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
MARCH 8, 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, 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. February 8, 2023 - Motion to accept the February 8, 2023 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 3/8/23 - Motion to accept the Statement of Cash Flow Dated 3/8/23 was made by Pete Marottoli and seconded by Linda Murray. All in favor 7-0. Motion Passed.

STATEMENT OF CASH FLOW

MARCH 8, 2023

BILLS PRESENTED FOR PAYMENT ARE:

Operating	$	328,513.79

* Included in Total

Insur-Pckge	$	12,200.00
Feb-Mar Cable	$	65,140.80
Mar Rsve Contrib	$	68,292.00

			Mar WM Add'l Incl Fuel	$ 14,620.06
			Mar L&S Tr	$ 63,986.00
Reserves	$	26,327.50	* Included in Total	
			Shuffleboard Rehab	
			Downpay	$ 11,400.00
			Scoping Svces	$ 14,927.00
Lawn & Snow	$	68,595.86	* Included in Total	
			Mar Svce	$ 68,595.86

BALANCES as of March 6, 2023

Operating	$	572,773.44
Reserves	$	2,558,891.66
Lawn & Snow	$	408,895.53

CD's – RESERVES (Incl in Rsve 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 assured that our large projects are full funded in our reserves. We are working with the Township to replace the water lines on Buckingham and nearby streets prior to paving. We are also working with the engineer for the maintenance building replacement and also working on a pool redesign.

VIII. MANAGERS' REPORT – Mary explained the necessity of the meeting on March 14th to discuss the Declarations and upcoming changes which require a community wide vote of 2/3 per section. Will make 3 existing documents consistent. Changes include capital expense change (not already budgeted for), rental restriction change and lawn/snow change for new residents.

IX. MOTIONS

1. Approval of Resolution Entitled "Amended Lease Policy" - A motion to approve the Resolution Entitled "Amended Lease Policy" was made by Pete Marottoli and seconded by Lynn Miller. All in favor 7-0. Motion passed.
2. Approval of Final Audit for FYE 9/30/22 - A motion to approve the Final Audit for FYE 9/30/22 was made by Pat Shinners and seconded by Andy Passman. All in favor 7-0. Motion passed.

X. COMMITTEE REPORTS

1. Tina Mastroeni, Activities- announced upcoming events. Indoor activities will conclude on 4/13. Pickle ball clinic on 4/18 and 4/20. Signing up for horseshoes will be 4/26 and 5/1 at 6:00 pm. Games start on 5/8 at 6:00 PM and should consist of 16 weeks. Garage sale on June 3rd. Spring outdoor concert on 6/3 at 6:00 PM. Outdoor shuffleboard will start on 5/4 and league will begin on 5/11.
2. Cheryl Passman, 50th Anniversary- still in planning stage. Establishing subgroups and committee heads already established. Additional meetings will be scheduled. Entry bands will start selling on March 20th, 22, 24, 25 and 27th. Two day event.
3. Lynn Miller, Safety & Security- Rover will soon start driving 7 nights a week sometime during the hours of 1-5. The attendant at night will be the Rover who will have a phone and Ipad in the event calls come into the gatehouse. That call will be transferred to the attendant who will address the situation. First offense is a warning. Within the next 60 days, any offense will be $25 per offense.
4. Pete Marotolli, Compliance- reminding the community to contact a sprinkler company early since several companies have gone out of business.
5. Andy Passman, Lynda Dowd, Voting & Pool- reminded community to run for the Board. Resumes for those interested in running will need to be submitted in mid-June. Rules & Regulations regarding voting will be passed out. Will have a candidate's night. Questions for those running are encouraged and can be submitted in the TH mailbox lobby. Voting day after Labor Day from 3-7 PM in Lakeside Lodge. Andy stated new pool rules will be coming out. Accommodations for children will be allowed- tentatively based on lifeguards. Draft of new pool may be started as early as the fall.
6. Linda Murray, Activities- working on a step by step information packet on how to start a club/activity as well as what is needed to be operational. A revised special event form has been updated and is available.
7. Vlad Kowaliwskyj, Buildings & Ground- Beginning 3/20, curbs/sidewalks/aprons will be started for the next three streets that are going to be paved as well as pulling stumps on Buckingham.

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 Andy Passman. Motion approved 7-0. Meeting adjourned at 7:45 PM.

XV. OPEN FORUM

1. Ken Weisman, 51 Greenwich- inquired about the two bills in Trenton, one in the Senate and one in the Assembly. Mary clarified that this is about ownership, not residency. Right now, anyone of legal age who can enter into a contract can purchase a home but not necessarily live here. Our legal counsel has reviewed this process and our documents already cover this.

2. Gail Noonan, 76 Red Hill – the lighting in our parking lot is very dark and dangerous. Can the BOT come up with something since JCP&L is taking so long to fix the problem? Other issues took priority for JCPL but it should be addressed soon. Also the curb has a lip that needs to be addressed. The parking lot will be addressed when Buckingham is done, likely in 2024.
3. Lynda Dowd, 68 Red Hill- how long will it take to complete the vote? As long as it takes. Requires 2/3 from each section.
4. Joan DeJessa, 44 Red Hill- when was it decided about sheds? Times are changing and the BOT met and ACC prepared rules and guidelines.
5. Pat King, 46 Sandhurst – How do we track renters? The BOT finds out once they try to get in the front gate, use the pool, etc. We just voted on a resolution to ensure we're getting the necessary information. 10-20% is typical for renters.

Meeting adjourned at 8:15 PM.

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

Respectively submitted,

Lynn Miller

Lynn Miller,
Secretary