Leisure Knoll at Manchester Association
4 Buckingham Drive North, Manchester, NJ 08759
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BOARD OF TRUSTEES MEETING IN PAC @ 6:00 PM
OPEN MEETING MINUTES
DECEMBER 8, 2021

I. CALL TO ORDER - The meeting was called to order by President- Karen Ferone at 6:06 PM.

II. PLEDGE OF ALLEGIANCE - The Pledge of Allegiance was led by Pete Marottoli.

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

IV. GUEST(s) – N/A

V. REVIEW/APPROVAL OF MINUTES

1. November 10, 2021 - Motion to accept the November 10, 2021 Exec minutes was made by Pat Shinners and seconded by Vladimir Kowaliwskyj. All in favor 7-0.

VI. TREASURER'S REPORT

1. Statement of Cash Flow 12/8/21 - Motion to accept the November 8, 2021 Statement of Cash Flow was made by Pete Marottoli and seconded by Andy Passman. All in favor 7-0.

STATEMENT OF CASH FLOW

DECEMBER 8, 2021

BILLS PRESENTED FOR PAYMENT ARE:

Operating	$	202,725.87	* Included in Total
			Insur-Pckge (1 of 9) $ 44,675.82
			Insur-D&O $ 20,695.00
			Nov-Dec Cable $ 58,350.41
			Dec-Jan Trash $ 27,738.89
Reserves	$	-0-	* Included in Total
Lawn & Snow	$	-0-	* Included in Total
			Nov Lawn $ -0-

BALANCES AS OF December 6, 2021

Operating	$	695,247.49
Reserves	$	1,997,403.52
Lawn & Snow	$	784,843.35

CD's - RESERVES

$ 240,000.00	0.100 %	2/22
$ 200,000.00	0.100%	3/22
$ 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 – Had some challenging times with COVID. Reach out to Legal Counsel and the Health Dept. figuring out how best to do our business while keeping our homeowners safe and risk liability at a minimum.
Started to open the PAC- please fill out the Waiver Form and sign in sheet.
A number of changes coming up next year
a. change the front sign and landscaping
b. rehab of our security guard at the front gate
c. looking to re-do the maintenance shack and how it can be enhanced.

d. right now down 1 employee in our office staff and we are continually reaching out to fill this position. Please be patient during this time. The Saturday pilot to open on Saturdays only had 3 calls over the 3 Saturdays. So it was decided not to have it open during the winter months. We will put that on hold until the Spring/Summer time and revisit it at that time.
f. informational meeting is next Wednesday at 7 PM to present the information regarding the expansion of LL. Both legal counsel and the auditor will be in attendance.

VIII. MANAGERS' REPORT
1. Mary spoke about the large number of outages recently throughout the Knoll. We were able to make contact with someone through infrastructure dept. within JCPL. There is a meeting set up between Christmas and New Years to see what kind of partnership we can come up with to make this better.
2. Currently going through concrete replacement (later due to labor force) and started 3 streets and should be wrapped up within the next week-10 days.
4. LL meeting- the LK website has a link directly to this information page containing the diagram before and after, interior layout, also facts on how much we have spent and projected to be spent and the history. There is also option to ask a question in preparation for this meeting.

IX. MOTIONS – N/A

X. COMMITTEE REPORTS – N/A

XI. OLD BUSINESS – N/A

XII. NEW BUSINESS – N/A

XIII. ADJOURNMENT - A motion to adjourn was made by Vladimir Kowaliwskyj and seconded by Pat Shinners. Meeting adjourned at 6:20 PM.

XIV. OPEN FORUM
1. Roger Wilbert, 23 Woodstock-
a. Commented on the ugly green utility boxes and can we have them changed? Can the BOT give more pressure with the utility company to have these exchanged? The BOT will take this back under consideration.
b. Question the status of the paving- Buckingham is on hold due to the number of water main breaks and plans to revisit in the spring. Karen stated that the Utility Company doesn't maintain infrastructure so they come only when something breaks.
2. Geoff Sharp, 32 Greenwich- When someone has difficulty walking, it is difficult to maneuver the entrance to the buildings using the curb so as not to have to go to the end for the entrance and then back to the middle. Perhaps since concrete company is here, they can add this to their work adding some form of ramp at the curb.

3. Alan Munger, 2 Edgeware-
a. Big problem is the number of water main breaks throughout the entire Knoll. This year alone between a few streets had at least 10 water main breaks. The water is constantly dirty and sandy. What is the plan? Somebody needs to stand up and fight with the utility company. Karen will take the lead and speak with the utility company and ultimately the planning board if necessary.
b. Was informed by Compliance to write up Tony C when he had multiple trailers parked throughout the Knoll. Eventually Tony C moved his trailers to the back lot. Now why isTony C's trailers back in the home's driveways again. States he is working back and forth again throughout the Knoll the whole year. We will take under advisement and get back to you.
4. Jeanine Munger, 2 Edgeware- inquired about the informational meeting called for the 15th. Doesn't understand what informational means? We had a petition which according to the Bylaws, a special meeting will be called when 20% of the members in good standing in signed. A special meeting has special rules to follow: quorum, minutes, and eligible voters. Etc. Karen stated that the petition asked that we wait until after the election so we abided by that. We realize that the motion that was made for the original plan was null and effect and the new plan was not given out correctly. So our legal counsel advised us to have an information meeting first of the new design for LL expansion.
5. Nancy Volk, 23 Maidstone- also commented on the number of water main breaks, over the last 3 years, particularly on Maidstone and if anything can be done, it would be appreciated.

John McCarthy- Cookie Jar Presentation- Over the years, the Cookie Jar has made significant contributions to different projects happening in our community. Past examples include the PAC Kitchen $5,000, LL Kitchen $4,500, Pool work $6,000 and is tonight is contributing a $1,000 check toward the fishing pier. Cookie Jar is still looking for volunteers to help and would encourage the residents to break down the boxes.

XIV. ADJOURNMENT
A motion to adjourn the open forum was made by Pat Shinners and seconded by Vladimir Kowaliwskyj.

Meeting adjourned at 6:51 PM

Respectively submitted,

Lynn Miller

Lynn Miller
Secretary