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 MINUTES VIA VIRTUAL 7:00 PM
MAY 12, 2021

I. CALL TO ORDER - The meeting was called to order by Vlad Kowaliwskyj at 7:01 PM

II. PLEDGE OF ALLEGIANCE - Led by Janet Zelinski

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

IV. GUEST(s) –N/A

V. REVIEW/APPROVAL OF MINUTES

1. April 14, 2021 - Motion to accept the April 14, 2021 minutes made by Pat Shinners and seconded by Karen Ferone. All in favor with the exception of Bill Scarpone and Fran Lupico who were absent.

VI. TREASURER'S REPORT

1. Statement of Cash Flow 5/12/21 - Motion to accept the statement of Cash Flow 5/12/21 was made by Lynn Miller and seconded by Pat Shinners. All in favor with the exception of Bill Scarpone and Fran Lupico who were absent.

STATEMENT OF CASH FLOW

MAY 12, 2021

BILLS PRESENTED FOR PAYMENT ARE:

Operating	$	304,199.80	* Included in Total	
			Insur Pckge (6/9)	$ 10,506.00
			May Rsve Contrib	$ 68,292.00
			May Lawn	$ 62,635.50
			May Trash	$ 13,681.14

			Apr-May Cable	$ 58,492.88
Reserves	$ 620.00	* Included in Total		
Lawn & Snow	$ 66,785.10	* Included in Total		
			May Lawn	$ 66,785.10

BALANCES AS OF May 10, 2021		CD's - RESERVES		
Operating	$ 723,931.30	$ 200,000.00	0.050 %	6/21
Reserves	$ 1,648,947.37	$ 60,000.00	0.020 %	7/21
Lawn & Snow	$ 741,317.68	$ 240,000.00	0.050 %	8/21
		$ 180,000.00	0.050 %	9/21

*Invoices of $ 10,000. 00 or more

VII. PRESIDENT'S REPORT - Vice- President: Vladimir Kowaliwskyj spoke in Bill Scarpone's absence. Several comments:

1. Bill Scarpone is ok and resting after a procedure.
2. Some residents questioned a paving company was working on the tennis court. Vladimir corrected stating all Sports Service is the primary contractor and specializes in tennis and bocce courts. They may use a paving company to lay down new asphalt and they work directly under the supervision of All Sports Service. Sometime in the next week or so, the painting of the lines will occur. If anyone sees any puddles when playing tennis or pickle ball please notify the office.
3. Remind residents about the notice to submit their letter of intent to run for the board in May's LK News. Deadline is June 18th
4. Last summer with the excessive heat, some of the Maple trees were drying up. Jack researched and identified it was nothing more than the heat during that time. The trees should come back this year.
5. During the open meeting, one-three minute max for your question and then Mary will cut the mike off while the BOT provides the answer.

VIII. MANAGERS' REPORT –

1. Reopening amenities- process to register is described in the Knoll News for residents using online or making calls. Getting several hundred reservations but still plenty of space. On May 7th a new NJ Dept. of Health Guidelines was issued. No longer need to have a designated social ambassador and check temperatures at the gate any longer. Still need to maintain social distancing, wearing masks as needed and the reservation system. Changes are continuing to come out.

2. Cicada invasion- we're not in one of the highest areas, but it still won't be pleasant. The noise is created by the male reaching out to the females. The eggs will be laid just under the bark of the trees. As far as mature trees are concerned, they should be able to weather this rather easily. The biggest challenge is to any new trees or saplings because they're more vulnerable. We will hold off until the fall on replacing trees due to this situation.
3. Manchester Township Council- meets once a month. The BOT monitors the agenda monthly and attends as needed. This last council on Monday was about the passing of recreational marijuana. Each township has the ability to opt out of the participation of the rollout of recreational marijuana (selling and well as growing). The Manchester council opted out of this at Monday's council meeting.
4. Police patrols- Manchester does patrol the community but they are stretched very thin and have a large area to cover.
5. Speeding- we've installed speed monitoring signs, had speed bumps on Red Hill (but taken down), and always try to educate the community, etc. but one of the things we talked about with Manchester's traffic control was try to get some help. Some items discussed were traffic calming measures- to discourage speeding including flashing lights, the narrowing of lanes through lines in the road, also moving the speed monitoring signs. Looking at all of these options and hoping that some of these calming measures will be more helpful.
6. Board Expenditures- is there a cap on when the BOT can make an approval on an expenditure. It's in section 6 of the Bylaws and it's a cap of $15,000. This cap doesn't apply for budgeted items.
7. Immunity Bill on Senate Floor- NJ S3584 states communities are not responsible for COVID 19 lawsuits unless there is neglect and total disregard of guidelines. Encouraged residents to reach out to our lawmakers.

