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 @ 10:00 AM IN THE PAC
OCTOBER 13, 2021

I. CALL TO ORDER - The meeting was called to order by Karen Ferone at 10:00 AM.

II. PLEDGE OF ALLEGIANCE - Led by Pete Marottoli.

III. ROLL CALL - In attendance were President: Karen Ferone, Vice-President: Vladimir Kowaliwskyj, Treasurer: Pat Shinners, Secretary: Lynn Miller, Trustees: Linda Murray, Pete Marottoli, Andy Passman, Property Manager: Mary D'Ime and Maintenance Manager: Jack Gregg.

IV. GUEST(s)

1. Mayoral Candidate Robert Arace came to speak to Leisure Knoll. First and foremost the area of Manchester has been designated as an opportunity zone federally- ultimately dispersed specifically commercial and retail for our residents. One plaza he has in mind is in Whiting which needs a face lift and boost as well as other small businesses in the area. It's difficult to drive volume there. A way is to work with state legislators to enroll into an urban enterprise zone. A small business owner would then be charged a 3 ½% tax rate which helps fixed income seniors in Whiting and drive volume to our businesses so they can be more sustainable by driving more volume there. There are a variety of plazas where their tax assessments based on real estate value but due to COVID, a lot of commercial plazas went out of business. This is what he hopes to accomplish for the rural and suburban characteristics that we love. We also have zero VA representation within this municipality. Our township has the most veterans and the largest number in our county and one of the largest bases in our municipality. Wants to work with Chris Smith such that a veteran could seek care in its own

municipality. Perhaps a VA physician could provide primary care monthly, or advocate for a satellite office where they could seek annual care.

Questions:

1. Phil Falzarano- what are you going to do to help an entrepreneur open a shop when the rentals are sky high? Robert Arace stated that he has met with Frank, a property manager of Whiting town center. They met with Frank and discussed several proposals however with an agreement that he will have to reduce his lease rates. He is totally excited to get his buildings filled and endorses Robert's campaign. Phil also asked why not incent the entrepreneur? Robert was open to any ideas.
2. Mike Magliocco- likes the VA issue but how will this work? Robert stated there are two things- 1) create a coalition of municipal leaders in our surrounding area and work with Chris Smith to go out on our behalf to move a VA boundary south in order to create a satellite office funded by federal dollars. 2) Before we have a VA facility, there could be an opportunity to have mobile VA physicians that travel across the state and offered to have a VA physician weekly or monthly in Whiting.
3. Geoffrey Sharp- How would a mobile option work? It would be something to look into with the ultimate long term vision is to have a satellite office.
4. Gene Murray- the traffic in Brick is very bad. We hear the same concerns in other communities here as well. He is looking at zoning for commercial and residential ensuring the quality of life is maintained.
5. Linda Murray- right now there is a huge bottleneck over the bridge. Is there any plan to widen route 70 in that area? Promise to work with their counsel and surrounding municipalities and county commissioners because they ultimately would make that happen.

V. REVIEW/APPROVAL OF MINUTES

1. September 8, 2021 - Motion to accept the September 8, 2021 open minutes made by Pat Shinners and seconded by Andy Passman. Motion passed, approved 7-0.

VI. TREASURER'S REPORT

1. Statement of Cash Flow 10/13/21 - Motion to accept the Statement of Cash Flow dated 10/13/21 was made by Pete Marotolli and seconded by Linda Murray. Motion accepted as submitted 7-0. In addition, we have been advised by our attorney that for our fiscal year 10/1/20-9/30/21 he has collected $114,000 in back charges.

STATEMENT OF CASH FLOW

OCTOBER 13, 2021

BILLS PRESENTED FOR PAYMENT ARE:

Operating	$ 285,267.77	* Included in Total		
		Oct Rsve	$	68,292.00
		Oct Lawn	$	62,276.30
		Sep-Oct Cable	$	58,582.48
		Sep Member	$	16,000.00
		Oct Trash	$	13,681.14
Reserves	$ - 0 -	* Included in Total		
Lawn & Snow	$ 66,402.10	* Included in Total		
		Sep Lawn	$	66,402.10

BALANCES AS OF October 12, 2021

		CD's - RESERVES		
Operating	$ 668,702.86	$ 240,000.00	0.100 %	2/22
Reserves	$ 1,927,909.96	$ 200,000.00	0.100%	3/22
Lawn & Snow	$ 788,973.72	$ 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 opened up her meeting that we work together as a team while also individuals working on specific areas. We have some new speed limit signs in the front and back of the community. Please advise everyone to slow down.

