Leisure Knoll at Manchester Association
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BOARD OF TRUSTEES
OPEN MEETING
JULY 29, 2020 10:00 A.M

I. CALL TO ORDER 10:00 A.M. by President Gail Noonan

II. PLEDGE OF ALLEGIANCE Led by President Gail Noonan and a Moment of Silence for all in Harm's way

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, Jack Gregg, Maintenance Manager

IV. GUEST(s) N/A

V. REVIEW/APPROVAL OF MINUTES
1. June 24, 2020 Motioned to accept made by Pat Shinners, Seconded by Vlad Kowaliwskyj, All in Favor

VI. TREASURER'S REPORT
1. Statement of Cash Flow 7/29/20

BILLS PRESENTED FOR PAYMENT:

Operating	$ 309,869.05	* Included in Total	
		Jun-Jul Cable	$ 55,832.25
		Pool Mgmt # 4	$ 12,995.00
		Jul Rsve Contrib	$ 68,292.00
Reserves	$ 14,693.12	* Included in Total	- 0 -
Lawn & Snow	$ 67,838.34	* Included in Total	
		Jul Lawn Svce	$ 67,838.34

BALANCES AS OF July 28, 2020

		CD's - RESERVES		
Operating	$ 676,584.58	$ 100,000.00	.35 %	8/20
Reserves	$ 1,516,728.48	$ 159,000.00	1.60 %	8/20
Lawn & Snow	$ 710,215.26	$ 200,000.00	1.60 %	11/20
		$ 100,000.00	.20 %	2/2

*Invoices of $ 10,000. 00 or more

Motion to accept made by Fran Lupico Seconded by Vlad Kowaliwskyj All in Favor

VII. PRESIDENT'S REPORT All future meetings will be televised. Discussed purpose of Open Meetings and what they typically contain. Reiterated proper public behavior during these meeting which is to observe quietly and wait until the end to ask questions. Union negotiations which were postponed due to COVID-19 have recently resumed. The gate at Colonial is out for repair after being struck by a vehicle and should be back in service by the end of the week. Reviewed Trustee election dates and procedures. Acknowledged issues with trash pickup and said that Board would be meeting with reps from Waste Management shortly to discuss and find solutions. Reminded about curb your dog rules. Said no maintenance fee refunds planned at this time for amenity shut downs too premature.

VIII. MANAGERS' REPORT Office to open hours will be 10 to 2 and 2 to 4 cleaning time in between. Disposal Pens, all 6ft markers, waiting area has been set up. Still using email and yellow mail box as a form to communicate with office concerns. New Website will put up all draft minutes on the site. Link for Board of Trustees Meetings on the site. Notice to Leighton Resident not to feed the geese and staff cleaning up the droppings daily. There has been in 2 weeks a reduction in the geese.

IX. MOTIONS

1. Pool Closure Motioned to accept made by Pat Shinners, Seconded by Vlad Kowaliwskyj, All in Favor

X. COMMITTEE REPORTS No Update from Committee Leads

XI. OLD BUSINESS No Old Business discussed

XII. NEW BUSINESS No New Business discussed

XIII. ADJOURNMENT 11:06 A.M. Motioned to accept made by Pat Shinners, Seconded by Gail Noonan, All in Favor

XIV. OPEN FORUM

Lynn Miller 3 Surrey – Annual Flu shot update Friday 9/25 1 3 hours shift from 10 am to 1 pm. Rite Aid will be on site. This is on the forum, LK website and you can download the form to be filled out.

Peter Maratolli 30 Turnbridge- Service of DTE not cutting across the street for 2 weeks. Mary Confirmed last time was July 16th. Pat mentioned 28 cuts per season/rain does delay and it has been extreme Hot weather and they have been stopping at 1:00 Pete mentioned not the only time complaining Gail mentioned that they will talk with DTE on these issues.

Barry Mintz 3 Normanton - Building opening up. Gail mentioned this will be discussed at the executive meeting. Bill commented that gyms not open as of yet. Karen commented as well that the Board is not in control of this situation we are at the mercy of the Gov and the NJ Health Dept.

Linda Mortensen 15 Banbury - Issue with office staff was not sure who she spoke to answer was to go to Police/Township/gate and no mention of what the questions were. Other concern was pool she was not aware it was closing but saw on Unofficial FB page. Gail mentioned it has been in the LK News and the last open meeting it was discussed and finalized closing at this open meeting. Bill commented that put all concerns in yellow mail box and they will be replied to of any concerns
May Oujo 50 Red Hill – Blood testing with Helping hands that many do need to have blood drawn weekly. Board will review with Helping Hands on if it can be done at the Community this year with the Pandemic.
Nedda Brainen 12 Martson - Why making $13,000 Pool contract payment Pat said that contract is done yearly and all the opening/closing and testing is part of the contract and partial refund is expected
Mary Jane Vogel 2 Banbury - corner of Banbury/Buckingham speeding and signs might want speed bumps.
June Fisher 16 Twyford - Move signs to different areas Pat said she and Jack will look into this. Gail speeding going on all over and it is our Homeowners Speeding; she also mentioned she saw people come into back gate thru visitor's and cut over to homeowners' side and come in
May Oujo 50 Red Hill - commented Gov now opened 50 to 100 outside. Mary commented that look at attendance in hall is 50 if we do 100 then we will not be Social Distancing as the Gov guidance.
Linda Campisi 42 Normanton – Having clubs in small capacity - not feasible at this time
Marilyn Larsen 35 Gladstone - Masks don't challenge anyone – Pool closed sit in driveway and have a few neighbor's over and enjoy- asked when Pool will be covered
Lynn Miller 3 Surrey - Blood testing will discuss with Mary and check with Hospital guidelines
Mike Petrillo 8 Greenwich - Social Aspect part is being overlooked people meeting with people. Start opening clubs and meetings. Vlad commented Computer club is meeting with Zoom. Karen commented this is not the Board this is the Gov and NJ Health Dept in control.
Doug Watson 35 Westgate – Footlighters/Tapsation 10 practicing why can't they do this inside. Karen again remined we are not in Control the NJ Health and the Gov of NJ is. Fran commented small groups and not fair to the larger groups.
Mike Petrillo 8 Greenwich - When we have the go ahead he will give the Biggest Party!!

Respectfully submitted,

Karen Ferone

Karen Ferone, Secretary