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
SEPTEMBER 14, 2022

I. CALL TO ORDER - The meeting was called to order by President- Karen Ferone at 7:02 PM. Vladimir Kowaliwskyj arrived at 7:19 PM. Pete Marottoli was excused.

II. PLEDGE OF ALLEGIANCE - The Pledge of Allegiance was led by Andy Passman.

III. ROLL CALL

1. Announcement of Election Results &
Officers of the Board – Andy announced the election results. 242 votes; Karen Ferone and Vladimir Kowaliwskyj were elected. Karen announced the officers: Karen Ferone will be President, Pete Marottoli will be Vice-President, Pat Shinners will be Treasurer and Lynn Miller will be Secretary. Linda Murray, Andy Passman and Vladimir Kowaliwskyj will be our Trustees.

IV. GUEST(s)

1. Dan Keane and Ashley Jansen – Allied Universal – Gatehouse Services - presented the history and statistics of Gate Activity during 2021. Shredding event 10/1 from, 9-12 in maintenance lot. Dan responded to questions from the residents.

V. REVIEW/APPROVAL OF MINUTES

1. August 10, 2022 - Motion to accept the August 10, 2022 Open minutes was made by Pat Shinners and seconded by Andy Passman. All in favor 6-0. 1 Excused. Motion Passed.

VI. TREASURER'S REPORT

1. Statement of Cash Flow 9/14/22 - Motion to accept the Statement of Cash Flow 8/10/22 was made by Lynn Miller and seconded by Linda Murray. All in favor 6-0. 1 Excused. Motion Passed.

STATEMENT OF CASH FLOW

SEPTEMBER 14, 2022

BILLS PRESENTED FOR PAYMENT ARE:

Operating	$	317,867.41		
			* Included in Total	
			Sep WM Add'l Incl Fuel	$ 14,057.75
			Aug-Sep Cable	$ 61,628.59
			Insur Pckge Pymnt	$ 11,176.00
			Sep Rsve Contrib	$ 68,292.00
Reserves	$	345,539.58	* Included in Total	
			Bal Mini Dock	$ 21,805.00
			Paving Appleby, Turnbridge,Twyford	$ 308,566.00
Lawn & Snow	$	66,306.36	* Included in Total	
			Sep Svce	$ 66,306.36

BALANCES AS OF September 12, 2022

			CD's - RESERVES		
Operating	$	862,035.78	$ 200,000.00	1.750 %	10/22
Reserves	$	2,236,046.83	$ 245,000.00	0.850 %	10/22
Lawn & Snow	$	288,374.39	$ 75,000.00	0.400 %	11/22
			$ 245,000.00	2.250 %	1/23
			$ 240,000.00	3.250 %	9/23

*Invoices of $ 10,000. 00 or more

VII. PRESIDENT'S REPORT – Karen stated Buckingham is the next street to be paved. Stumps will be removed in the fall and sidewalks repaired. Front sign and shrubbery to be replaced soon. Karen suggested auto pay in lieu of coupons. Garage sale Saturday 9/17.

VIII. MANAGERS' REPORT – Cathy is preparing a list of streets participating in the garage sale along with a map of the community. Bulk pickup on Tuesday 9/20 by Manchester Township. Comcast will be visiting us sometime in late October. Robocalls- ensure your number is on the list and allow time for the recording to kick in after saying hello. Andy will be moderating a future blog that will be created to ensure BOT information is properly shared with our residents. Will be adding back our Mystery Bus Rides- 5th Wed of the Month- 11/30 next trip.

IX. MOTIONS – N/A

X. COMMITTEE REPORTS – N/A

XI. OLD BUSINESS – N/A

XII. NEW BUSINESS – Pat stated we are close to finalizing the 50th Anniversary plan and looking for volunteers to get involved.

Octoberfest-9/24 1 PM at the pool. Clubs selling food, beer and mugs $5. Flyer in LK News.

XIII. UPDATES – N/A

XIV. ADJOURNMENT – A motion to adjourn the open meeting was made by Pat Shinners and seconded by Vladimir Kowaliwskyj. Meeting adjourned at 8:08 PM.

XV. OPEN FORUM – No questions were asked.

Meeting adjourned at 8:08 PM. This is a synopsis of the Open Meeting. For additional detail, please refer to the recorded minutes on leisureknoll.net or the community channel.

Respectively submitted,

Lynn Miller

Lynn Miller,
Secretary