seven dimensions of wellness – ocational, spiritual, nvironment, social, ohysical, emotional, and intellectual.

What a year it has been at Seabury!

The New Year is a time for taking stock and evaluating how you would like to approach your life in the coming year. In the spirit of Seabury's longstanding commitment to wellness, Seabury started 2014 off by reviewing tips to achieve a healthy lifestyle. With wellness at its core, Seabury's program offerings encompass all seven dimensions of wellness – vocational, spiritual, environmental, social, physical, emotional, and intellectual.

February may be deep in the heart of winter, but that did not stop us from being as active as ever! We celebrated American Heart Month by raising awareness about Heart Disease and Prevention with Go Red Day, where everyone was encouraged to wear red in support of the cause. We celebrated Valentine's Day with a gournet dinner in the main dining room. Seabury also paid tribute to Black History Month throughout February with historical and biographical information broadcasts on our in-house television channel and special film presentations.

Seabury's "Friend to Friend" fellowship program brought Independent residents and The Views (Assisted Living) residents together for a lively social,



and helped past friends to reconnect and offered opportunities for new friendships.

Seabury enjoys a large group of residents who are active in arts and education. As part of our Seabury Authors Speak series, resident Barbara Beeching presented her dissertation "Great Expectation: Family and Community in 19th Century Black Hartford," and spoke about her experience working toward and achieving her PhD.

Another prominent member of the Arts community, Hartford Symphony Orchestra Musical Director Carolyn Kwan, gave a presentation about her impressive career with top tier orchestras, opera companies, ballet companies, and festivals worldwide, and



continues to distinguish herself as a conductor of extraordinary versatility. Seabury residents were able to meet Ms. Kwan at a reception following her presentation.

Committees and small groups thrive here at Seabury. Their work enhances our lives in a



multitude of ways. They are also an excellent way to get involved, make new friends, and give back to our own community.

To showcase each committee's accomplishments, the Seabury Residents' Council held a Committee Fair in March.

Maggie Carchrie, the 1995 US Gold Medalist in Gaelic Singing, delighted audiences with traditional songs in Gaelic, Scots and English. She was accompanied by her husband, Thomas Leigh, on the Highland bagpipes, Scottish small pipes, and world percussion. Together, Maggie and Thomas have produced two albums of traditional Gaelic music and perform around the country at Highland Games and Celtic Music Festivals. The duo was a perfect tip o' the hat to St. Patty's Day!

April was National Volunteer Appreciation Month, and Seabury pulled out the stops to make sure our volunteers know how much we love them! A special Volunteer Recognition Luncheon was put on by the Seabury Volunteer Services Coordinator. The highlight of the event was a video presentation where volunteers spoke about why volunteering is meaningful to them. Our volunteers put the 'unity' in our community!

As the ground thawed and Mother Nature started her rebirth, Seabury's Trails Committee received helping hands from volunteers from the University of Hartford Hawks and CIGNA. These wonderful community partners helped the Trails crew clear debris from winter's storms, prepare the trail surface, repair bridges and benches and complete overall trail

maintenance.
Their efforts
were a huge
contribution to
making our trail
systems
accessible and
safe for everyone.
Everything
was in tip-top
shape for the
season opening



of the trails and for celebrating National Trails Day in June. The festivities included both short and moderate hikes. Trails Day also heralded the seasonal opening of the Hilltop gaming area, which includes Bocce, Horseshoes, Shuffleboard, Ladderball, and Croquet.

Seabury was treated to two performances by Yale's Spizzwinks, one in May and another in October. The Spizzwinks are America's first underclassman a cappella group. In an age before iPods or reality TV, when the only way to hear singing without instruments was in the shower, they showed the world that a bunch of



Seabury's Year in Review

continuea



All in all, 2014 goes in the win column! Here's hoping 2015 is even better!

college guys sporting sweet harmonies and a perplexing name were a winning combination. The slightly irreverent performances brought gales of laughter and delight from the appreciative audiences!

