2022:0057

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 @ 7:00 PM
JANUARY 11, 2023

I. CALL TO ORDER - The meeting was called to order by President- Karen Ferone at 7:00 PM.

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, and Andy Passman, Property Manager: Mary D'Ime and Maintenance Manager: Jack Gregg. Trustee: Linda Murray was an excused absence.

IV. GUEST(s) –N/A

V. REVIEW/APPROVAL OF MINUTES

1. December 14, 2022 - Motion to accept the December 14, 2022 Open minutes was made by Pat Shinners and seconded by Pete Marottoli. All in favor 6-0. 1 absentee. Motion Passed.

VI. TREASURER'S REPORT

1. Statement of Cash Flow 1/11/23 - Motion to accept the Statement of Cash Flow was made by Andy Passman and seconded by Lynn Miller. All in favor 6-0. 1 absentee. Motion Passed.

STATEMENT OF CASH FLOW

JANUARY 11, 2023

BILLS PRESENTED FOR PAYMENT ARE:

Operating $ 376,356.38

* Included in Total

Audit FYE 9/30/22	$	11,075.00
Dec-Jan Cable	$	65,137.72

Jan Rsve Contrib	$ 68,292.00
Jan WM Add'l Incl Fuel	$ 14,620.06

Reserves	$	2,215.63	* Included in Total
			- 0 -
Lawn & Snow	$	- 0 -	* Included in Total
			$ - 0 -

BALANCES AS OF January 9, 2023

Operating	$	721,696.78
Reserves	$	2,500,840.17
Lawn & Snow	$	411,463.98

CD's – RESERVES (Incl in Bal)

$	240,000.00	3.250 %	9/23
$	238,000.00	4.600 %	1/24
$	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 reminded residents not to leave monthly HOA payments in the mailbox. Please mail directly to address on coupon or Residents can pay online or sign up for direct deduction via the office. The money previously put aside for LL expansion is slated for the maintenance building. It's with the engineer and waiting for their recommended design specs.

VIII. MANAGERS' REPORT –

- Mary spoke about the new software set up for the gatehouse and how much easier it will be to maintain your account. Basic sign on instructions were discussed. Non tech residents can still contact the gatehouse.
- Mary and Pat spoke about the roll-out of the changes to the Declarations. First in person meeting with the 3 sets of Declarations will be held on March 14th @ 7PM in the PAC. Information will be provided to make this transition easier and will be described in the February LK News (e.g. changes by section, new updates). We will need 2/3 from each section which may take some time.
- Mary clarified why those residents paying their HOA through a third party is charging a service charge. In process of testing a new way of paying maintenance.

IX. MOTIONS

1. Adoption of Resolution Entitled "Rescinding Covid-19 Restrictions" - Motion to accept the Resolution Entitled "Rescinding Covid-19 Restrictions" " was made by Lynn
2. Miller and seconded by Andy Passman. All in favor 6-0.Motion passed. 1 absentee.

X. COMMITTEE REPORTS

1. Safety & Security- Lynn spoke again about the Watch Dog attendants and letter mailed to all residents on how to access the new Gate Key Plus website. Very user friendly. Any questions, contact the office.
2. Activities- From Larry- for 2023 working on a Spring Festival, Garage Sale, Car Show, Holiday Decorations, Mr. & Mrs. Claus, Memorial Lighting and more to come. Inside activities include shuffleboard, corn hole and ping pong and Sunday at the Movies.
3. Compliance- Pete reminded residents that holiday decorations need to be down by 1/31/23.
4. Voting- Andy reminded residents of two upcoming events- the Declarations that need to be voted on in order to pass the changes and starting in May, anyone interested in running for the Board will be mentioned.
5. Buildings & Grounds- Vlad stated Buckingham paving will be put on hold because the Township is coming in to check the water pipes. With recent water main break, please be sure to check your phone number with the office since some residents state they aren't getting the robo call.

Pat added that due to the delay in Buckingham paving, we are looking to remove the tree stumps on Buckingham and fix the concrete now rather than later. Looking at doing 2-3 additional streets. Pat reminded inside decorations are done by the residents while outside are done by an outside company. Overwhelming response to the Giving tree.

Looking at using e-mail notification as well.

One empty spot in the community garden. If interested, contact Vlad. If no longer interested in keeping your spot, also let Vlad know.

Be sure to read the information about snow removal and where your street falls in terms of where you are on the list. Website will be maintained during snow event. Be patient.

6. ACC- Linda absent however Karen spoke about ACC- not any major issues, reminder to get Township permit in addition to the community permit now that the Township has made changes to the permit process.
7. 50th Anniversary- Cathy reminded residents that we need volunteers.

XI. OLD BUSINESS – N/A

XII. NEW BUSINESS – N/A

XIII. UPDATES - see above under Committee reports.

XIV. ADJOURNMENT - A motion to adjourn the meeting was made by Pat Shinners and seconded by Pete Marottoli. Motion approved 6-0. 1 absentee. Meeting adjourned at 7:39 PM.

XV. OPEN FORUM –

1. Cathy Boudreau, 29 Dorset - how will the resident know which section you live in for the Declarations? This information will be provided at our first meeting and each section will be outlined on what's changing since not every section is the same (Section 1= 1-14, Section 2- 15, 16 and Section 3- 17).
2. Lynda Dowd, 68 Red Hill- how do we find out who has a well? Home(s) with a well are letting water run all day thereby downstream affecting neighbors. Residents are responsible for maintaining.

Meeting adjourned at 7:45 PM

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

Respectively submitted,

Lynn Miller

Lynn Miller,
Secretary