Leisure Knoll at Manchester Association
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BOARD OF TRUSTEES
OPEN MEETING MINUTES @ 10:00 AM
JUNE 8, 2022

I. CALL TO ORDER - The meeting was called to order by President- Karen Ferone at 10:14 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: Pete Marottoli and Andy Passman; Property Manager: Mary D'Ime and Maintenance Manager: Jack Gregg. Trustee Linda Murray was absent.

IV. GUEST(s)

1.Mayor Robert A Hudak – The Mayor spoke about several topics.

a. due to the new tower, there will no longer be water restrictions this year.

b. Cathedral of the Year- looking to see if we can have it listed on the national historical register.

c. Budget season – in the middle of budget season. Public meeting next week on the budget. Very tough year. Costs have increased particularly our gas.

d. added funding to our volunteer fire dept.

e. Surf & Stream- camp ground in progress to become a county park. Area on the other side of Toms Rivers will become of the county park. The area by the Ridgeway Liquors will also become a county park. The Pinelands have approved this plan. Do not have an ETA for construction.

Opened for questions:

- Bill Nothnagel, 57 Red Hill- Takes intake calls from St. Vincent DePaul. What will happen to the homeless living in the Township? The County is partnering with several non-profits. Mayor is trying to connect with them to see how to handle.
- Cathy Fingerlin, 19Twyford- thought the Fire Dept. was paid. Mayor clarified that it's paid only M-F but after hours and on weekends, the volunteers are still staffed.
- Lucy Minichino, 14 Red Hill- Will the parks be handicapped accessible? The Mayor stated yes.

- Nick Petrillo, 8 Greenwich- thanked the Mayor for writing to the Governor about the immunity laws for our communities. Nick wants the seniors who make up a good % of the population to be considered more in their decisions. Mayor hasn't heard of any updates. Everything is staying the course right now.
- Pete Marottoli, 30 Turnbridge- What is the status of the Blue Angel Program? The request has been put in at this point. They Mayor is expecting to know around July. This is a grant funded program that will be utilized by the police when there is a welfare check needed.
- Mayor then spoke about some family questions and topics.
- Cathy Fingerlin, 19 Twyford- lake off 571 in Pine Lake Park appears polluted. The cost to dredge this lake is astronomical. Trying for a grant program. It's tested randomly and No Swimming is posted. The geese is also a big problem.
- Linda Campisi, 42 Normanton- Is there anyone that goes into the geese nesting area and hide the eggs? The Mayor stated yes.
- Mayor's email address for any questions is mayor@manchestertwp.com

V. REVIEW/APPROVAL OF MINUTES

1. April 13, 2022 - Motion to accept the April 13, 2022 Open minutes was made by Pat Shinners and seconded by Pete Marottoli. All in favor 6-0. Motion Passed.

VI. TREASURER'S REPORT

1. Summary of Statement(s) of Cash Flow 5/11/22 & 6/8/22 - Motion to accept the May 11 and June 8, 2022 Statements of Cash Flow was made by Pete Marottoli and seconded by Andy Passman. All in favor 6-0. Motion passed.

STATEMENT OF CASH FLOW
MAY/JUNE 2022
Summary

BILLS PRESENTED FOR PAYMENT ARE:

Operating	$	822,280.84	* Included in Total	
			Mar Member	$ 12,000.00
			Apr Member	$ 10,000.00
			May Member	$ 14,000.00
			Tree/Sod Repl	$ 41,522.45
			Apr-Jun Cable	$ 123,242.02
			Apr-Jun Rsve Contrib	$ 204,876.00
			Pool Mgmt # 4&5	$ 29,422.00
			Jun Trash Add'l/Fuel	$ 28,115.50
			Insur Pckge Instll	$ 11,176.00
Reserves	$	- 0 -	* Included in Total	$ - 0 -

Lawn & Snow	$ 59,555.00	* Included in Total May Svce	$ 59,555.00

BALANCES AS OF June 7, 2022		CD's - RESERVES		
Operating	$ 771,908.13	$ 245,000.00	0.350 %	6/22
Reserves	$ 2,445,762.52	$ 200,000.00	0.250 %	6/22
Lawn & Snow	$ 374,917.55	$ 240,000.00	0.450 %	9/22
		$ 245,000.00	0.850 %	10/22
		$ 75,000.00	0.400 %	11/22

*Invoices of $ 10,000. 00 or more

VII. PRESIDENT'S REPORT – Karen spoke about the following:

1. Still working on paving and concrete work. Tarworth, Twyford and Appleby will be paved sometime in the future and be aware for notification.
2. Activities Club has changed from a Director to a Chair as an extension of the Board. Phyllis Hanna will not be in charge of Publicity, Public Relations and look to the LK News for more information. Larry Hurley will now be the lead of the Activities Club.
3. Will be making some changes to the LK News- look out for these changes in the July publication- more informational.