"We have spirit, yes we do...we have spirit, how about you?" This was the battle cry as the 2nd biennial Seabury Spirit Week celebration took place in May. Many people comment on the amazing community pride that makes Seabury special, and Spirit Week is an opportunity to celebrate our spirit together. Residents across the continuum, along with employees from all departments, joined one of eight teams. The week consisted of friendly but fierce competitions including Field Day, a Spelling Bee, and a Talent Show. The Purple team may have taken top honors this year, but there is always Spirit Week 2016 for redemption!

A favorite Seabury summer tradition is our annual campus-wide ice cream social. It brings together residents, family members and staff to enjoy an amazing sundae bar, old fashioned cotton candy, lemonade, and a concert in our very own gazebo. The afternoon is reminiscent of small town America at its finest — all we need is a parade — maybe next year!

August also brought Seabury's 11th Annual Charitable Golf Tournament at the popular venue, Golf Club of Avon. Seabury's tournament is a day of good golf,

good food, and good friends, as golfers rally to support the Seabury Charitable Foundation. These funds are used to support Seabury's spirit of caring and community by supporting the needs of seniors in the Seabury community and beyond.

Perhaps one the most exciting programs to come to fruition this year was our long-planned pilgrimage to Ireland! Seabury's Ireland pilgrims, fourteen strong, journeyed across several hundred miles of terrain — from the bustle of downtown Dublin to the remote tranquility of the Aran Islands — and through several thousand years of human history — from the Neolithic to the modern age. According to Seabury Chaplain Bob Bergner, "We were no longer separate from the natural world, but an integral part of it. We were no longer separate from each other, but united in loving community.





We were no longer separate from ourselves, but made whole. We were no longer separate from God." It was indeed a truly remarkable trip for all. In October, Seabury sponsored a concert at Prosser Library in Bloomfield. Japanese folk musician Hiroya Tsukamoto, a composer, guitarist, and singer-songwriter, delivered a skillful innovative performance.

Later in October, the

Seabury annual Halloween parade was frightfully fun. Residents and staff worked to outdo each other in creative costuming. This year, Seabury's executive team experienced a bit of "Freaky Friday" as they changed roles and dressed the part! This lively cast of characters marched throughout the building, spreading laughter and cheer to residents in the Brewer & Davis Centers

and The Views, ending in Heritage Hall for refreshments, prizes, entertainment and light-hearted fellowship.

There were two very special events this December at Seabury. First, Chaplain Bob Bergner was officially inducted into the Episcopal Diocese of Connecticut. He was ordained in Montreal, Canada, and recently completed the necessary process to be welcomed into the Diocese with a very special induction

ceremony
conducted
by Bishop
Laura Ahrens.
Second, Seabury
resident
Herb Ristow was
presented with the
Cloak of Valor in
honor of his
military service.
The Cloak was

lovingly made by a family member and presented at a special ceremony that included family members and the Seabury community. Two truly remarkable moments this year to be sure! We brought 2014 to a close with the typical hustle and bustle of preparing a community for the holidays! Decorating the interior took a small army of resident volunteers from the Flower and Decorating Committee who worked tirelessly to create that holiday feel. Decorating the outside was a labor of love for the staff who participated in Operation Sparkle, draping evergreen bunting, tying bows, and stringing lights across the campus. And how would we

possibly handle the mountains of packages delivered each December without our resident volunteer Holiday Helpers logging and distributing hundreds of holiday packages? Residents are also extra-special volunteers at our annual Gingerbread Brunch for the children of Seabury staff. This year was our largest brunch ever! We celebrated Hanukkah, The Festival of Lights candle-lighting service, which was held each of the eight nights at the Top of the Stairs, as well as the Bishop's Annual Christmas Service with The Right

Reverend Ian T. Douglas.

All in all, 2014 goes in the win column! Here's hoping 2015 is even better!



