Leisure Knoll at Manchester Association
4 Buckingham Drive North, Manchester, NJ 08759
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BOARD OF TRUSTEES
OPEN MEETING 7:00 PM VIA GO TO MEETING
MARCH 10, 2021

I. CALL TO ORDER - The meeting was called to order by Bill Scarpone at 7:05 PM

II. PLEDGE OF ALLEGIANCE - Led by Vlad Kowaliwskyj

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

IV. GUEST(s) – N/A

V. REVIEW/APPROVAL OF MINUTES

1. February 10, 2021 – Motion to accept the February 10, 2021 minutes made by Fran Lupico and seconded by Vlad Kowaliwskyj. All in favor.

VI. TREASURER'S REPORT

1. Statement of Cash Flow 3/10/21 – Motion to accept the statement of Cash Flow 3/10/21 made by Fran Lupico and seconded by Janet Zelinski. All in favor.

STATEMENT OF CASH FLOW

MARCH 10, 2021

BILLS PRESENTED FOR PAYMENT ARE:

Operating	$	257,085.99	* Included in Total		
			Snow - Apron/Road 2/18-2/19	$	20,804.67
			Feb-Mar Cable	$	58,492.88
			Mar Rsve Contrib	$	68,292.00
			Mar Lawn	$	63,219.20
Reserves	$	- 0 -	* Included in Total		

Lawn & Snow	$ 25,558.01	* Included in Total		
		Mar Lawn	$ 67,407.47	
		Snow – Drive/Walk 2/18-2/19	$ 25,558.01	

BALANCES AS OF Mar 8, 2021		CD's - RESERVES		
Operating	$ 785,189.22	$ 150,000.00	0.050 %	3/21
Reserves	$ 1,491,688.51	$ 200,000.00	0.050 %	6/21
Lawn & Snow	$ 749,649.48	$ 60,000.00	0.020 %	7/21
		$ 240,000.00	0.050 %	8/23

*Invoices of $ 10,000. 00 or more

VII. PRESIDENT'S REPORT – Bill Scarpone wants to thank all those residents for their overall assistance in helping our residents making appointments for the vaccine. Decision will be made tonight on the robo cans. Special thanks to Vlad and Pat for their efforts in calculating all the responses. Noted recent liberalization of COVID restrictions rolled out by Governor and its potential impact to our amenities.

VIII. MANAGERS' REPORT –

1. Gate House- weekday attendant has been replaced this past Monday. His name is John. Previously worked nights but process already working better.
2. Roberta will be leaving the Knoll on March 11th. Her replacement is Karen and she was introduced to the audience. She has experience from another community.
3. Robo Call System- previously had some problems. Mary is looking for another provider. Mary will be sending out two test messages next week to see which provider works better.
4. Snow- Thus far we have spent $136,189.98. We are over budget but have contingency money to cover.
5. Re-Opening Plan- Outdoor Recreation 5/3 – this year guidelines are stricter. Not permitted to provide equipment that is shared. This will impact boating, horseshoes, shuffleboard and bocce. Will still supply gloves and sanitizer. Plan is very fluid and can change at any time.
   Exercise Room and Pool- opening 5/3 and 5/29 respectively – both will require a reservation system, signed indemnity form (April LK News, docutree and website), taking temperatures and put it into a plan so we can clean in between.
   Exercise Room - 5 sessions daily starting at 8 am and ending at 2:45 in the afternoon. For those who work, we will start out with two evenings Tuesday and Thursday from 6-8 pm. In between each session, it will require cleanings. Only one door for the outside gym will be open. Masking and 6 feet apart will still be required. With new Governor's requirements will need to see if we can accommodate 7 people based upon our equipment setup. Equipment available will be treadmill, bike, rowing machine, weight machine and elliptical.
   Pool - thinking about 2 hour sessions all day and the two hour sessions will have a half hour cleaning in between. Need a full time ambassador/gate attendant. Will be removing some of the lounge chairs/table chairs to conform to 6 feet requirement. Everyone will still be required to wear masks and be 6 feet apart. Pool capacity is 70 people, residents only.

The administration office is planning to re-open on 5/3 with details yet to be worked out. Guidelines are constantly changing so we will keep the community up to date as the situation changes. Everything will be posted on the website and channel 1970.

