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
FEBRUARY 12, 2020 10:00 A.M.

I. Meeting called to order at 10:03 A.M.

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

III. ROLL CALL In attendance: 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. GUEST(s)
Det. Sgt. Christopher Hemhauser – from the Manchester Police Dept spoke of Scams for the 55+ Communities. Most scams are calls from the Tax Dept, Social Security, IRS, Lottery Winners, Utility Companies, Relative in Jail. These would not contact you on the Phone. You would get a document in the Mail. Det. Sgt asked if you do get a call to please contact the Police Department for help or guidance.

V. REVIEW/APPROVAL OF MINUTES
1. January 8, 2020 - Approved with Amendments - Motion made by Bill Scarpone, Seconded by Vlad Kowaliwskyj - Favor Gail Noonan, Karen Ferone, Vlad Kowaliwskyj, Bill Scarpone. Not in Favor Pat Shinners and Fran Lupico Motion Passed 4-2

VI. TREASURER'S REPORT
1. Statement of Cash Flow

BILLS PRESENTED FOR PAYMENT ARE:

Operating	$ 306,454.86	* Included in Total	
		Jan-Feb Comm Cable	$ 55,852.52
		Feb - Rsve Contrib	$ 68,292.00
		Jan – Member Fees	$ 16,000.00
		Feb - Lawn Svce	$ 62,820.90
		Feb – Trash Rmvl	$ 13,315.50

Reserves	$ 82,220.38	* Included in Total		
			TH Emerg Gen Bal	$ 22,270.77
			Gazebo	$ 38,591.98
Lawn & Snow	$ - 0 -	* Included in Total		- 0 -

BALANCES AS OF February 10, 2020

Operating	$ 987,104.33
Reserves	$ 1,153,428.44
Lawn & Snow	$ 669,921.20

CD's - RESERVES

$ 100,000.00	1.750 %	4/20
$ 159,000.00	1.60 %	8/20
$ 200,000.00	1.60 %	11/20
$ 100,000.00	2.75 %	7/20

*Invoices of $ 10,000. 00 or more

Motioned by Fran Lupico, Second by Vlad Kowaliwskyj. All in Favor Gail Noonan, Bill Scarpone,
Pat Shinners, Karen Ferone, Fran Lupico and Vlad Kowaliwskyj Motion Passed 6-0

VII. PRESIDENT'S REPORT – Full report under the Presidents Corner – here are the Highlights – The Board of Trustees hears that many members of Our Community are upset and angry with the fact that our workers have joined the Union. And she explains the real misunderstandings of the facts and misinformation circulating throughout. First the BOT is not happy, legal Counsel hired for the Community protection and guidance to the BOT. The BOT is in a negotiating stage with the Rep from the Union SEIU Local 32BJ. There is nothing we can do to stop this. We can't fire them all as some have suggested. We may want to but can't. And we are obligated to Negotiate!!

VIII. MANAGERS' REPORT – Mary gave an update on the LL Annex went back to the design and back for the updated bids from the changes asked by BOT such as all the extra items removed and carpet to hard wood floors, decorative lamps. Just basics. Should be receiving within the next week the updated proposals from the 3 bidders. Gazebo has been completed the railings to be added for safety on the main gangway. Floating dock and new electrical lanterns to be hung. Hot Wire a notice was sent about equipment back in Nov 2019 no answer. Maintenance staff is now removing the equipment and about 1/3 way completed and should be completed by Spring. Back up Generator is up and running. Mary also spoke of the Bill in the Assembly S2425 issue not all age restricted toward. Rumors on some issues, take away age restricted, do away with fly by night rentals. All not True CAI advocates for the HOA Communities.

IX. MOTIONS

1. 1. Acceptance of the Final Audit for the FYE 9/30/19 – Pat Shinners gave an overview of the Audit explaining the Accounts and Qtrly. Audit evidence. You can pick up a copy at the office. Motioned Pat Shinners, Seconded Fran Lupico. All in Favor Gail Noonan, Bill Scarpone, Pat Shinners, Karen Ferone, Fran Lupico and Vlad Kowaliwskyj Motion Passed 6-0

X. COMMITTEE REPORTS: No Committee had a Report.

XI. OLD BUSINESS: No Old Business reported

XII. NEW BUSINESS: No New Business reported

XIII. ADJOURNMENT at 10:48 A.M. Motioned Pat Shinners, Seconded by Bill Scarpone, All in Favor Gail Noonan, Bill Scarpone, Pat Shinners, Karen Ferone, Fran Lupico and Vlad Kowaliwskyj Motion Passed 6-0

XIV. OPEN FORUM:

Philip Falzarano - 3 Durham Ave

Date Staff joined Union – Nov 2019

Rules and Regs adhere to Policy and Procedures offer up grievances things get done – Go to Office. Gail Noonan mentioned about ADR and Philip asked the audience and every one knew and he thanked all.

John Lacki - 27 Kirby Lane

Hot wire boxes from home you can actually disconnect yourself.

Linda Mortensen - 15 Banbury Ave

Bulletin Board for all for sale signs and services in community have been removed when will this be put back up? Phyllis Hanna Activities Director actually mentioned that the board is for internal sales only. But not for outside services. The subcommittee under activities is reviewing the bulletin board needs. As some posting have been put in the Knoll News. Linda mentioned she does Service in Community and a way to advertise. She asked about Ridge Realty. Mary D'imé responded there are 3 Interested parties a Law Firm, Credit Union and another Realtor.

Charles Jobs - 17 Leighton

Questioned about using our employees to remove hotwire equipment. Vlad Kowaliwskyj commented that this equipment all has been abandoned by Hot wire and now the Association responsibility.

Jeff Fox 91 Mansfield

Is the Maintenance Staff in the Union - BOT reply - Yes and with 100% of their Medical paid by Association. In 1 year the Maintenance staff contract will expire and it is the same Union and we hope to negotiate.

Rule for Political signs on Lawn, Bot replied should be on a Pole or in the Windows only.

Flags comment we can't take away anyone's rights.

Linda Mortensen 15 Banbury Ave

Commercial vehicles in driveways mostly contractors and flippers sometimes up to 4 days. Comment from BOT there is a rule and there is a Permit need to have a trailer/dumpster in the driveways. If you see anything please contact the office with the address for follow up.

Empty spaces here for residents or outsiders Bill Scarpone said first concern is for the residents, Pat mentioned that there used to be a bank in the café area.

Maryann Martin 46 Mansfield

Mentioned she had some concerns with Garage Sale and that 1 day. BOT noted we have Estate sales and open houses already in the community. This will have rules and be monitored.

Raffle give away of the Leather Chairs - Joyce Tanzillo and Maryann Martin. Congrats!!!

Respectfully submitted,

Karen Ferone

Karen Ferone, Secretary

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BOARD OF TRUSTEES
OPEN MEETING
FEBRUARY 12, 2020

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

IV. GUEST(s)
1. Dsg Christopher Hemhauser – Manchester Police Dept

V. REVIEW/APPROVAL OF MINUTES
1. January 8, 2020

VI. TREASURER'S REPORT
1. Statement of Cash Flow

VII. PRESIDENT'S REPORT

VIII. MANAGERS' REPORT

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2020:0012

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STATEMENT OF CASH FLOW

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