Seabury | An Active Life Community | Annual Report 2014

Assets Cash \$4,090,663 Accounts Receivable \$3,244,210 Inventory Food Service & Health Care \$29,848 Prepaid Expenses & Tax Deposit \$602,369 Total Current Assets \$7,967,090 Loans Receivable \$1,695,679 Endowment - Restricted \$375,577 13,217,421 Endowment - Unrestricted Endowment - Cost to Market Adjustment 1,110,312 Total Endowment Funds \$14,703,310 Land \$4,429,495 Buildings 61,137,534 FF&E 4,719,721 Accumulated Depreciation (36,858,196)Total Land/Buildings/FF&E \$33,428,554 Construction in Progress \$1,865,466 Facility Development Costs \$256,816 Deferred Compensation Plan \$50,764

Beneficial Interest in Perpetual Trusts

Total Assets

Liabilities and Fund Balance

\$1,969,095 \$61,936,774

Current Liabilities:		
Accounts Payable	\$1,453,038	
Accrued Interest Payable	38,477	
Escrow Deposits Held	499,768	
Other Current Liabilities	1,216,241_	
Total Current Liabilities		\$3,207,524
Future Service Obligation		\$0
Liability Entry Fees:		
Liability Entry Fees - 50 Months	\$22,284,547	
Liability Entry Fees - 67%	16,313,346	
Liability Entry Fees – Plan 85	5,779,289	
Liability Entry Fees – Plan 95	9,729,668	
Amortization - Entry Fees	(13,092,891)	
Total Liabilities Entry Fees		\$41,013,959
Long Term Debt		\$14,041,961
Bond Interest Rate Swap Obligation		\$421,336
Liability Garage Fees		\$117,694
Deferred Compensation Plan Payable		\$50,764
Total Liabilities		\$55,645,714
Fund Balance:		
Retained Earnings	\$1,905,997	
Current Year Earnings	\$1,177,539	
Total Fund Balance		\$3,083,536
Total Liabilities and Fund Balance		\$61,936,774

Consolidated **Balance Sheet**

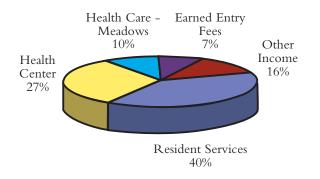
Year Ended September 30, 2014

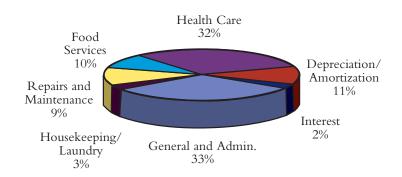
Church Home of Hartford Incorporated year ending September 30, 2014 audited financial statements excluding The Seabury Charitable Foundation, Seabury Memory Care Center, Inc., and Seabury At Home Incorporated.

REVENUE 2013-14

EXPENSES 2013-14

Revenue and Expenses Year Ended September 30, 2014





Revenue:	2013-14
Resident Services	\$10,360,415
Earned Entry Fees	1,925,936
Health Center	6,955,680
Health Care - Meadows	2,506,410
Other Income	<u>4,148,630</u>
Total Revenue	\$25,897,071
Expenses:	2013-14
Expenses: General and Administrative	2013-14 \$8,268,574
•	
General and Administrative	\$8,268,574
General and Administrative Housekeeping /Laundry	\$8,268,574 617,411
General and Administrative Housekeeping /Laundry Repairs and Maintenance	\$8,268,574 617,411 2,259,595
General and Administrative Housekeeping /Laundry Repairs and Maintenance Food Services	\$8,268,574 617,411 2,259,595 2,456,320

1	, ,
Interest	<u>498,679</u>
Total Expenses	<u>\$24,936,316</u>
Revenue less Expenses	\$960,755
Unrealized Market Loss - Investments	(\$15,373)
Change in Interest in Perpetual Trusts	\$31,456
Change in Interest Rate Swap Obligation	\$ <u>200,701</u>
Change in Net Assets	\$1,177,539

Church Home of Hartford Incorporated year ending September 30, 2014 audited financial statements excluding The Seabury Charitable Foundation, Seabury Memory Care Center, Inc., and Seabury At Home Incorporated.

