Leisure Knoll at Manchester Association
4 Buckingham Drive North, Manchester, NJ 08759
Phone: 732-657-6661 Fax: 732-657-7433

BOARD OF TRUSTEES
OPEN MEETING MINUTES
OCTOBER 9, 2019 10:00 A.M.

I. Meeting called to order – at 10:00 A.M.

II. PLEDGE OF ALLEGIANCE – Led by Gail Noonan, President with a moment of silence

III. ROLL CALL – President -Gail Noonan, Vice President -Bill Scarpone, Treasurer -Pat Shinners, Secretary -Karen Ferone, Trustees -Walter Cavanaugh, Fran Lupico and Vlad Kowaliwskyj and Mary D'ime', Community Manager

IV. GUEST(s)
Harvey V Janelli – US Census Bureau
Update on the Census for Adult Communities and United States. Every 10 years there is an update. Various ways to fill out the form, paper, call in.

V. REVIEW/APPROVAL OF MINUTES
September 11, 2019 approved by Gail Noonan, Bill Scarpone, Pat Shinners, KarenFerone, Walter Cavanaugh, Fran Lupico and Vlad Kowaliwskyj (all in Favor)

VI. TREASURER'S REPORT
Statement of Cash Flow 10/7/19 Pat Shinners gave the overview of the Statement of Cash flow for October 9, 2019 - approved by Gail Noonan, Bill Scarpone, Pat Shinners, Karen Ferone, Walter Cavanaugh, Fran Lupico and Vlad Kowaliwskyj (all in Favor)

Operating	$	285,176.64	* Included in Total	
			Aug-Sep Comm Cable	$ 53,194.35
			Aug - Member Fees	$ 18,000.00
			Sep - Rsve Contrib	$ 68,292.00
			Sep - Lawn Svce	$ 61,942.90
			Sep - Trash Rmvl	$ 12,991.00
Reserves	$	- 0 -	* Included in Total	

Lawn & Snow $ - 0 - * Included in Total

BALANCES AS OF September 9, 2019:		CD's - RESERVES		
Operating	$ 775,155.86	$ 100,000.00	2.35 %	10/19
Reserves	$ 1,421,719.90	$ 159,000.00	2.00 %	1/20
Lawn & Snow	$ 619,038.77	$ 200,000.00	2.00 %	1/20
		$ 100,000.00	2.75 %	7/20

*Invoices of $ 10,000. 00 or more

VII. PRESIDENT'S REPORT - Gail spoke of the Gazebo project and update about 6 to 8 weeks for the construction. Lakeside Lodge project waiting for bids from the Engineer. Should be breaking ground before winter. Talked about moving staff and all the necessary steps to ensure this goes smoothly. Island Project rehab and Mary will give a detailed update. Protocol for Staff in Emergencies the Gate House should be contacted and they will advise the necessary staff and Board for each Emergency.

VIII. MANAGERS' REPORT –
Mary D'ime' update on the Work Orders from July 1 to Sept 30 total 241.
Sprinkler/sod/apron/trees 2 open for sidewalks. Last qtr. 258 and 275 previous qtr.
Island's rehab project changes by Board. Garden Club was given extra time to replant their plants they wanted or given to whom wanted them. Another week to see the improvements – Evergreens/roses/grasses and river stone. All plants have been ordered and planted when they arrive.
New Website roll out – FAQ section and rules & regulations/Bylaws/Declarations and Architectural Guidelines as well as Compliance Guidelines to be uploaded. Open Minutes and photos.

IX. COMMITTEE REPORTS – Dominick Tangredi thanked all Clubs and the Board for their part in the success of the October Fest.

X. OPEN FORUM -
Roy Covino 71 Mansfield – issue with sod and seed that did not cover
Mike Magliocco 14 Lambeth Lane - Christmas drive for the Troops overseas 9 ships this year's drive will be 14 ships and about 1600 men and women - Phil has the list. And thank all for their help
Alex Flanagan – 5 Buckingham Dr – explained that her sod died, it was not watered and was put down dead– handicap crossing suggested 1 day a month one on one sessions – Fran did mention they tried this and it did not work. She asked the name of the Company used for the tables and chairs in the card room. Wanted to see the bids.

Marilyn Larsen 35 Gladstone – last Saturday Flea market in the PAC and people had stuff to sell and could not bring to PAC. A letter was grandfathered in 2003 to allow the BOT to grant permission to have a yard sale in your driveway. Mike Magliocco agreed to help lead this with Marilyn and come up with a proposal for Board review.

Phil Falzarano 3 Durham Ave - question on renovation of the PAC it was explained that it in 2010 two folded Lakeside Lodge/Pac had $450,000 in the reserve to redo the PAC. Karen then explained how a reserve study works and using simple terms as your own home and Roof repairs/replace/Hearing Aids/Kitchen remodel. And that money is saved in each bucket for a term time of the project. Pat did mention the project went over due to unfortunate things not foreseen happened.

Mike Magliocco 14 Lambeth Lane - Mike Magliocco agreed to help lead this with Marilyn and come up with a proposal for Board review.

Alan Munger 2 Edgeware – Knoll News and 22nd life guard $12,000 season over liability. After the next 2 weeks why do we open the pool Vlad said 2 weeks end of September into October no life guards are on site as per Bill Scarpone. Mary mentioned the laws did change in NJ.

Sharon Sardella 35 Mansfield why $30 a month for Comcast. Walter commented that there is a special number to be used by LK Residents and it is a 12 year contract and that is for 2 TV outlets and there is a Max 5% increase per year.

Joan DeJessa - Comcast cell phone to $40 to $14.35 combined

XI. ADJOURNMENT at 11:35 A.M.

Respectfully submitted,

Karen Ferone

Karen Ferone, Secretary