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
AUGUST 11, 2021

I. CALL TO ORDER 10:00 AM

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

IV. GUEST(s)

V. REVIEW/APPROVAL OF MINUTES
1. July 14, 2021

VI. TREASURER'S REPORT
1. Statement of Cash Flow 8/11/21

VII. PRESIDENT'S REPORT

VIII. MANAGERS' REPORT

IX. MOTIONS
1. Approval of Proposed Budget for FY October 1, 2021 – September 30, 2022
2. Approval of Proposal from Down to Earth Landscaping for Landscape/Snow 2021-2024 Seasons
3. Approval of Revised Rules & Regulations; June, 2021

X. COMMITTEE REPORTS

XI. OLD BUSINESS

XII. NEW BUSINESS

XIII. ADJOURNMENT

XIV. OPEN FORUM

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STATEMENT OF CASH FLOW

AUGUST 11, 2021

BILLS PRESENTED FOR PAYMENT ARE:

Operating	$	329,192.27	* Included in Total	
			Insur Pckge 9 of 9	$ 10,506.00
			Jul-Aug Cable	$ 58,505,49
			Jul Trash	$ 13,681.14
			Jul Member Fees	$ 19,000.00
			Aug Rsve	$ 68,292.00
			Aug Lawn	$ 62,411.00
Reserves	$	- 0 -	* Included in Total	
Lawn & Snow	$	133,043.57	* Included in Total	
			Jul Lawn	$ 66,497.85
			Aug Lawn	$ 66,545.72

BALANCES AS OF August 6, 2021

Operating	$	703,793.53
Reserves	$	1,835,399.19
Lawn & Snow	$	728,926.01

CD's - RESERVES

$ 240,000.00	0.050 %	8/21
$ 180,000.00	0.050 %	9/21
$ 200,000.00	0.050 %	12/21
$ 100,000.00	0.050 %	2/22

*Invoices of $ 10,000. 00 or more

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BOARD OF TRUSTEES
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AUGUST 11, 2021
MOTION DETAILS

1. Approval of Proposed Budget for FY October 1, 2021 – September 30, 2022

Each year, the proposed budget is prepared and submitted by the Budget & Finance Committee, the Board Treasurer and the Community Manager. After review by the Board, it is then presented to the community at an open informational meeting which took place this year on August 5, 2021.

Copies of the final budget are available at the Association Office's Docu-Tree as well as for viewing and/or download from the Association's website at www.leisureknoll.net.

2. Approval of the Proposal from Down to Earth Landscaping for Landscape/Snow 2021-2024 Seasons

The services/pricing are as follows:

Lawn		
Year One/Two (2022/2023)	On Service Home	$ 449.00 per season (0% incr)
	Common Areas	$ 18,600.00 per season (0% incr)
Year Three (2024)	On Service Home	$ 462.47 per season (3% incr)
	Common Areas	$ 19,158.00 per season (3% incr)
Snow		
Year One (2021-2022)	*Driveways/Service Walks	Per inch range $ 17.85 - $ 36.75 (5% incr)

	Aprons	Per inch range $ 7.35 - $ 18.00 (5% incr)
	**Roadways	Per inch range $ 5.25 - $ 9.45 (5% incr)
Year Two/Three (2022-2023/2023-2024)	*Driveways/Service Walks	Per inch range $ 17.85 - $ 36.75 (0% incr)
	Aprons	Per inch range $ 7.35 - $ 18.00 (0% incr)
	**Roadways	Per inch range $ 5.25 - $ 9.45 (0% incr)

*	Each inch over 15"	$ 4.50 per
**	Each inch over 12"	$ 3.50 per

All pricing does not include sales tax.

3. Approval of Revised Rules & Regulations; June 2021

These rules and regulations are used as a guideline to help the community to remain safe, beautiful and peaceful. These revisions are being instituted within the guidelines of the Leisure Knoll Governing Documents and are implemented to; among other things; clarify and/or enhance those Governing Documents.

Copies of the Rules and Regulations are available at the Association Office's Docu-Tree as well as for viewing and/or download from the Association's website at www.leisureknoll.net.