Seabury At Home



Seabury At Home Murder Mystery Luncheon



Seabury At Home Holiday Luncheon

It has been an exciting year in the Seabury At Home (SAH) program. Seabury At Home is an affordable future care option, specifically designed for healthy, active adults 50 & over who reside in and around Hartford County. Membership continues to grow consistently month to month, and members are coming to campus every week to enjoy a variety of social, intellectual, and fitness pursuits. The Seabury campus has benefitted greatly from the friendships and talents of the Seabury At Home membership. Furthermore, many Seabury At Home members transitioned to the Seabury campus. This year SAH added key staff members.

Seabury At Home Welcomes Stacy-Ann Walker and Sheri Morris



Seabury At Home welcomed Stacy-Ann Walker as the Director of Community Outreach Services. Stacy-Ann comes to Seabury most recently from St. Francis Hospital and Medical Center, where she was Program Operations Coordinator for the Center for Health Equity. She holds a Master's Degree in Public Health from UConn and an MBA in Marketing from

Barry University in Miami Shores, Florida. She has held past positions at Community Health Services in Hartford and as a Senior Sales Executive with Rediker Software in Hampden, MA, where she was named top sales executive for 5 years in a row. Earlier in her career she specialized in hospitality management.



Sheri Morris, MSW, ACSW, LCSW, joined Seabury At Home as a Personal Health Coordinator. Sheri is a nationally certified and Licensed Clinical Social Worker and has over 35 years' experience as a Geriatric Social Worker and Home Care Consultant in some of the most highly respected facilities and home care agencies in Greater Hartford. Sheri brings extensive experience with aging

issues such as Depression, Dementia, Alzheimer's care, and the lifestyle needs of the aging client. She is well versed in local and regional Assisted Living, Independent and Long Term placement options, as well as community resources and professional referrals.

Seabury At Home Membership on Campus

The idea of building a virtual community, sharing interest and ideas, is a concept which the enthusiastic and ever-growing SAH members enjoy. Many members participate in specially-planned activities as well as everyday fitness, social, and intellectual programming on campus throughout the year.

Seabury At Home Murder Mystery Luncheon - Early in the year, Seabury At Home hosted a fun murder mystery luncheon for 75 members. Staff played characters in the skit, while SAH members played along to solve the murder mystery.

Spirit Week – In May, the entire Seabury campus and many members of Seabury At Home came together to take on the challenges of Spirit Week! Representing their team colors, some of the most impressive showings on the part of the Seabury At Home membership were in opening ceremonies, field day activities, and the talent show.

Seabury At Home Movies & Cheesecake – An early fall event for the membership took place in Blue Back Square with a showing of "The Hundred Year Journey" at the Bow Tie Cinemas, followed by coffee and dessert at the Cheesecake Factory. Great conversation and debate about the movie ensued, and about 25 Seabury At Home members had a chance to catch up and socialize with new and old friends alike.

Seabury Olympic Games – In October, Seabury At Home members had another strong showing, rallying alongside campus residents in the Seabury Olympic Games. Participation was strong throughout the day in the opening ceremonies, walking relay, long jump, shot put, chipping contest, water relay, water polo and table tennis. An impressive win by a Seabury At Home member topped off the day in the table tennis tournament!

Seabury At Home Holiday Luncheon – The year ended on a festive note with the holiday luncheon. We had nearly 80 guests for the luncheon to not only celebrate the season, but notably to present the details surrounding the upcoming Seabury expansion. This event officially began the discussion with members regarding the new South Wing, which will feature 65 new apartments and 75 underground parking spaces.

Culinary at Seabury

Seabury has always prided itself on exceptional culinary services! In 2014, Seabury gained the talent and leadership of Eugene Theroux, Campus Culinary Director and Seabury's Executive Chef. Chef Theroux added Chef Kim Rukas, Executive Sous Chef of Health Services, and Chef Erik Meischeid, Executive Sous Chef of Dining Services, to round out the Seabury culinary leadership team. Together the chefs bring 60 years of experience, forward thinking, and a passion for the culinary arts that is bringing Seabury's Culinary Department to a new level.

