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 via Go To Meeting
JANUARY 13, 2021 7:00 PM

I. CALL TO ORDER - The meeting was called to order virtually by Bill Scarpone at 7:00 PM.

II. PLEDGE OF ALLEGIANCE -Led by Vlad Kowaliwskyj

III. ROLL CALL - In attendance were Bill Scarpone, President, Vladimir Kowaliwskyj, Vice-President, Karen Ferone, Treasurer, Lynn Miller, Secretary, Fran Lupico, Trustee, Pat Shinners, Trustee, Janet Zelinski, Trustee, Community Manager, Mary D'Ime and Maintenance Manager, Jack Gregg.

IV. GUEST(s) – N/A

V. REVIEW/APPROVAL OF MINUTES – Pat Shinners made a motion to accept the December 9, 2020 open minutes as presented. Seconded by Fran Lupico. All in favor.

VI. TREASURER'S REPORT
Statement of Cash Flow 1/13/21- Motion to accept made by Lynn Miller and seconded by Fran Lupico. All in favor.

STATEMENT OF CASH FLOW

JANUARY 13, 2021

BILLS PRESENTED FOR PAYMENT ARE:

Operating	$ 362,740.37	* Included in Total	
		Insur Pckge 2 of 9	$ 10,537.53
		Nov-Dec Cable	$ 58,495.95

Dec-Jan Cable	$ 58,495.95
Insur D&O	$ 12,470.00
Dec Member Fees	$ 18,000.00
Jan Rsve Contrib	$ 68,292.00
Jan Lawn/Snow	$ 63,129.40
Jan Waste Rmvl	$ 13,681.14

Reserves	$	- 0 -	* Included in Total
Lawn & Snow	$	- 0 -	* Included in Total

BALANCES AS OF Jan 11, 2021

Operating	$	799,561.51
Reserves	$	1,351.413.01
Lawn & Snow	$	752,168.66

CD's - RESERVES

$ 150,000.00	.100 %	2/21
$ 100,000.00	.20 %	2/21
$ 150,000.00	.05 %	3/21
$ 200,000.00	.05 %	6/21

*Invoices of $ 10,000. 00 or more

VII. PRESIDENT'S REPORT- Bill provided a COVID update and how to register for an appointment for a vaccination. LK was contacted to see if we might be a site to give out the vaccine. We have put out an application and will let everyone know if we are approved. This will serve not only LK residents but outside people also by appointment only.
The BOT met this morning with WM and strongly stated our issues. They in turn stated some of their concerns. Over the next few pickups- they will be adjusting their routes and employees and then reporting back to us. We will keep the community updated. Bill briefly mentioned the status of the tennis courts and update on the LL extension. At this time, there is no ETA for opening the community.

VIII. MANAGERS' REPORT –

1. LL - attended a virtual meeting with planning board on 1/4 and they approved our application. The next step is the township at their next meeting on 2/1 will do a formal resolution. That's the last step on their part. It's then turned over to the building department. Our contractor will now get the permits and will work with the building department. Mary uploaded to the website the plan for the footprint of the expansion and interior plan of the building.
2. Robo-Cans- WM has assured the BOT that they will be making the necessary improvements in order to vastly minimize any piles left on the street. Their issues

have been personnel issues, finding good people, incentive to work, etc. WM has brought back some people and we should see an improvement.

3. The BOT was looking into instituting a robo can process. Did an informal survey on the website. Through 1/4 at that point 36/64% of the approximately 75 respondents - no. Main reasons were inability to move the can up and down the driveway, storage, cost, can size. There are two can sizes in LL but once the building was shut down, we had to restrict walk-ins. We asked WM to send us a video on how it works, dimensions, etc. and it should be uploaded in the next couple of days.
4. Mary is also working with Vlad on a more formal survey to put in the Knoll News in order to reach everyone to get a greater percentage feedback on their opinions.
5. Mary will be rolling out the master Declarations via webinars but also working on the R&R's. One issue that came up this year was flags and signs. This has been particularly sensitive this year. We did come up with some draft guidelines based on Supreme Court rulings, and it will be sent to the compliance committee and ACC for their input and then will bring it to the Board. (working list for signs- for sale, for rent, security, construction and political (no sooner than 45 days before voting and removed 3 days after the voting takes place) We also need to limit the number of signs. The American Flag is protected by Federal Law. Compliance has begun to rework on all of the R&Rs.
6. Cookie Jar area- strictly to be used for cardboard and paper. Many volunteers put in a lot of time. Lately items that are not appropriate have been placed there (Christmas trees, construction debris for example. No pizza boxes or styrofoam). If necessary the dump on route 70 is available to drop off items or you can purchase a dumpster bag.