IX. MOTIONS

1. Acceptance of the Final Audit for the FYE 9/30/20
   Karen Ferone made a motion to accept the Final Audit for the FYE 9/30/20. Seconded by Pat Shinners. All in favor.
2. Approval of Resolution: "Excess Income Applied to the Following Year's Assessment"
   Karen Ferone made a motion to accept the Approval of Resolution: Excess Income Applied to the Following Year's Assessment. Seconded by Lynn Miller. All in favor.

X. COMMITTEE REPORTS –N/A

XI. OLD BUSINESS – Robo Cans- Presentation led by Vlad showing results of survey (statistic sheet attached). Robo Cans will be put on hold at this time until contract expires. Three Gift card drawings were held. Winners were Marjorie Puccio, Anthony Messina and Pauline Melei.

Leisure Knoll is still on the list with the county to be a vaccination site.

XII. NEW BUSINESS –N/A

XIII. ADJOURNMENT - Motion to adjourn the March 10, 2021 meeting was made by Fran Lupico and seconded by Vlad Kowaliwskyj by. All in favor. Adjourned at 7:53PM.

XIV. OPEN FORUM

1. Domenic Tangredi- 41 Banbury- wanted to thank the Board for all they have done.
2. George Tricarico- 9 Marlow- concern over recent situation at back gate. Inquired about having another bar to come down. Will look into option. Front gate still allowing people to home without notifying resident. Day attendant was just replaced this week and should improve.
3. Phyllis Hanna- 3 Edgeware- Activities is working on outside spring and summer events right now. Other outside ideas will be forwarded to the Board for consideration. Clubs and Activities have been asked to fill out their schematics and requirements for our new replacement.
4. Gail Noonan- 76 Red Hill – suggested for any incident at the back gate to call the police. Also, wanted to thank the Board for their consideration about the robo cans.
5. Nancy Volk – thanking the Board for the result for the robo cans. In the future, it would be interesting to know what was in the Board's minds when making decisions. Anything we can do to repaint the JCPL boxes? We have requested a couple of times and it hasn't been on the top of the list. We will contact JCPL again to see if we can get on their maintenance list. Residents cannot paint them themselves.
6. Marilyn Larsen- 35 Gladstone- thanking the Board for all the hard work. Clarified that next garage sale is September 18th, rain date 19th with bulk pick up the following Tuesday. Will run similar to last year.

Supply Center- we are in need of lightweight wheel chairs. All 6 are out. It would be helpful to have them returned to help the residents get their vaccines.

7. Arlene Herenchak- 1 Romford- thank you on the robo cans outcome. Still not having garbage picked up 4 times out of 7. No garbage bags by the curb. Regulation will be printed in the LK News, website and channel 1970.
   Also inquired about the other rooms in LL and TH- right now the occupancy inside the building is still limited. Right now rooms not accommodating for 6 feet distance or any meaningful activity. May look at the PAC next.
8. Ellen LoForte- thanking the Board for opening activities. Inquired when badges will be delivered. Mary indicated starting next week.
9. Gary Sherrow- 46 Greenwich- thanking the Board. Would appreciate if we see anything on the unofficial that is untrue to notify Gary immediately. Rumors should not be started. Also, everyone should mute themselves until they're ready to talk.

Open Forum concluded at 8:23 PM. Forward clocks ahead 1 hour this weekend.

Respectfully submitted,

Lynn Miller

Lynn Miller
Secretary

Robo Can Survey

Compiled by Vladimir Kowaliwskyj
Assisted by Pat Shinners

Mar 9, 2021

Years in Leisure Knoll

• 0 – 5	148	
• 6-10	73	221
• 11-15	98	98
• 16-19	49	
• 20 +	101	150

AGE

• 55 -60	12	
• 61 -65	59	71
• 66 – 70	86	
• 71 – 75	95	
• 76 – 80	90	271
• 81 – 85	69	
• 86 +	47	116

Number of people in house

- 1 190
- 2 246
- 3 16

Use of Pit Can

- Yes 201 43%
- No 260 56%
- Other receptacle 121
- Bags 163

Do you take recycling to the curb

- Yes 380 80.5%
- No 72 15 %

- Note 228 responded that they take out trash to pit can

Have you had Robo-Can service previously?

- Yes 169 37.5%
- No 281 62.4%

Robo-Can Service

- Yes 98 23.6%
- No 317 76.4%