Seabury's Campus features five culinary venues, and the culinary staff is dedicated to providing nutritious, delicious and elegantly presented meals. Chef Theroux explains, "We are passionate about food and want to share that experience at every meal. We incorporate concepts like "Farm to Table" featuring locally-sourced products, fresh, in-season vegetables, sustainably harvested fresh seafood and locally-sourced, hand-cut meats, to enhance the culinary experience. That, combined with the use of gluten free flour, whole grains, the use of fresh herbs, oils and vinegars, which replace sodium to maximize the flavor of the dish, gives residents and guests the ability to eat healthy at each meal without giving up what they love."

Education and communication are the keys to fostering passion for food among the culinary staff. Seabury offers a "Culinary Apprentice Program" that incorporates a rigorous curriculum and hands-on applications designed to increase both culinary knowledge and personal cooking skills. The dedication and commitment of Seabury's culinary program help create an atmosphere of excellence.



Seabury's Balance Life Team



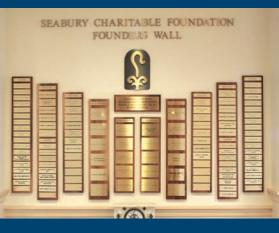
Seabury's Balance Life Team (BLT) had a very busy 2014. Founded in 2009, the Balance Life Team works to bridge the gap between levels of care at Seabury. Employees from across all departments at Seabury make up its membership. Its mission is to create events and programs across the continuum of care, utilizing the seven Dimensions of Wellness: emotional, intellectual, physical, vocational, social, spiritual, and environmental.

This year, the team sponsored the highly celebrated bi-annual event, Spirit Week! During Spirit Week, eight teams comprised of staff and residents across the continuum compete in events including, but not limited to, a talent show, spelling bee, field

day events, pool events, a scavenger hunt, sing-a-longs, and volunteer opportunities. In 2012, the Blue team took home the coveted trophy, but this year the Purple team took the title. The week was a huge success and further bolstered the sense of community we have at Seabury.

After winning the International Council on Active Aging (ICAA) Innovator award in 2013, BLT members Heather Stanton, Director of Resident Services, and Gwynne Deveau, Director of Recruiting and Benefits, were selected to present 'Creating a Balance Life Team' at this year's ICAA's annual conference.

The Change Continues with Seabury Charitable Foundation





Just as Seabury is in a state of change to ensure a secure future for our current and prospective residents, so is the Seabury Charitable Foundation. With Foundation funds at a healthy \$6.6 million, the Board of Directors is exploring how the Foundation can evolve and grow as we look toward the future.

Improving the lives of all seniors in Seabury's care and community outreach are vital components of Seabury Charitable Foundation's case statement and Church Home of Hartford's mission. The financial health of the endowment permits the Foundation Board to explore how to best meet these other core elements of their mission.

In the coming year, the Foundation Board has committed to establishing two task forces - one to evaluate and revise the Foundation's case statement, and one to develop a spending policy that will complement the Foundation's stringent investment policy. Once their work is complete, Seabury Charitable Foundation will be poised to make meaningful contributions to persons 50 and over, both on Seabury's campus and within surrounding communities. In fact, the importance of community outreach through quantifiable, sustained social accountability is fundamental to Seabury's mission and maintaining its tax-exempt status.

The Village Store Continues to Enhance the Community

The Village Store at Seabury is more than a sundry and gift shop. It is a place of kind words and caring, socializing, and fellowship. A dedicated group of volunteers greet residents and guests, ring up sales, and provide the warmth of conversation and a generous smile. Although operation of The Village Store transferred from the Seabury Auxiliary to the Seabury Charitable Foundation in January, volunteers continue to make it possible to keep the store in operation and, in turn, raise monies that go directly back to the residents of Seabury in the form of "wish list" requests from departments who have unbudgeted needs.

This year, the Foundation Board approved \$20,000 to fund two important equipment requests. The first was from the Fitness and Wellness Department for a Biodex Balance Machine.

Director of Fitness and Wellness Cindy Senk says:



"The Biodex provides the Fitness and Wellness Center staff with the ability to assess a resident's balance, determine if they are a fall risk, and why. If they are a fall risk, the Biodex provides us with training programs to work on their balance during personal training sessions. We also offer quarterly balance

assessment options. We know how catastrophic falls can be, and we do as much as we can to help prevent them. We truly appreciate the Foundation providing us with this wonderful piece of equipment!"