IX. MOTIONS - N/A

X. COMMITTEE REPORTS - N/A

XI. OLD BUSINESS - BOT looking to maybe have an electronic sign to replace the sign between the buildings today once the construction is completed.

XII. NEW BUSINESS –N/A

XIII. ADJOURNMENT - Motion to accept made by Pat Shinners to adjourn the meeting and seconded by Karen Ferone. All in favor. Adjourned at 7:32 PM

XIV. OPEN FORUM

1. Marilyn Larsen- wanted to thank the Board for their help during this difficult time.
2. Philip Falzarano- with regards to the approval of the last minutes. At the adjournment of the last meeting, he stated that one of the motions was not heard by all attendees and questioned if voting again after the meeting was adjourned was appropriate. Do we follow Rules of Order and they should be published. Bill said this will be looked into.

3. William & Diane Bivins- main concern is that they have been here since March and did not have a good welcoming. Gate House does not look up and verify people coming into the community. They are letting anyone in. They never had anyone call that someone is at the gate that are not on the list. Mary will call William & Diane on Thursday morning to discuss what might be going on.
   They also complained about the lawn service. The islands are poorly kept.

4. Joan DeJessa- wanted to let the Bivins know that they can get in touch with Judith Siegel and she can interview the newcomers for the next LK News. A big no on robo cans.

   Open forum closed at 8:02 PM.

   Respectively submitted,

   Lynn Miller
   Secretary

SURETY TITLE COMPANY

1555 Zion Road, Northfield, NJ 08225 Tel: 609-677-6800

FAX

Date: February 16, 2021
No. of pages including cover sheet: 2

To: Leisure Knoll @ Manchester
c/o Crossroads Realty
FAX # 732-657-7433

To: _____
FAX # _____

To: _____
FAX # _____

From: Surety Title Company, LLC

Phone: 609-677-6800
Fax: 609-677-8700

Re: FILE NO. 117181NF-01
Patricia Ann Hoppe
PJG Properties, LLC
49 Sandhurst Street, Township of Manchester

REMARKS: ☐ Urgent ☐ For your review ☐ Reply ASAP ☐ Please comment

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SURETY TITLE COMPANY

1555 Zion Road, Northfield, NJ 08225 Tel: 609-677-6800

02/16/21

Leisure Knoll CONDOCERTS
C/O Crossroads Realty
Buckingham Drive, N.
Manchester NJ 08759
Fax: 732-657-7433
Email:

SELLER: **PJG Properties, LLC**
RE: **49 Sandhurst Street**
Township of Manchester

FILE No.: **117181NF-01**

Please be advised that our office will be coordinating the settlement for the subject property.

This property is scheduled for settlement on **02/25/2021** .

Kindly forward any of the following that may be required to complete the closing **5** days prior to the settlement date noted above.

1. Right of first refusal.
2. Dues Statement and/or outstanding charges up to and including the date of settlement.
3. The ORIGINAL certificate of insurance for the Buyer.

The new owner will be: **Patricia Ann Hoppe**
The Purchase Price is: **$277,500.00**
The mortgagee is: **Xceed Financial Credit Union**
PO Box 961292
Fort Worth, TX 76161-0292

If you need additional information, please contact the undersigned.

Very truly yours,
Nicole Mistic
Nicole Mistic
Transaction Coordinator

Email: nmistic@surety-title.com; kmadsen@mysurety.com

(X) FAX PAYOFF STATEMENT TO 609-236-7864