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 IN PAC 10:00 AM
OCTOBER 12, 2022

I. CALL TO ORDER - The meeting was called to order by President- Karen Ferone at 10:02 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: Pete Marottoli, Treasurer: Pat Shinners, Secretary: Lynn Miller, Trustees: Vladimir Kowaliwskyj, Linda Murray and Andy Passman, Property Manager: Mary D'Ime and Maintenance Manager: Jack Gregg.

IV. GUEST(s)-N/A

V. REVIEW/APPROVAL OF MINUTES
1. September 14, 2022 - Motion to accept the September 14, 2022 Open minutes was made by Pat Shinners and seconded by Andy Passman. All in favor 7-0. Motion Passed.

VI. TREASURER'S REPORT
1. Statement of Cash Flow 10/12/22 - Motion to accept the Statement of Cash Flow 10/12/22 was made by Linda Murray and seconded by Andy Passman. All in favor 7-0. Motion Passed.

STATEMENT OF CASH FLOW

OCTOBER 12, 2022

BILLS PRESENTED FOR PAYMENT ARE:

Operating	$	282,169.08

* Included in Total

Oct WM Add'l Incl Fuel	$	14,057.75
Sep-Oct Cable	$	61,628.59
Oct Rsve Contrib	$	68,292.00

Reserves	$ - 0 -	* Included in Total	
Lawn & Snow	$ 63,940.00	* Included in Total	
		Sep Svce	$ 63,940.00

BALANCES AS OF October 7, 2022		CD's - RESERVES		
Operating	$ 700,466.13	$ 245,000.00	0.850 %	10/22
Reserves	$ 2,294,488.38	$ 75,000.00	0.400 %	11/22
Lawn & Snow	$ 352,352.19	$ 245,000.00	2.250 %	1/23
		$ 240,000.00	3.250 %	9/23
		$ 200,000.00	4.200 %	4/24

*Invoices of $ 10,000. 00 or more

VII. PRESIDENT'S REPORT – Recycling should be supplied in a recycling container with a lid along with your name and address. Available at Lowes. Nothing should be bagged. Andy spoke about the benefit of using automatic bill pay for the HOA in order to reduce the number of coupon books. Forms to make this change are available at LL.

VIII. MANAGERS' REPORT –

- Mary reminded our annual meeting is next month on November 9th. First is an Open Meeting at 6 pm and then the annual membership meeting at 7 pm. Our auditor and legal representation will be there.
- Proposed Senate Bill 2537 and Assembly Bill 4106 went out. Essentially, if a person purchases a home, they would be permitted to live there. However, our governing documents prohibit that and sit over that.
- Tables and chairs for the Activities room as well as Helping Hands desk and chairs will be replaced.
- Declarations are currently different and are being consolidated into one which will sit over the existing Declarations. Most important update will be requiring owners must own their home for 2 years before renting. Working on presentations and meetings. Will require a community vote.
- Electrical upgrade to the master boxes outside TH and LL. Scheduled for 10/24 and should take about 3-4 days. LL will be closed. TH will be using the generator. The office will move down to the maintenance building during this time. Homes will not be affected.

IX. MOTIONS –N/A

X. COMMITTEE REPORTS –

1. Cathy Boudreau - discussed the upcoming 50th anniversary on 9/23/23. It will be comprised of two events- morning and evening. Needing volunteers for all committees.
2. Charlie Jobes - Cookie Jar- try to flatten all cardboard and do not leave any contents. Prefer paper to be tied in bundles. No shredding.

3. Karen (for Larry Hurley) – reminded about car show on Saturday from 1-4. Sunday at the Movies will be this Sunday with popcorn, candy and water. The movie will be One Flew Over the Cuckoo's Nest.
4. Pete reminded Bingo is back. First Bingo is October 19th. Doors open at 6 pm and game starts at 7 pm.
5. Pat brought us up to date about buildings and grounds. The trees have been taken down on Buckingham and will soon be doing the concrete work and pulling stumps in preparation for paving in the spring. Also scoping Buckingham to see if there are any problems. The front entrance will be redesigned in the next couple of weeks.

XI. OLD BUSINESS – N/A

XII. NEW BUSINESS – N/A

XIII. UPDATES – N/A

XIV. ADJOURNMENT - A motion to adjourn the meeting was made by Pat Shinners and seconded by Pete Marottoli. Meeting adjourned at 10:35 AM.

XV. OPEN FORUM
1. Charlie Jobes, 7 Leighton Lane- any new update on Comcast meeting that was cancelled? To be rescheduled.
2. Carol Lysz – 11 Turnbridge- wanted to thank the Board and grounds crew for putting down the sod.
3. Charlie Jobes, 7 Leighton Lane- inquired if the front sign should be updated to reflect movement when JCPL does their update. Mary will advise when necessary.
4. Pete Marottoli- thanked the Veterans for the updated sign.

A motion to end the meeting was made by Charlie Jobes and seconded by Fran Lupico. Meeting ended at 10:39 AM. For additional detail, please refer to the recorded minutes on leisureknoll.net or the community channel.

Respectively submitted,

Lynn Miller

Lynn Miller,
Secretary