Leisure Knoll at Manchester Association
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BOARD OF TRUSTEES
OPEN MEETING MINUTES
SEPTEMBER 9, 2020 7:00 PM

I. CALL TO ORDER 7:00 PM by Bill Scarpone. Bill thanked Gail Noonan for all of her 5+ years of service and experience.

II. PLEDGE OF ALLEGIANCE Led by Bill Scarpone and a moment of silence for 1) our troops, 2) celebration of labor day, front liners, servicemen and local patrolmen that were recently lost as well as our own loved ones.

III. ROLL CALL

1. Announcement of Election Results &Officers of the Board- The results of our elections are as follows: two newcomers for the Board are Lynn Miller and Janet Zelinski. Also re-elected is Pat Shinners. In the reorganization, the new Secretary will be Lynn Miller, the new treasurer will be Karen Ferone, the new VP will be Vlad Kowaliwskyj and Bill Scarpone will be the new President for the next year. Bill Scarpone asked for the residents support and confidence over the next 12 months because we plan to be more open and transparent in the coming year.
2. In attendance: President- Bill Scarpone, Vice-President Vlad Kowaliwskyj, Treasurer- Karen Ferone, Secretary- Lynn Miller, Trustees- Pat Shinners, Fran Lupico, Janet Zelinksi, and Mary D'ime- Community Manager, Jack Gregg - Maintenance Manager

IV. REVIEW/APPROVAL OF MINUTES

1. July 29, 2020 motion to accept approval of minutes by Vlad Kowaliwskyj and seconded by Fran Lupico. 5 in Favor. Lynn Miller & Janet Zelinski Abstained.

V. TREASURER'S REPORT

1. Statement of Cash Flow 9/8/20. Motion to accept made by Fran Lupico and seconded by Vlad Kowaliwskyj. All in favor.

<u>BILLS PRESENTED FOR PAYMENT ARE:</u>

Operating	$156,933.50	* Included in Total	
		Sep Lawn/Snow Sep	$ 63,353.90
		Sep Rsve Contrib	$ 68,292.00
Reserves	$ - 0 -	* Included in Total	- 0 -
Lawn & Snow	$ 67,551.10	* Included in Total	
		Sep Lawn Svc	$ 67,551.10

BALANCES AS OF Sep 8, 2020		CD's - RESERVES		
Operating	$ 705,742.30	$ 150,000.00	.100 %	11/20
Reserves	$ 1,433,466.01	$ 150,000.00	.100 %	2/21
Lawn & Snow $	701,711.07	$ 200,000.00	1.60 %	11/20
		$ 100,000.00	.20 %	2/21

*Invoices of $ 10,000.00 or more

VI. PRESIDENT'S REPORT- Today is my first day. Gail was kind enough to help and share information and I wanted to thank her for her 5+ years on the Board. Going forward, the Board hopes to have timely responses and base our decisions not on individuals but what is good for all the residents. Our number one goal is our fiduciary responsibility and ensure the Knoll is in good financial state. There are two big projects coming up. We are close to beginning the rehab/extension of Lakeside Lodge and on the verge of redoing our tennis courts. We will continue to put back into reserves over the next 12 months enough funds to keep the Knoll as solvent as it is now. There will be some serious beautification landscaping after the Lodge is completed including having a proper walkway between buildings. The Board also met with Waste Management and DTE regarding the level of service and what's expected from the community. The Board will continue to monitor and elevate as appropriate.

VII. MANAGERS' REPORT – Mary discussed how the recent executive order #181 to open gyms impacts our community. There are numerous health guidelines, restrictions and requirements. While all requirements are doable, we are faced with the same issue as the pool i.e. the legal liability. This would require defending ourselves at a significant cost. A robo call was sent out last week and for now, until the restrictions are relaxed a little bit more, the gym is going to stay closed.

There is a bill in the assembly bill now #489 that is 25% in progress. The bill says that any business that acts in good faith and takes every possible precaution will be exempt from being sued from anyone who catches COVID. Probably won't pass this year but we will keep an eye on this.

VIII. MOTIONS N/A

IX. COMMITTEE REPORTS- No reports were given. Bill Scarpone made mention of Lynda Dowd and the Election Committee having done an excellent job with this year's election. Lynda Dowd reported there were 211 write in ballots. Unfortunately due to some confusion around the instructions, we had to disqualify 35 votes. Total number of votes from the machine were 97. The Election Board is thinking about adjusting the hours for next year. Election Committee will continue to improve upon the process for next year.

X. OLD BUSINESS – Pat Shinners stated we will be starting the concrete job on Buckingham the middle of October. They will be pulling the stumps and redoing the sidewalks. We hope to also put up trees when the weather is cooler.

XI. NEW BUSINESS- No new business discussed.

XII. ADJOURNMENT- Vlad Kowaliwskyj made a motion to adjourn the meeting at 7:43 PM and Fran Lupico seconded it. All in favor.

XIII. OPEN FORUM

Corinne Bergin 49 Hastings Rd (Renter) - sent an email/letter through the mailbox on 8/26. Never received a response. Spoke to office but got a canned response. Connie's concern is that those that are participating in the outside games are not following guidelines: i.e. gloves, masks, social distancing. Why not the same for the gym, never have massive crowds? There are specific inside health guidelines to be followed. Connie's letter was read by the Board this morning and responded to today.

Michelle Longo-Sare 37 Kirkby raised her concern about an attack that occurred to her dog by another animal- not exactly sure what it was. After exhaustive calls to agencies, no one helped. Linda Campisi provided her number to help. Bill Scarpone said they are looking into the feasibility of a dog park.

Charles Jobes 7 Leighton Lane- what does the new Board feel about how many meetings will be held going forward? During candidate's night, it was mentioned perhaps weekly. Bill stated that what we're planning right now is to meet every other week unless something comes up that is important to meet but will take it under advisement.

Nelson Ulshafer 14 Buckingham Dr. N- what is being done about speeders? Previously, Mary did an exhaustive study and the police don't have the manpower to come in and we tried multiple times. The board is looking at a few other options. Mary will look into the request about the speeder who passed this resident.

Mary confirmed each open meeting will now be shown at 10 AM and 7 PM on the community channel and on the LK website leisureknoll.net at any time for more details.

Open session adjourned at 8:01 PM

Respectively submitted,

Lynn Miller

Lynn Miller, Secretary