Leisure Knoll at Manchester Association
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# BOARD OF TRUSTEES MINUTES
## OPEN MEETING IN PAC @ 7:00 pm
## SEPTEMBER 8, 2021

I. CALL TO ORDER - The meeting was called to order by Karen Ferone at 7:00 PM.

II. PLEDGE OF ALLEGIANCE - Led by Pete Marottoli.

III. ROLL CALL

1. Announcement of Election Results & Officers of the Board- In attendance were Karen Ferone, Vladimir Kowaliwskyj, Pat Shinners, Lynn Miller, Linda Murray, Pete Marottoli, Andy Passman, Mary D'Ime and Jack Gregg.

   Karen asked Lynda Dowd to come up and provide results of the election. Lynda stated there were 494 votes, 120 absentee ballots. Several write-ins – 5 in total. Winners are here tonight.

   Karen Ferone introduced the new Officers of the Board as follows: Karen Ferone: President, Vice- President: Vladimir Kowaliwskyj, Treasurer: Pat Shinners, Secretary: Lynn Miller, Trustees: Linda Murray, Pete Marottoli and Andy Passman.

IV. GUEST(s)

1. Mayor Robert Hudak and Councilwoman Michele Zolezi. Mayor Hudak introduced himself and provided a brief background of himself. Mayor Hudak was first elected to the council in 2019

to fill an unexpired term. Voters elected him to a full term in 2020. He is a licensed professional land use planner by trade with over 20 years' experience in municipal government, economic development, and preserving open space. He holds a master's degree in public administration from Villanova University and has undergraduate degrees in both history and political science.
Things going on in Manchester: election of new Councilwoman, new water tower is up and functional in October and next year water restrictions will end. Open space is one of his pet projects: Still in negotiations with some property owners on 571 to purchase some property in the near future. Also, the County Park is going to be opening up on 571. They have selected an architect. Half of the park will be natural and the other half will have pickle ball courts and other things. Older portion of the Whiting landfill will have solar array farm and the energy generated will be used to offset the township's energy costs. Third round of energy company, Energy Harbor will be starting up in October. Started paid EMS full time last year and this year we started full time paid Fire Service
Questions:

1. Location of park- right across from Ridgeway Liquors.
2. Route 70 new traffic lights- that's the state DOT.
3. Where is the water tower- behind the firehouse on Ridgeway.
4. Any other new business coming to town- what's coming on the circle- that belongs to Lakehurst. Manchester is trying to bring in some business. Toms River has a lot of business coming in. Community Medical Hospital major expansion over the past 10-15 years. Will now be a teaching hospital and upgrades of new facilities.
5. Super Walmart- Mayor has not heard anything in years and no plans to develop that site.

6. Is there some sort of building on Colonial Drive and what is the contraption they put on the corner? Mayor said it's the DOT. Also approval of affordable housing on the other side of Rt. 37, a Wawa. Manchester can't determine what business comes in.
7. Will the County Park have a dog park? Mayor was not sure. It's still in creation stage but the Mayor will mention it.
8. How many homes will be built next to Rite-Aid? Mayor stated 16 homes will be built.
9. Last year was a very hefty tax relief- Mayor hired a new administrator- financial guy. Mayor stated can't control a lot of things- COVID, gas prices, etc. It is coming back and hoping that there will be either a low or stable tax increase. Manchester only controls 1/3 of the budget.
10. Afghan refugees came into the Air Force Base. The Mayor has no other information or control of that.
11. Mayor's contact information: 732-657-8121 X 3107. Email is rhudak@manchestertwp.com

V. REVIEW/APPROVAL OF MINUTES

1. August 11, 2021 - Motion to accept the August 11, 2021 open minutes made by Pat Shinners and seconded by Vladimir Kowaliwskyj. Motion passed, 4-0 approved.

