Leisure Knoll at Manchester Association

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BOARD OF TRUSTEES
OPEN MEETING
APRIL 13, 2022

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

II. PLEDGE OF ALLEGIANCE
Mr Marottolli led the Pledge of Allegiance

III. ROLL CALL

BOARD OF TRUSTEES
Present
Karen Ferone, Vlad Kowaliwskyj, Pat Shinners, Pete Marottoli, Linda Murray, Andy Passman
Not Present
Lynn Miller
ALSO
Present
Community Manager, Mary D'imé,
Maintenance Manager, Jack Gregg

IV. GUEST(s)

1. PO Michael O'Hara – Traffic Safety Officer – Manchester PD
Officer O'Hara discussed traffic rule compliance as an issue, particularly with private communities and the police's limited abilities to enforce. Title 39, which is the New Jersey Statute for motor vehicle and traffic regulations is not enforceable in private communities so the police cannot issue summonses except those for hazardous or careless driving. To obtain Title 39 in a community, not only is it a lengthy process, there are considerable expenses such as replacement of traffic signs and installation of traffic markings as examples. Instead, Office O'Hara suggested that anyone observing someone driving in a dangerous fashion to note the license plate as well as the name and address if known then call the police non-emergency number at 732-657-6111 and report it. The police can speak to the person to make them aware of their behavior.

V. REVIEW/APPROVAL OF MINUTES

1. March 9, 2022

Patricia Shinners MOTIONED to approve the Minutes of March 9, 2022 as presented. Linda Murray SECONDED. None Opposed. MOTION CARRIED.

VI. TREASURER'S REPORT

1. Statement of Cash Flow 4/13/22

Ms Shinners reviewed the 4/13/22 Statement of Cash Flow which is attached to these Minutes. Ms Shinners reported that an additional Reserve CD in the amount of $245,000. was purchased for 2 months at 0.350%.

Mr Kowaliwskyj MOTIONED to approve the Treasurer's Report as presented. Mr Passman SECONDED. None Opposed. MOTION CARRIED.

VII. PRESIDENT'S REPORT

Ms Ferone reiterated the need to observe the traffic regulations in the community and to simply slow down. She also reminded everyone that the recycling is a Township service, not controlled by the Association so if there are any issues of concern they should be directed to the Township, not the Association Office or Gatehouse. She also added that containers placed out for recycling pickup should always have lids to prevent loose trash. Ms Ferone concluded by reminding everyone that the tennis/pickleball courts are not dog parks/runs after hearing reports of residents letting their dogs run around in the fenced in area.

VIII. MANAGER'S REPORT

Ms D'imé discussed the 2022 pool season beginning with the pool opening on Saturday, May 28th. Like last year, the hours will be from 11 AM to 7 PM and unfortunately, at least to start the season, there will be no guests permitted. She added that the staff will consist of two (2) lifeguards and one (1) gate attendant. Ms D'imé stated that Down to Earth did their first lawn applications at the end of March which consisted of fertilizer as well as pre and post emergent weed control. She reminded everyone that the full data sheets were available for viewing and download from the community website and that opting out of the lawn application program was always an option simply by contacting the Association Office. Ms D'imé said that all of the paperwork for the Lake Mini Dock has been submitted and we are just waiting for a start date. The project should take approximately a week or so start to finish. She asked everyone to consider what the "Plan B" might be as it appears that Lakeside Lodge Project will not be passed and encouraged ideas to be sent to the Association. She also reminded everyone to call the Gatehouse to report any missed trash pickups because the truck will stop by on their way out to pick up the missed list. Ms D'imé concluded by saying that they are working on a hybrid meeting formal for the open meetings meaning that they will be in person as well as virtually so that more can participate.

IX. MOTIONS

1. Approval of Proposal from Down to Earth to Install Trees/Sod

Mr Kowaliwskyj MOTIONED to approve the proposal from Down to Earth to install

forty-five (45) trees at various locations as well as sod at twenty-two (22) various locations at a total cost of $ 38,97.43 tax included. Ms Shinners SECONDED. None Opposed. MOTION CARRIED.

X. COMMITTEE REPORTS

Activities – Phyllis Hanna, Director, invited everyone to participate in the Thursday night Indoor Sports in the PAC. She also noted there was a new club called the Astronomy Club and that the Activities Committee was putting together a cookbook. She reminded those wanting to post "For Sale" notices on the bulletin boards to keep them limited to a 3x5 card and asked for volunteers to help bring Bingo back. Ms Hanna concluded by saying that new ideas are welcome.

XI. OLD BUSINESS

No old business at this time.

XII. NEW BUSINESS

No new business at this time.

XIII. UPDATES

Mr Marottolli, the Board Liaison to the Architectural Control Committee, thanked all of the Committee members and wanted to assure all that the current Board has not granted exceptions to the Guidelines, instead choosing to modify the Guidelines to accommodate the changing needs of the community. He asked anyone with questions or concerns to reach out to the Committee for help.

Ms Murray, the Board Liaison to the Compliance Committee, explained that the main purpose of the Committee was to keep the community aesthetically pleasing and clean. She wanted to clarify a recent issue raised about flags and that all types are permitted except for political which are allowed only during a specified timeframe. She concluded by saying that the postcards sent by the Committee are intended simply as a gentle reminder.

Mr Passman, the Board Liaison for the Voting Committee, said that Lakeside Lodge project vote was is falling short of the quorum needed and so the deadline to return ballots was being extended one last time until May 27th. He concluded by saying a public count of the votes will take place prior to the Open Board Meeting of June 8th at 9 AM and everyone is welcome to observe.

Mr Kowaliwskyj, the Board Liaison for the Community Garden said there are three (3) available plots this season and asked that anyone interested to contact him.

Ms Shinners, the Board Liaison for the Budget/Finance Committee, stated that the Committee will meet in early May to begin the 2022-2023 Budget process.

XIV. ADJOURNMENT

Mr Shinners MOTIONED to adjourn the meeting. Mr Marottolli SECONDED. None Opposed. MOTION CARRIED.

The meeting was adjourned at 11:13 AM

XV. OPEN FORUM

No questions/comments from the floor.

Respectfully submitted,

Mary E D'imé