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
APRIL 12, 2023

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) – N/A

V. REVIEW/APPROVAL OF MINUTES
1. March 8, 2023 - Motion to accept the March 8, 2023 Open minutes was made by Pat Shinners and seconded by Linda Murray. All in favor 7-0.

VI. TREASURER'S REPORT
1. Statement of Cash Flow 4/12/23 - Motion to accept the Statement of Cash Flow dated 4/12/23 was made by Andy Passman and seconded by Pete Marotolli. All in favor 7-0.

STATEMENT OF CASH FLOW

APRIL 12, 2023

BILLS PRESENTED FOR PAYMENT ARE:

Operating $ 345,994.22

* Included in Total
Insur-Pckge $ 12,200.00

			Feb-Mar Cable	$ 65,140.80
			Mar Member	$ 19,000.00
			Apr Rsve Contrib	$ 68,292.00
			Apr WM Add'l Incl Fuel	$ 14,620.06
			Apr L&S Tr	$ 64,426.25
Reserves	$ 9,795.29	* Included in Total		
				$ - 0 -
Lawn & Snow	$ 68,694.49	* Included in Total		
			Apr Svce	$ 68,694.49

BALANCES as of April 10, 2023

Operating	$	768,957.27
Reserves	$	2,690,931.61
Lawn & Snow	$	400,107.42

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 –

1. Karen suggested that everyone register on the Manchester Twp. NJ alert site so that they can be notified timely about urgent topics such as the recent fires.
2. A lot of sidewalk work is being done on Buckingham. Jack will review the sewer drain reports and review with the Board as well as Marston, Harrogate and Edgeware.
3. Speed bumps going back in very soon.
4. Mayor is expected at our May meeting so come prepared with questions
5. New layout of pool being worked on.
6. Still waiting for the township to come back with bonding for water lines on Buckingham.

VIII. MANAGERS' REPORT

1. April's LK News contains the recently passed resolution about our amended lease policy which is also available online. The Board also passed last month the final audit for the FYE 9/30/22. A copy is available from the office.
2. Mystery Ride on 5/31.

3. Comcast is upgrading our phone system. Give us more options. For example, a recent robo call will be available on the phone system.
4. Extended hours in the office will be added beginning June through August. The second and fourth Wednesday of the month, the office will be open till 7 pm.

IX. MOTIONS

1. Approval of Final Capital Reserve Study 2023 - - A motion to approve the Adoption of the Final Capital Reserve Study 2023 was made by Pat Shinners and seconded by Lynn Miller. All in favor 7-0. Motion passed.
2. Approval of Pool Management Contract 2023 - A motion to approve the Pool Management Contract for 2023 was made by Andy Passman and seconded by Pete Marottoli. All in favor 7-0. Motion passed.

X. COMMITTEE REPORTS

1. 50th Anniversary- Cheryl spoke about our 50th anniversary celebration for 9/23. Thus far we have 350 attendees for dinner which will take place under tents and over 200 for the two breakfast seatings. The next meeting to purchase bands will be 4/22 from 10-1 in TH along with commerative attire.
2. Pool - Andy reminded residents to get their pool badges updated for this season. In addition, there will be a recording option on the new updated phone system which will announce if no children are allowed due to no lifeguards.
3. Voting- Andy announced there are two seats for this year's Board of Trustees Election. Any interested candidates will need to submit their resumes by 6/6. Election will take place on 9/12.
4. Compliance- Pete reminded residents that no trash should be stored in front of the garage except on trash day. Also, please check out the condition of your mailboxes and posts. Many in the community need attention. Be sure to contact your sprinkler system company to open up your sprinklers. Spring type violations will start going out. The first is a reminder postcard- please don't ignore them. If you have any questions, please contact the office.
5. Activities- Linda announced that we will have a garage sale on Jun 3rd and an outdoor concert in the evening as well as another outdoor concert in July.
6. Safety & Security- Lynn stated that our new company has started the rover and violations are being issued.
7. Declarations- Pat stated there will be another meeting in May for Declarations. The Declarations will contain a red line version so anyone can see the changes. If you didn't receive any prior information, you can pick it up at the office. We need to talk up the vote since we need 2/3 vote in each of the 3 groupings.
8. ACC- Vlad reminded residents that if you wish to plant anything beyond your 3 feet that you must obtain a permit for approval. All dumpsters must be covered at night empty or otherwise.

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 10:26 AM.

XV. OPEN FORUM

1. Charlie Jobes, 7 Leighton- Bocci will be starting in May. It will be the first Tuesday and Thursday starting at 9:00 am.
2. Phil Falzarano, 3 Durham –discussed the following questions

a. Regarding the Declarations- omitted the plot plan (map)
b. There should be 17 sections rather than 3. There are 3 phases with 17 sections.
c. All changes will be red lined. How does a resident suggest a change?
d. Compliance committee is ill formed. Corrected - should be ACC; not Compliance.
e. Signs should not be placed on any grounds, including common grounds.
f. Will there be a bypass on the new phone system- Mary said yes.
g. Pool rules- will there be a private sign in, otherwise it's a violation. There will be a sign-in sheet at the pool.
h. Why were there no safe ways to pass for wheelchairs where the streets are being reconstructed?

3. Valerie Beckett, 35 Dorset- can the lamp posts be painted? They belong to JCPL and we have asked. Suggested calling/reporting on their website perhaps may help.

Open Forum was adjourned at 10:35 am.

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

Respectively submitted,

Lynn Miller

Lynn Miller,
Secretary