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
DECEMBER 14, 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: 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)

1. Jim Fields – Watchdog Security – Jim was introduced as our new contact at Watchdog Security who will be our new security system vendor eff. 1/1/23. He spoke about his career and the newest high tech options that are available to help assist our community with our specific needs. He also answered questions from the audience. Instructional videos and workshops to follow.

V. REVIEW/APPROVAL OF MINUTES

1. November 9, 2022 - Motion to accept the November 9, 2022 Open minutes was made by Linda Murray and seconded by Pete Marottoli. All in favor 7-0. Motion Passed.

VI. TREASURER'S REPORT

1. Statement of Cash Flow 12/14/22 - Motion to accept the Statement of Cash Flow 12/14/22 was made by Lynn Miller and seconded by Vladimir Kowaliwskyj. All in favor 7-0. Motion Passed.

STATEMENT OF CASH FLOW

DECEMBER 14, 2022

BILLS PRESENTED FOR PAYMENT ARE:

Operating	$	366,904.40		
			* Included in Total	
			Insur - D&O Rnwl	$ 13,617.34
			Insur - Pckge Rnwl	$ 48,767.87
			Insur - Auto Rnwl	$ 11,252.00
			Nov-Dec Cable	$ 65,137.72
			Dec Rsve Contrib	$ 68,292.00
			Dec WM Add'l Incl Fuel	$ 14,620.06
			Dec L&S	$ 64,078.00
Reserves	$	41,949.20	* Included in Total	
			Concrete/Stumps	$ 25,929.00
Lawn & Snow	$	- 0 -	* Included in Total	
				$ - 0 -

BALANCES AS OF December 12, 2022

Operating	$	819,959.77
Reserves	$	2,422,607.39
Lawn & Snow	$	347,385.98

CD's – RESERVES (Incl in Bal)

$ 245,000.00	2.250 %	1/23
$ 240,000.00	3.250 %	9/23
$ 100,000.00	4.800 %	2/24
$ 200,000.00	4.200 %	4/24
$ 240,000.00	4.450 %	10/24

*Invoices of $ 10,000. 00 or more

VII. PRESIDENT'S REPORT – Karen noted the following:
a. Mary, Jack and Karen met with the Engineer of the Township as well as the Utilities Operations Business Administrator to see if they can help us. With the number of water main breaks, the Township did agree to go out and get a bond and their engineer will

plan out a way to prevent water main breaks. This will require time. As a result, the paving of Buckingham will be pushed out further.
b. Stumps- there is a step process in removing them. We will try to get them done as soon as possible.
c. Other streets are being looked at for paving.

VIII. MANAGERS' REPORT – Mary noted the following:
a. letter going out to all residents regarding the switch to the new security system, while might seem difficult is easy but the office is available to help.
b. Mary attended a seminar about what's happening in Trenton. Bill S2537 had to do with purchasing homes. The key to this legislation is that anyone can purchase a home in Leisure Knoll but residents must still be 55+. Our attorneys said there is no reason for concern. Our governing documents preside.
c. Encourage residents to update and change their back gate 4 digit code frequently to avoid having contractors, restaurants getting ahold of this code and using it to get in at their leisure.
d. Holiday lighting was well received.

IX. MOTIONS

1. Adoption of Resolution Entitled "Raising the Capital Contribution Fee" – Motion to accept the Resolution Entitled "Raising the Capital Contribution Fee" was made by Pat Shinners and seconded by Andy Passman. All in favor 7-0.Motion passed.

1. Adoption of the Resolution Entitled "Relating to Revisions to the System of Fines" - Motion to adopt the Resolution Entitled "Relating to Revisions to the System of Fines" was made by Pat Shinners and seconded by Andy Passman. All in favor 7-0. Motion Passed.

X. COMMITTEE REPORTS
Activities – Larry Hurley spoke about upcoming activities-
a. 1/5- beginning indoor shuffleboard, ping pong and corn hole in the PAC.
b. 1/15- Newcomers welcoming in the PAC @ 1:00 PM. Over 70 homes will be represented.
c. 1/8- At the Movies- Across the Universe
d. 1/22 - At the Movies- The Book Club
e. In the Spring, there will be a Springfest event. More info to follow.
f. Winners of the Holiday Light Contest are as follows. Congratulations to all.
    1. 34 St Paul was first place
    2. 7 Cromwell was second place
    3. 34 Greenwich was third place
g. 50th Anniversary- Cheryl Passman spoke about the need for volunteers in all categories for the 50th Anniversary celebration on September 23, 2023.

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 Pete Marottoli and seconded by Linda Murray. Meeting adjourned at 11:12 AM.

XV. OPEN FORUM –
1. Mike Magliocco – reminded everyone about the Veterans Super Bowl party on 2/12 at 4:00 PM. Tickets are $15.

Meeting adjourned 11:14 AM

For additional detail, please refer to the recorded minutes on leisureknoll.net or the community channel.

Respectively submitted,

Lynn Miller

Lynn Miller,
Secretary