Leisure Knoll at Manchester Association
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BOARD OF TRUSTEES
OPEN MEETING MINUTES- via Go To Meeting
NOVEMBER 11, 2020

I. CALL TO ORDER -The meeting was called to order by Bill Scarpone at 6:00 PM

II. PLEDGE OF ALLEGIANCE -Led by Vlad Kowaliwskyj with a moment of silence for all our troops.

III. ROLL CALL – In attendance via Go To Meeting, President- Bill Scarpone, Vice-President - Vlad Kowaliwskyj, Treasurer – Karen Ferone, Secretary- Lynn Miller, Trustees- Pat Shinners, Fran Lupico. Community Manager- Mary D'ime. Janet Zelinski was having difficulty signing in due to internet issues and signed in prior to the Members meeting.

IV. GUEST(s) - Robert Hueston Esq, Attorney
Gerwin Bauer, CPA

V. REVIEW/APPROVAL OF MINUTES — Lynn Miller, Secretary

1. September 9, 2020- Pat Shinners made a motion to accept minutes as presented. Seconded by Vlad Kowaliwskyj. All approved.

VI. TREASURER'S REPORT

1. Statement of Cash Flow 11/11/20- — Karen Ferone, Treasurer
Motion to accept made by Pat Shinners and seconded by Lynn Miller. All in favor.

BILLS PRESENTED FOR PAYMENT ARE:

Operating	$	315,573.46	* Included in Total	
			Sep Member Fees	$ 17,000.00
			Oct Rsve Contrib	$ 68,292.00
			Oct Lawn/Snow	$ 63,443.70
			Sep-Oct Cable	$ 55,838.91
			Oct Waste Rmvl	$ 13,315.00
Reserves	$	166,294.86	* Included in Total	
			Elec Upgrade	$ 73,421.71
			Tenn/Pick Rehab	$ 40,782.00
			Paving	$ 25,585.34

Lawn & Snow	$	67,646.85	* Included in Total Sep Lawn Svce	$ 67,646.85

BALANCES AS OF Nov 10, 2020

Operating	$	857,641.09
Reserves	$	1,355,330.03
Lawn & Snow	$	697,525.61

*Invoices of $ 10,000. 00 or more

CD's - RESERVES

$ 150,000.00.	.100 %	11/20
$ 150,000.00	.100 %	2/21
$ 150,000.00	.50 %	12/20
$ 100,000.00	.20 %	2/21

VII. PRESIDENT'S REPORT – Discussed Medicare Open Enrollment and free services to our residents from Social Services in Manchester. Making progress on refurbishing our tennis courts. Concrete and sidewalks on Manchester are finishing up. Bill deferred to Mary about the status of our trash removal.
Most issues this summer from DTE have been resolved and DTE has made some offers to do some additional things for the Knoll in the future.
Reminded residents to use Talk of the Town and make use of asking questions and learning current/updated correct answers to common questions. This is through leisureknoll.net.
We need to follow for everyone's safety the guidelines for the gym 1) can only get 3.8 people at a time in the gym, 2) filtration system has to be upgraded 3) need a full time nonresident at $30/hour to monitor people coming in and out and clean the gym. As a result, right now we will not be moving on to opening the gym.

VIII. MANAGERS' REPORT – Met with Waste Management on more than one occasion, phone calls and email exchanges. Wherever the disconnect is, it will be resolved. This is why we are looking for resident's input about robo cans. Response rate now is 60/40 no. Valid points have been collected and the BOT will be making a decision. Sample robo cans are now available in LL. Mini Can which would hold two large garbage cans and likely picked up twice a week and the other could contain 4-5 cans and would be picked up once a week.
New government order that recently came out; we are already complying except for temperature checks. Mary has ordered thermometers so staff can be checked every day. We do thorough cleaning of the buildings and the areas with high contact.
Reimbursements for expenses not used do save money however we do have to spend money to keep things going. Pool has offered to refund $30,000. We feel justified to receive more than that so Mary will be meeting with the company's supervisor to discuss.

IX. MOTIONS N/A

X. COMMITTEE REPORTS N/A

XI. OLD BUSINESS no old business discussed

XII. NEW BUSINESS no new business discussed

XIII. ADJOURNMENT N/A- moved to open forum.

XIV. OPEN FORUM

Gary Sherrow- is concerned about items missing from the storage room for the Footlighters. Will look into it.

Chris Farrell- responded on Talk of the Town about robo cans and suggested the BOT might benefit from taking a look at the unofficial forum. Suggestions should be put on the official website. The unofficial is not for the BOT.

Susan Resch- has the BOT reviewed the Fishing Club's request for lighting around the lake? The BOT needs to take a look to see who is coming in and from where? Still in the exploratory stage.

Dennis Aker- when will you present a floor plan for the LL addition? Mary will try to scan it and put it on the website and also place a schematic in LL.

Michael Florentino- can we address when the clubhouse will be available for residents knowing the state is partially opened. Why can't a schedule be made or guidelines set? Addressed earlier. Restrictions are getting tighter. At this time, no changes in the near future.

Nancy Aumack- how long is the contract for DTE? Do services like DTE and Waste Management go out to bid? DTE is a 3 year contract which ends in spring of 2021 and yes they do go out for bid.

Robert Geismar- when will Twyford Lane be repaved? Likely fall 2021 due to concrete preparation and sewer scoping that needs to be done.

Dennis Aker- asking about the proposed dog park- Bill stated that the conclusion is that while many residents would like it, the biggest problem is that we don't have the space to do it. Will be put on hold.
Bill reinforced that the Leash law needs to be enforced.

Robert Irvin- is there a reason why there were so many power outages? Karen stated the residents should call their respective electric or cable company.

Karen made a motion to adjourn the Open Meeting at 7:04 and Vlad seconded it.

Respectively submitted,

Lynn Miller

Lynn Miller, Secretary