VIII. MANAGERS' REPORT – Mary spoke about the following:

1. Pool Restrictions- guests still restricted. Our contract this year included 2 lifeguards and 1 attendant. Since we are over 2,000 sq. ft. the state requires to have 2 certified lifeguards at all time. With the challenge in trying to supply lifeguards, it was decided to change the pool hours to an 8 hour date so we only were concerned about one shift. We also were challenged in getting guards at all, so we applied for an exemption which means no life guards on duty and appropriate swim at your own risk signs will be shown. We do however still need an attendant. The immunity bill that was in place last year expired on 12/31 so no bill exists today. So we are basically on our own. Board looked at all of their options and were still concerned with having children. The Board is continuing to look at the status every day. This is the rationale to not having any guest policy for now.
2. Office hours have expanded to having the office open through the summer (June, July and August), the second and fourth Wednesday, the office will be open till 7 PM.

IX. MOTIONS - N/A

X. COMMITTEE REPORTS –

a. PP&R- Phyllis Hanna has a new title and is enjoying her new job. The July LK News will be full of information of what to do around the community- not just in LK.

b. Cookie Jar- John McCarthy spoke about the Cookie Jar and thanked its volunteers. The cardboards need to be broken down and newspapers need to be tied in reasonable bundles. There are new reimbursement rates. Cardboard is now $90 a ton and

Newspapers are now $75 a ton which is a huge improvement. Money collected is given back to the community. John asked to please not use duct tape on cardboard.
Lastly there was an incident where someone took two of our plastic containers. Camera provided proof of who did it and will be notified by our office.
c. Voting Committee- Quorum wasn't reached. Lynda Dowd gave the count of the vote for the LL expansion: 102 Yes and 436 No.

XI. OLD BUSINESS – N/A

XII. NEW BUSINESS – N/A

XIII. UPDATES –
a. Pat Shinners spoke about our Governing Documents. This has been an open item for the last 6 years. There are 3 versions based upon when the developers came in. There is 1-14, 15-16 and lastly 17. Basically the same but still have some differences. To make things uniform, our legal counsel has reviewed and updated the Governing Document. This will also include new revisions- 1) leasing a house, you have to live in a house for 2 years before it can be rented with a caveat for flippers to allow our homes to be fixed up and sold, 2) any new homeowners will have to be on our lawn and snow service and 3) we will increase our Capital Improvement threshold to $75,000. The new Governing Document will have to have 3 separate votes and each has to be approved by 2/3 of our units in each section in order to pass. Informational videos and meetings will be coming. Lastly we will be celebrating our 50th anniversary next year and our front entrance will be updated. Hopefully all done for our anniversary celebration.
b. Pete Marottoli spoke about ACC- The Township has new guidelines that is affecting some residents with permits. Mary has been in contact with the Mayor's office and by the fall we hope to reach a compromise.
c. Andy Passman thanked Lynda for the voting. We need people to come out and vote. June 17th is the deadline for anyone who wishes to run for trustee to submit a letter of intent. There are two openings for a 3 year term.
d. Lynn Miller is creating articles that will be enlarged so that common topics such as recycling, scheduling and bulk pickup, etc. is easier to read. Also reaching out to Fire/EMS to speak to the community.
e. Vlad Kowaliwskyj, stated we will be paving three streets in August on Twyford, Tarworth and Appleby. Residents will be notified prior to paving and will need to find a place to park their car. Residents on Marlow will also need to move their vehicles. DTE will be taking care of high grass and weeds around the lake.
There are still 2 open spots for the Community Garden. Let Vlad know if you are interested.

XIV. ADJOURNMENT - A motion to adjourn the open meeting was made by Andy Passman and seconded by Pete Marottoli. Meeting adjourned at 11:21 AM.

XV. OPEN FORUM

a. Leslie Terjesen, 94 Red Hill- when the houses flip, can they also rent? Pat Shinners cited the language that will be in the Declarations.
Leslie targeted the Compliance Committee about a registered letter requiring her to paint the soffit in front of her office. Leslie went to the office and explained when it would be taken care of. She was notified by the office not to worry about it. Subsequently received notification that she had 10 days to paint her home. Cited other situations (cutting of lawn, other homes) that were worse than hers. Barbara Cottrell painted the house.
b. Marilyn Larsen, 35 Gladstone- Marilyn spoke about the process that's in place. Marilyn will speak to the office after the meeting.
c. Cheryl Passman, 31 Appleby- was inquiring if the Board would consider extending the hours at the pool to 10-8. The Board will take it under consideration.
d. Patty May, 19 Oakham – was inquiring about allowing guests at the pool as were other guests at the pool. Leisure Knoll cannot speak for other communities and their liability approach and big pockets. More concerned about having small children particularly without guards. We are looking at the bigger picture and perhaps later in the season looking at adult guests.
e. George DeLuca, 17 Appleby- the soil and grass re-applied on Appleby is all weeds. Also folks have complained about weeds around the lake. DTE will only cut the grass and weeds around the grass and benches. The marsh weeds will remain as they protect the ECO system from applications.
f. Bill Dame, 10 Blackthorn- notified everyone about a Veterans barbecue on July 4th and to purchase a ticket to celebrate their 10 anniversary.
g. Karen Ferone also spoke about bulk pick up and recent comments about items left outside that are being stolen. If it occurs, call the police.

A motion to adjourn the open meeting was made by Pat Shinners and seconded by Vladimir Kowaliwskyj. Meeting adjourned at 11:49 AM

Respectively submitted,

Lynn Miller

Lynn Miller, Secretary