Projects we are working on: Electricity- the budget line item is currently $120,000 and we are looking to get into the solar project offered by the State of NJ so we can save on our expenses. We are also working on a survey about speeding. The board is actively working with the union- we are currently in negotiations and some board members are actively working on that. New- the office will now be working on Saturday as a pilot program for 3 hours from 9-12 the first and third

Saturdays in November starting November 6th. Items that can be addressed on Saturdays are ACC permits, pass for your car, letters can be dropped off during that time. Anything financial will not be able to be given on a Saturday- you will have to visit the office during normal business hours. October 27th in the PAC is the informational meeting for Lakeside Lodge at 7 PM in the PAC.

VIII. MANAGERS' REPORT - Mary stated that we will be combining the open and annual meeting on 11/10 at 6:30. As a follow-up from our last meeting, there were a lot of people who wanted the number count from the election. That information is on the website and also on Channel 1970. Most recently, the hottest topic is compliance and violations of the rules & regulations. A sensitive topic continues about political flags. One of the newest rules that was adopted was about such political flags. There is a deadline and a timeline to express their political views. That period is 45 days prior to the election up to 3 days after the election. After November 5th, all of these political expressions will have to come down. Mary then read from a summary prepared by the Compliance Committee. She spoke about what the Compliance Committee does, how they identify issues, how the process goes, etc. Mike Magliocco questioned if perhaps it might be better to first make a phone call before sending out postcards.

IX. MOTIONS

1. Approval of the Resolution Entitled "Revising the ADR Policy Resolution Adopted October 10, 2018" - Motion to accept the Resolution Entitled "Revising the ADR Policy Resolution Adopted October 10, 2018" made by Linda Murray and seconded by Lynn Miller. Motion approved 7-0.

X. COMMITTEE REPORTS

1. Phyllis Hanna- brought up upcoming events. 10/16 antique auto show from 1-4 PM; this year we cannot donate food for Thanksgiving due to the virus, but rather we can provide food gift cards or a check made out to cash which should be placed in an envelope in the activities mailbox to the attention of Jo Caruso. The cutoff date is 11/16.

2. John McCarthy- spoke about the history of the Cookie Jar. Until recently we were are no longer collecting reimbursement for cardboard; but now we are. John is pleading with people to still bring their cardboard as well as newspapers, etc. to the Cookie Jar rather than placing it in recycling. From inception to when John took over they collected $150,000 and since John has taken over, has

collected over $100,000 which has been given back to the community. Some of the items they provided back to the community were
$4500 to the Kitchen in LL, $5000 for the Kitchen in TH, $2000 for sound, replacement of the God Bless America sign and $6000 for the pool. The Cookie Jar could really use some young people to help.
3. Mike Magliocco- 11/11 Veterans Day celebration by the flag pole at 11:00; open to the entire community and refreshments will be served. 11/14 going to have a family style breakfast between 8:30-12:30 in the PAC. Tickets are $10 or $12 at the door. For tickets, contact Pete, Mike or Paul. Notice that flags in the community are being flown and some are worn out. No other flag to fly above the American Flag. Do not throw out worn flags. We have a canister right behind the Cookie Jar painted red, white and blue. All flags should go into that canister without the stick. These flags are handled by the American Legion.
4. Dominic Tangredi- as President of Helping Hands, wanted to advise the community that on December 16th, Rite Aid will be administering the COVID booster shot. It will be by appt. only in the PAC. More info to come. Dominic may look to have another date as well next year.

XI. OLD BUSINESS – N/A

XII. NEW BUSINESS - Pat Shinners brought up the 50th anniversary of Leisure Knoll on 9/23. The Board is looking to create an ad hoc committee to spear head this project to come up with ideas on what it should look like. If anyone is interested, please leave your name at the office, send an email to leisureknoll.net or contact Pat directly. In addition, indoor shuffleboard and ping pong will begin in January in the PAC. Charlie Jobes has agreed to continue with that. Also still looking to anyone or several people to help take on outdoor shuffleboard.

XIII. ADJOURNMENT - A motion to adjourn the meeting was made by Pat Shinners and seconded by Andy Passman. All in favor, 7-0. Meeting adjourned at 11:04 AM

XIV. OPEN FORUM
1. Bill Bivins, 10 Blackthorn- still having problems with the gatehouse. This past Saturday at 3 PM, a visitor came through without receiving a call. Prior to that, returned by Uber- didn't question. Need documentation so we can go back to the vendor. We did report the Uber driver but will look into the Saturday visitor.

2. Phil Falzarano, 3 Durham- Asked if the CD's presented were included in the total 1.9 million of reserves. Pat replied yes.
3. Ralph Aversa, 17 Romford- very upset when walking his dog, a speeding car was going 45 miles an hour, Ralph yelled at the driver. They stopped and came back and threw his coffee cup at him.
4. Phil Falzarano, 3 Durham- about meeting on 11/27 at 7 PM second time mentioned informational meeting. He found no mention of an informational meeting. Karen replied it was in response to the petition but it's on 10/27.

Meeting adjourned at 11:20 AM

Respectfully submitted,

Lynn Miller

Lynn Miller, Secretary