Leisure Knoll at Manchester Association

4 Buckingham Drive North, Manchester, NJ 08759

Phone: 732-657-6661Fax: 732-657-7433

BOARD OF TRUSTEES
OPEN MEETING
NOVEMBER 8, 2023

I. CALL TO ORDER

The meeting was called to order at 6:00 PM.

II. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Mr Marottoli.

III. ROLL CALL

BOARD OF TRUSTEES

Present

Karen Ferone, Pete Marottoli, Ken Wiseman, Vlad Kowaliwskyj, Andy Passman, Dave Glenn, Linda Murray

ALSO

Present

Community Manager, Mary D'imé,
Maintenance Manager- Jack Gregg

IV. GUEST(s)

n/a

V. REVIEW/APPROVAL OF MINUTES

Mr Marottoli MOTIONED to approve the Minutes of October 11th, 2023. Mr Passman SECONDED. None Opposed. MOTION CARRIED.

VI. TREASURER'S REPORT

1. Statement of Cash Flow

Mr Wiseman presented the Statement of Cash Flow dated 11/8/23.
Mr Glenn MOTIONED to approve the Statement of Cash Flow as presented. Ms Murray SECONDED. None Opposed. MOTION CARRIED.

VII. PRESIDENT'S REPORT

Ms Ferone stated that work around the community has been ongoing with regard to the cement work which is paid out of reserves. The Board has started the process of getting design ideas for redoing the maintenance building. Also, consideration given to moving the office staff back to that location as well as plenty of storage for all of our maintenance equipment. Ms Ferone also reminded everyone that paving Buckingham is on hold until we hear from the town regarding the Bond for the water lines. First on the list is the Pool which we are moving forward with. The

Board voted on and agreed to one of the Contractor's presenting their proposal. Karen stated we would not be able to open the pool next year in the condition it is currently, it must be done. Ms Ferone spoke about a meet up she and Mr Marottoli attended at the "Meadows of Lake Ridge" where they discussed with other Community leaders the same problems we face including the speeding issue.

VIII. MANAGER'S REPORT

Ms D'imé stated that for the past few months we have put information in the Knoll News regarding updating your barcodes on your vehicles. The new hardware has been installed and is ready to start Dec. 1st. Reminding everyone to get their barcodes in the system. Starting January 1st, the new provider CINC will be in effect for direct debit transactions and new coupon books will also be sent out. There will be no charges to the homeowner with this new Company.

IX. MOTIONS

1. Mr Passman made a motion to approve the proposal by DCR Landscaping for the pool reconstruction project stating the project will cost $961,279.00 with a 10% contingency. The money is taken out of reserves which has been building up for this purpose. Mr Wiseman seconded. Non opposed. Motion Carried

X. COMMITTEE REPORTS

1. Compliance – Nancy Volk reminded everyone not to put trash at the curb. All political signs and flags must come down 3 days after the election. Nancy stated if any resident has concerns about a property, there is a form they can fill out if they wish to be anonymous, or if they would like a call back with a response to leave their name and number and someone will get back to them.
2. Voting- Linda Dowd spoke about the September 12th BOT elections. Mentioning the winners were Ken Weisman and Dave Glenn. A total of 326 voters participated which is about only 25% of residents. The voting on declarations will continue after the first of the year.
3. Activities—Linda Murray spoke about Dec. 2nd, Santas arrival and pizza party for grandkids. We are at full capacity with 90 Children. Tuesday Dec 5th is our tree lighting at 6:45 then a performance in the PAC by Donovan's Choir, holiday treats to follow. Thursday Dec. 7th is our Hanukah Menorah lighting at 4:45 with a taste of Hannukah to follow in the PAC. Holiday house decorating contest begins soon after Thanksgiving, judging to be done the weekend of the 9th and 10th and winners announced at the December 13th open Board meeting.

XI. UPDATES

n/a

XII. ADJOURNMENT

Mr Marottoli MOTIONED to adjourn the meeting. Mr Kowaliwskyj SECONDED. None Opposed. MOTION CARRIED.

The meeting was adjourned at 6:22pm

XIII. OPEN FORUM

Marilynn Larson- 35 Gladstone, asked if pool deck was going to be replaced. Yes. She asked about replacing the pavers with a surface that would not be so hot to walk on. No, pavers make any repairs underground accessible.

Sue Resch-37 Appleby, Commended the Board for having the foresight, in redoing the pool to put in a Heater and a Handicap Lift chair. Thanked us for our diligence.

Mike Magliocco-14 Lambeth, commended the Board and everyone that was involved in the 50th Anniversary celebration. It turned out to be a great event. Saturday 11/11 at 11am the Veterans will be having a ceremony honoring all Veterans. Refreshments to follow. All Residents are invited.
Charlie Jobes-7 Leighton Lane, Questioned Mr Wiseman regarding the statement of cash flow for the Lawn and Snow. Ms D'imé explained, all maintenance fee collected go into the Operating account, then lawn and snow fees are put into the lawn and snow fund.

The Open Forum concluded at 6:29pm

Respectfully submitted,

Linda E Murray

Linda Murray

Secretary