The second request was from the Health Services Committee to replace an outdated and often non-functional magnification machine for people with low vision. With the help of input from low-vision residents, a state-of-the-art vision machine



was purchased. The Optelec Clearview+Speech an intuitive video magnifier - permits the user to listen to, view, and magnify text for people with low vision.

And, of course, the Foundation has continued the Auxiliary's tradition

of providing holiday gifts to residents of The Views and the Health Center. This year residents received cozy fleece blankets and warm winter socks at their holiday parties.









Seabury's 11th Annual Charitable Golf Tournament - Resounding Success

The weather was picture perfect for Seabury's 11th Annual Charitable Golf Tournament which took place on Tuesday, August 26th, at the Golf Club of Avon, a new home for the event. Presented by lead sponsor Webster Bank, and hosted by veteran emcee and NBC CT meteorologist, Bob Maxon, the tournament was a resounding success. Over 250 golfers, guests, community business partners, residents, and staff participated in the tournament as golfers, sponsors, donors, or volunteers. Thanks to the generosity of Seabury's supporters, the Tournament netted \$35,000 for the Seabury Charitable Foundation. Proceeds from the tournament will be used to fund community outreach wellness programs.

Winners for the low gross score were as follows:

1st place, the team of Christie/ Persechino/ Gioia/ Leone (61) 2nd place, the team of Ferrari/ Theriault/ St. Jean/ Torreso (62) 3rd place, the team of Jones/ Jones/ Elliot/ Elliot (63)

Winners for the low net score were as follows:

1st place, the team of Tobin/ Leary/ Gamache (55.9 MC) 2nd place, the team of Leonard/ Grieco/ Owen/ McCaulla (55.9 MC) 3rd place, the team of Hensley/ Jacobs/ Geitz/ Vaugnan (56.7)

The winners of the longest drive were Greg Czapiga (men), and Kate Simmons (women).

The winners of the closest to the pin drive were John Jezowski (men), and Jocelyn Hauswirth (women).

The winners of the Seabury Resident Putting Tournament were as follows: 1st place, Fred McClafferty; 2nd place, Clark Coughlin; 3rd place, Betsey Stevens



Low Gross Winners
From Left: David Christie,
Pete Persechino, Tony Gioia, Rich Leone



Putting Tournament Winners From left: Betsey Stevens, Fred McClaffery, Clark Coughlin

Thank you!

Seabury wishes to offer their sincere gratitude for the unwavering dedication of all sponsors, donors, and volunteers who helped make Seabury's 11th Annual Charitable Golf Tournament a success. Seabury would especially like to recognize the major sponsors who made the tournament possible:

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History of Giving

In FY14, Seabury Charitable Foundation provided \$169,215 in benevolent support to the Seabury community. Since its inception in 1996, the Foundation has provided \$2,528,265 in benevolent support to individuals in need.

Chaplain's Discretionary Fund

The Seabury Chaplain's Discretionary Fund, within the Seabury Charitable Foundation, has played an important role in fulfilling the mission of the Seabury Chapel to support, encourage, and aid members of Seabury and the greater community. In 2014, the fund provided financial assistance to several employees in need, and gave generously to The Horace Bushnell Food Bank and the Bloomfield United Methodist Food Kitchen, both organizations with high levels of Seabury resident involvement. A contribution was also made to the Bishops' Fund for Children. The Chaplain's Discretionary Fund is supported by the weekly giving of Seabury Chapel attendees and by the one-time donations of Seabury residents, family members and staff.

Seabury Charitable Foundation Donor Lists > 2014 Annual Giving

Fiscal Year Ending September 30, 2014

C=Church Home of Hartford, Inc. Board Member S=Seabury Charitable Foundation, Inc. Board Member M=Seabury Memory Care Center, Inc. Board Member A=Seabury at Home, Inc. Board Member †=Deceased ††=Couple Deceased

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