Leisure Knoll at Manchester Association
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BOARD OF TRUSTEES
OPEN MEETING MINUTES VIA GO TO @ 10:00 AM
FEBRUARY 9, 2022

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

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. January 12, 2022 - Motion to accept the January 12, 2022 Open minutes was made by Vladimir Kowaliwskyj and seconded by Pete Marottoli. All in favor 7-0. Motion Passed.

VI. TREASURER'S REPORT
1. Statement of Cash Flow 2/9/22 - Motion to accept the February 9, 2022 Statement of Cash Flow was made by Lynn Miller and seconded by Linda Murray. All in favor 7-0. Motion passed.

STATEMENT OF CASH FLOW

FEBRUARY 9, 2022

BILLS PRESENTED FOR PAYMENT ARE:

Operating $ 562,897.06 * Included in Total
1/7 Snow-Roads/Aprons $ 24,098.74

			1/29 Snow-Roads/Aprons	$ 72,382.91
			Jan Rsve Contrib	$ 68,292.00
			Insur-Pckge 3 of 9	$ 11,176.00
			Jan-Feb Cable	$ 61,569.23
			Feb Trash	$ 14,057.75
			Dec Member Fees	$ 10,000.00
Reserves	$	51,180.00	* Included in Total	
			Concrete Project	$ 51,180.00
Lawn & Snow	$	85,836.85	* Included in Total	
			1/7 Drives/Walks	$ 31,213.40
			1/29 Drives/Walks	$ 54,623.45

BALANCES AS OF February 7, 2022			CD's - RESERVES		
Operating	$	387,380.01	$ 240,000.00	0.100 %	2/22
Reserves	$	2,225.617.57	$ 200,000.00	0.100%	3/22
Lawn & Snow	$	335,231.60	$ 200,000.00	0.250 %	6/22
			$ 75,000.00	0.400 %	11/22

*Invoices of $ 10,000. 00 or more

VII. PRESIDENT'S REPORT – Karen noted that DTE as well as Jack and his maintenance team did a terrific job during the last large snow storm. The BOT will be meeting next week to discuss the recent change in mask orders in NJ and how to move forward. The BOT is also discussing the size of some of our events and Phyllis will be guiding the clubs and activities accordingly. The voting is out and please be sure to vote. If anyone has any issues, Mary will be preparing a video and reach out to anyone on the Board.

VIII. MANAGERS' REPORT – The ballot is out for approval or disapproval of the LL project. The ballot is available on the website in addition to the LK News. Mary instructed how to vote. Mary will put together a video on Channel 1970 and the website.
In order to approve such a project, we need 814 yes' or nos. Our standard timeline for voting is 30 days. At that point, if we don't have enough votes, the BOT is prepared to and will extend the voting. There is a lot of information on the website and if anyone has any questions, please contact the office.

IX. MOTIONS

1. Approval of Resolution Entitled: "Procedures for Open Board and Members' Meetings When Held Remotely" - A motion to approve the Resolution Entitled: "Procedures for Open Board and Members' Meetings When Held Remotely" was made by Pat Shinners and seconded by Vladimir Kowaliwskyj. All in favor 7-0. Motion Passed.

X. COMMITTEE REPORTS – Phyllis Hanna discussed 4 items

1. This week Activities will be notifying all clubs and activities about the new COVID rules eff. 3/1.
2. Indoor sports will continue through April. Every Thursday @ 6:00 PM
3. Masks and waiver forms are still mandated through February and will be reviewed thereafter.
4. Presidents Meeting 3/18 @ 1:00 in the PAC

XI. OLD BUSINESS – Pat Shinners reminded everyone that she is putting together an adhoc committee for the 50th anniversary of LK. The project will start in March. Pat will give it another couple of weeks, so if anyone is interested, please contact Pat Shinners or call the office.

XII. NEW BUSINESS – N/A

XIII. ADJOURNMENT - A motion to adjourn the open meeting was made by Lynn Miller and seconded by Vladimir Kowaliwskyj. Meeting adjourned at 10:19 AM.

XIV. OPEN FORUM

1. Mike Magliocco- n/a
2. Linda Schiavone; 31 Dorset- do we still need to fill out another waiver and health declaration if we already filled one out? Mary stated we did have an original declaration that expired 12/31 but we now issued a new one that we require.
3. Bill Dame; 10 Blackthorn - Why does the balloting have to be so secretive? Bill felt we are making it hard for people to vote. Karen stated that our ballots are meant to be secret. There has to be some confidentiality.
4. Phil Falzarano; 3 Durham- one is an observation and the other is a question.

A lot of residents that wear hearing aids have a hard time hearing when the panel has their mics on. The feedback is terrible.

The question is about the statement Mary made about the 30 days. Where did that come from? Mary stated that has been the historical window for voting.

Another question was about this LL expansion project which is a capital project and why it's not mentioned anywhere? Mary stated there is a line item in the reserve budget for this project and a capital expense is anything over $10,000. Phil stated it's not earmarked specifically as indicated in the LK News or our attorney, Sam. The BOT will take back the issues and discuss.

5. Nick Crupi; 7 Marston- is there a plan to fix the roadways, specifically potholes inside the development? Mary stated there is an ongoing paving project where we allocate a certain amount of dollars in the reserve budget for repaving and repairing the roads. The one coming up shortly is earmarked for Buckingham from the front entrance to Banbury. Every year we do a project in the area of $300-400K range.
6. Marilyn Larsen; 35 Gladstone- just wanted to thank the LK Olympics that show up every Thursday night in the PAC. It's a fun event and wish more would show up. Also, she inquired as to the status of the vending machines. Mary stated that we just got the vendor participating with those machines. He was just in to service them and get them working again and fully stocked.

A motion to adjourn the Open Forum portion of the meeting was made by Pat Shinners and seconded by Pete Marottoli. Meeting was adjourned at 10:31 AM.

Respectively submitted,

Lynn Miller

Lynn Miller, Secretary