VI. TREASURER'S REPORT

Statement of Cash Flow 9/8/21 - Motion to accept the Statement of Cash Flow dated 9/8/21 made by Lynn Miller and seconded by Vladimir Kowaliwskyj. Motion accepted as submitted. 4-0

| STATEMENT OF CASH FLOW |
| --- |
| SEPTEMBER 8, 2021 |

BILLS PRESENTED FOR PAYMENT ARE:

| | | | |
|---|---|---|---|
| Operating | $ 172,398.77 | * Included in Total | |
| | | Sep Rsve | $ 68,292.00 |
| | | Sep Lawn | $ 62,455.90 |
| Reserves | $ - 0 - | * Included in Total | |
| Lawn & Snow | $ 66,593.60 | * Included in Total | |
| | | Sep Lawn | $ 66,593.60 |

| BALANCES AS OF September 7, 2021 | | CD's - RESERVES | | |
|---|---|---|---|---|
| Operating | $ 575,686.57 | $ 240,000.0 | 0.100 % | 2/22 |
| Reserves | $ 1,911,691.19 | $ 180,000.0 | 0.050 % | 9/21 |
| Lawn & Snow | $ 724,788.31 | $ 200,000.00 | 0.050 % | 12/21 |
| | | $ 100,000.00 | 0.050 % | 2/22 |

*Invoices of $ 10,000. 00 or more

VII. PRESIDENT'S REPORT – Karen spoke about our board

1. Wait for everybody's patience and time on all projects
2. Any issues or complaints, write a letter or go on the website.
3. Karen thanked Lynda Dowd and the Election Committee
4. We are going to work on a speeding survey for comments, ideas which will include proposals and costs.
5. A lot of signs and posts need to be painted. Targeted for the Fall.
6. Working on the petition. The updating information for the information meeting will be in November.
7. Declarations consolidation- because of the petition, we need to push it back until the Spring of 2022.
8. Working on getting the staff to work either later in the day or Saturday morning.

9. We will keep the same format for our open meetings- one question at a time for two minutes.

VIII. MANAGERS' REPORT –

1. By now, everyone has received the new R&Rs. Page 33 is missing as is the first page of a resolution. The publisher gave us a credit, and those two pages will be put in the next edition of the LK News. We will attempt to update the R&Rs more frequently. Also, the BOT felt that since everyone has had time to read the R&Rs, Compliance will start enforcing the rules immediately. The initial postcard is intended to be "perhaps you didn't know". We do encourage the resident to respond.
2. Pool- Pool will remain opened through September 19th. Once the pool is covered on the 20th, the patio deck will remain open for socializing until October 3rd.
3. Mary congratulated each of the new trustees.

IX. MOTIONS – N/A

X. COMMITTEE REPORTS –

Phyllis Hanna/ Activities- The President's Quarterly Meeting will meet on Friday, September 17th at 1:00 PM in the PAC. This is open to all presidents/volunteer from these clubs and activities.

XI. OLD BUSINESS – Karen wanted also wanted to thank Fran Lupico and Janet Zelinski for their time on the Board of Trustees.

Vlad- answered a prior question about putting a bathroom near the pool. Looked at the showers between the PAC and Timberland Hall. The estimated cost is $40,000 for a 4 month time span when on the other side of that wall is a perfectly good restroom. We will not be adding a bathroom at this time.

XII. NEW BUSINESS – N/A

XIII. ADJOURNMENT - A motion to adjourn the meeting was made by Lynn Miller and seconded by Pat Shinners. All in favor, 4-0. Meeting adjourned at 7:50 PM

XIV. OPEN FORUM

1. Jeff Fox- 91 Mansfield-concerned about the policy not announcing the election results. Karen corrected the total to be 394 and not 494 as previously mentioned by Lynda Dowd. Vote results were not announced.
2. Jeff Fox- 91 Mansfield- the LK News stated the voting said 3-8 rather than 3-7. That was a typographical error. There were 3 people that showed up at 7.
3. Dave Glenn- 33 St.Paul Place- Dave is asking the BOT to reconsider using automated trash collection. The BOT previously sent out a survey where the vast majority of the residents wanted to not get the robo cans.

Meeting adjourned at 7:58 PM

Respectively submitted,

Lynn Miller, Secretary