IX. MOTIONS

1. Approval of Proposal from Down to Earth Landscaping to Install Retaining Wall at Tennis Courts – Pat Shinners made a motion to accept the Proposal from Down to Earth Landscaping to Install Retaining Wall at Tennis Courts/Pickle Ball Court at a total cost of $ 28,529.70 from Reserves. Seconded by Karen Ferone. All in favor with the exception of Bill Scarpone and Fran Lupico who were absent.
2. Approval of Proposal from American Pool to Install Replacement Pool Filter Tanks – Janet Zelinski made a motion to accept the Approval of Proposal from American Pool to Install Replacement Pool Filter Tanks at a total cost of $ 7,200.00 from Reserves as well as assored items required for COVID-19 at a total cost of $ 493.97 from Operating. Seconded by Lynn Miller. All in favor with the exception of Bill Scarpone and Fran Lupico who were absent.

X. COMMITTEE REPORTS – N/A

XI. OLD BUSINESS – N/A

XII. NEW BUSINESS – N/A

XIII. ADJOURNMENT - Motion to adjourn the May 12, 2021 meeting was made by Pat Shinners and seconded by Karen Ferone. All in favor with the exception of Bill Scarpone and Fran Lupico who were absent. Adjourned at 7:28 PM.

XIV. OPEN FORUM

1. Arlene Herenchak- had no questions. Apologized for raising her hand.
2. Phil Falzarano- inquired about the format of asking questions. Vlad asked if that was his question and clarified the process going forward. Regarding the Open Forum, a Resident will ask one question and then their mike will be shut off and the Board will reply. If the resident has a second question, they can ask again after others have been given the opportunity to ask a question.
3. Geoff Sharp- At 28/30 Greenwich, the top of the trees look dead. Mary will write up a work order. Also, DTE put weed control down yet the house behind him has weeds and it happens every year. They are on service. Manny will look at it.
4. Bill Dame and Diane Bivins- where do you find the list about COVID restrictions. The issue is really a social distancing issue particularly in TH. We are just starting to have small groups into the PAC. Every day all the guidelines are changing. The latest involve having weddings, funerals, etc. These are outdoor activities and we have started some outdoor activities. Indoors is still held to the 6 feet distances but expect to see changes happening.
5. Phil Falzarano – asked why there wasn't old and new business addressed during the meeting. Mary replied that it related to the agenda items only, not to the open forum section which takes place after the adjournment of the meeting. Also asked about the status of the issue he previously raised about the ACC Committee not in compliance with the Governing Docs. Mary clarified that the original structural formation of the ACC was when the builder was in control. The township has confirmed that they have yielded their seat and the administration from the township is working on retrieving that document or issuing a letter stating the same. The wording in the existing Declaration is poorly worded and is being worked on.
6. Mary Baldelli - the walking path by the tennis courts is very narrow and rough and a lot of goose poop along the walkway. Mary will make sure that the Geese police will take care of that side and the walking path will be leveled and widened.
7. Roger Wilbert – poor audio, will come back.
8. Phil Falzarano- no further questions.
9. Dominic Tangredi – poor audio.
10. Debbie/Roger Wilbert- new to the community and asked about what's being done regarding houses that are not keeping their property looking nice. Lynn Miller, liaison to the compliance committee stated that the committee is in the process of writing up homes that are not in compliance with our rules.
11. Mary Baldelli - no questions, didn't realize hand was raised.
12. Nancy Volk - concerned about the display of political signs. Mary stated that the newly revised Rules & Regs which were currently under legal review addressed them re: size, number and length of display
13. Dominic Tangredi - poor audio. Vlad stepped in and explained that Helping Hands has an excess of wheelchairs and walkers. If anyone is interested in requesting one, please contact Helping Hands.

Karen Ferone made an motion to end the Open Forum. Seconded by Pat Shinners. Open Forum concluded at 7:53 PM.

Respectively submitted,

Lynn Miller

Lynn Miller,
Secretary