Leisure Knoll at Manchester Association
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BOARD OF TRUSTEES
OPEN MEETING MINUTES
January 8, 2020 7 P.M.

I. CALL TO ORDER at 7:00 P.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 -, Fran Lupico and Vlad Kowaliwskyj and Mary D'ime', Community Manager

IV. REVIEW/APPROVAL OF MINUTES
December 11, 2019 - Motioned Pat Shinners, Seconded Fran Lupico -All in Favor

V. TREASURER'S REPORT
BILLS PRESENTED FOR PAYMENT ARE:

Operating	$	294,098.39	* Included in Total	
			Dec-Jan Comm Cable	$ 55,854.34
			Jan - Rsve Contrib	$ 68,292.00
			Jan - Trash Rmvl	$ 13,315.50
			Jan - Lawn Svce	$ 62,557.50
Reserves	$	1,337.40	* Included in Total	- 0 -
Lawn & Snow	$	- 0 -	* Included in Total	- 0 -

BALANCES AS OF January 6, 2020

			CD's - RESERVES		
Operating	$	743,395.60	$ 100,000.00	1.750 %	4/20
Reserves	$	1,233,350.41	$ 159,000.00	2.00 %	1/20
Lawn & Snow	$	669,801.83	$ 200,000.00	2.00 %	1/20
			$ 100,000.00	2.75 %	7/20

*Invoices of $ 10,000. 00 or more

Motioned by Bill Scarpone, Seconded by Vlad Kowaliwskyj all in Favor

VI. PRESIDENT'S REPORT - Wishing all a Happy New Year, some updates: Walter Cavanaugh has handed his resignation in and we want to Thank him for his service on the Board. Special Thank you to Evelyn Leszega for her work in the display cases and appreciate her hard work. Another Special thanks to our Yardmaster Art Buerkle who is moving and we are always looking for volunteers. There are excess items in storage that will auction off with a ticket, more details to follow. Jack will deliver here in the Knoll. Office Staff has now joined the Union, the Board has hired Legal Counsel who specialize in Unions to guide us through this process. Requesting all Homeowner to wear your Badges within the Community and around the facility. Gail mentioned her own bill with Comcast on how we reduce her bill by eliminating her home phone and using that as her cell number she suggested to call the Knoll Special number for more packages that might help reduce our monthly bill. Mary will give a more detail report on projects.

VII. MANAGERS' REPORT - Mary spoke of the January issue of the Knoll News the Snow information was left out. But it is the same as last year's Schedule and will be in the February Knoll News. Mary noted that the February morning meeting the guest will be a Det. Henhausser he will be speaking on Scams/Fraud within the township. Update on the Work Order Status- from Oct 1 2019 to Dec 31, 2019 Total of 243 - 11 are still open - 6 are the aprons, 3 tree removals/trims, 2 Gate house of the 243 majority fall cleanup and winter prep.

VIII. MOTIONS

1. Resolution: Excess Income applied to the Following Year's Assessment
   Motion made by Pat Shinners, Seconded by Vlad Kowaliwskyj - All in Favor Gail Noonan, Pat Shinners, Bill Scarpone, Karen Ferone, Fran Lupico, and Vlad Kowaliwskyj

IX. COMMITTEE REPORTS - No Reports were given

X. OLD BUSINESS - Marilyn Larsen 35 Gladstone talked about the Yard Sale, her and Mike were approved for the May 16th 2020 date. They will work on the Rules and more information will be given to the Community when they are done.
Pat Shinners, noted that the Rec Night on Thursday's at the PAC was a lot of fun.
She also thanked Walter for his 4 years and his hard work on the Board and time they shared.

XI. NEW BUSINESS
Mike Magliocco 14 Lambeth Ave. spoke about the State will honor 31 Veterans from this Community it will be held at the PAC on January 31, 2020 at 11 A.M. and refreshments will be served.

XII. MEETING ADJOURNED at 7:29 P.M. Pat Shinners Motioned, Bill Scarpone Seconded 2020.0003
All in Favor Gail Noonan, Pat Shinners, Bill Scarpone, Karen Ferone, Fran Lupico, and Vlad Kowaliwskyj

XIII. OPEN FORUM

- Mike Magliocco 14 Lambeth Ave. asked about the Office Staff joining the SCIU Union. Gail mentioned that the 3 members of the office have joined. We have contracted a Union Legal Counsel to represent Leisure Knoll. The Board has been advised to let the Residents be aware. And the first step now will be the negotiation. Which will take place on Jan 22.
- Aida Losey 21 Weybridge Place – purpose of the Leisure Knoll News is for Clubs and Activities not for other information. The Social Club articles were not being published. There are many pictures being taken out. This should be brought up at the President's Meeting for the Clubs. Joan DeJessa also commented since she does the proof reading that the Publishing Co has cut the News from 81 pages to 64/64 pages. There are no longer full pages.
- Dominic Tangredi 41 Banbury Ave noted that Helping Hands are closed in the mornings. Asked why exercise room door is open? Mentioned all who has a fob should be reimbursed. Vlad commented the Air Conditioner is not working in the winter months and the rubber on the floor throws off an offensive odor. He spoke to Jack to keep the doors open during this time.
- Leslie Terjesen 94 Red Hill – made note that the pronunciation of Vlad's name and just say Vlad. She also spoke of the Gas Company and the cost is increasing it is a 40-day bill, and the increase is from 53 cents to 68 cents call NJ Gas Co. Asked about Walter's seat replacement – Board noted that to submit a resume and there will be an interview for the replacement. Leslie mentioned about the Flip Houses within the Community and the rentals. She asked if there would be any consideration for 2-year period. Comment that this could go either way to deter the flippers and then the cost would increase and the turn around of homes.
- Pat spoke of the Declaration for the 3 sections it has been a long process and minor difference and they have been working since 2013 with the Attorney. There will be a meeting to explain with each section and there would need to have a 3/2 vote of each section. This should be around September/October.
- Jerry Lobrusco 14 Banbury Ave delightful all neighbors are considerate he had a couple of issues. Spoke of Comcast issues, his line was out and Walter came to his home and nothing was happened. Spoke of issues with Office Staff they were out to smoke as he was talking with a staff person, and they called her. And no one has gotten back to him. Gail asked him to speak to Mary and she would do the research on his issues and the office staff concerns.
- Lynn Miller 3 Surrey St commented about the flippers as if a 2 year was in place before a rental that would increase the fees due to the less they would have interest to flip in Leisure Knoll.

- Bill Scarpone noted that in order to approve the adoption of the Master Declaration each of the three Sections would have to vote affirmatively and a "no vote" would not count.

Respectfully submitted,

Karen Ferone

Karen Ferone
Secretary