Leisure Knoll at Manchester Association
4 Buckingham Drive North, Manchester, NJ 08759
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BOARD OF TRUSTEES
OPEN MEETING MINUTES @ 7PM IN PAC
MAY 10, 2023

I. CALL TO ORDER - The meeting was called to order by President- Karen Ferone at 7:02 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)

1. Mayor Robert Arace – spoke about the following
    a. Thanked all of the staff for fighting the recent fires- no homes were damaged and no persons were hurt
    b. Protecting rural and suburban character in town and spoke about 2 major wins, 2 potential wins and 1 concern on parcels of land.
    c. Answered some topics some of which included Route 70 traffic and accident concerns, location of a future dispensary, volunteer committee options, new shopping due to expansion of Presidential Gardens, water line breakage servicing, energy aggregation program and lock box program etc.

V. REVIEW/APPROVAL OF MINUTES

1. April 12, 2023 - Motion to accept the April 12, 2023 Open minutes was made by Pat Shinners and seconded by Pete Marotolli. All in favor 7-0.

VI. TREASURER'S REPORT

1. Statement of Cash Flow 5/8/23 – Motion to accept the Statement of Cash Flow dated 5/10/23 was made by Lynn Miller and seconded by Vladimir Kowaliwskyj. 5 in favor, 2 opposed.

STATEMENT OF CASH FLOW
MAY 10, 2023

BILLS PRESENTED FOR PAYMENT ARE:

Operating	$	348,953.21		
			* Included in Total	
			Insur-Pckge	$ 12,200.00
			Apr-May Cable	$ 65,080.36
			May Pool	$ 17,899.00
			May Rsve Contrib	$ 68,292.00
			May WM Add'l Incl Fuel	$ 14,620.06
			May L&S Tr	$ 63,664.00
Reserves	$	54,771.05	* Included in Total	
			Stump Rmvls (40)	$ 34,000.00
			LL Flooring Dep	$ 17,188.44
Lawn & Snow	$	63,664.00	* Included in Total	
			May Svce	$ 63,664.00

BALANCES as of May 8, 2023

Operating	$	717,285.88
Reserves	$	2,715,470.10
Lawn & Snow	$	395,622.39

CD's – RESERVES (Incl in Rsve Bal)

$ 175,000.00	4.900 %	7/23
$ 175,000.00	3.850 %	7/23
$ 240,000.00	3.250 %	9/23
$ 175,000.00	4.900 %	10/23
$ 175,000.00	4.900 %	10/23
$ 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 – The Board has been discussing the redesign of the pool. We have two specs which include handicapped accessible, rows for laps as well as entrance on both sides. Will post the layout in LL or the PAC.
With the upcoming JCP&L upgrade to LL, we will be installing a new floor and ask for everyone's patience during this time.

VIII. MANAGERS' REPORT – Mary spoke about:

1. There will be additional treatment on the lawns starting tomorrow. If anyone in interested in what's included in the treatment, it will be available on the website and in the office. This treatment will treat existing weeds, those that will still come out and some additional fertilizer.
2. The mystery ride is booked for 5/31.
3. New office summer hours for June, July and August. Will stay open till 7 pm on the second and fourth Wednesday of the month.
4. Reminded the community to complete the form in the May LK News requesting the bar codes on our cars. This will be needed when the system is updated. Anyone needing assistance can go to the office for help.
5. Tomorrow night is Declaration meeting #2 – document will be shared that will compare old to new. Meeting #3 will be a review, then input and questions and then out for a vote.

IX. MOTIONS – N/A

X. COMMITTEE REPORTS

1. Compliance- Pete reminded residents that they are responsible for seeding and patching their lawns, keeping trash in front of garage on trash day only. The compliance postcard is merely a reminder, if you have any questions, contact the office for assistance. Fence shrubs cannot be larger than 8 feet.
2. Activities- Linda reminded residents about the yard sale on June 3rd and evening concerts on the green. Look to the LK News for everything going on.
3. Pool/Voting – Andy asking for volunteers to run for the Board. Resumes due by June 16th. When the pool opens on May 27th, the gate attendant will require 2023 badges before entering the pool. Badges can be updated on 5/24 from 6-8 in TH and during office hours.
4. Safety & Security – Lynn mentioned how well a job our new company is working out.
5. Declarations- Pat stated how important this upcoming change is to our development and the need to vote (leasing, DTE, capital improvement increase).
6. ACC – Vlad presented a commemorative plaque to Bill Schroeder for his 20+ years of service in the Architectural Control Committee.

XI. OLD BUSINESS – Karen answered some questions from last Open Meeting.

1. Painting of JCP&L poles – reached out and they have acknowledged our request and will not be done during near future. Still on the waiting list.
2. Safe passage for wheel chairs during concrete work on Buckingham- any homeowner that needed assistance during the work on Buckingham, J&B has always kept personnel on hand to assist any resident.
3. S2537 bill- this bill has been outstanding for a long time. Any changes will be provided to the community.
4. Declarations- a version showing what's been eliminated and what will be changed will be available for tomorrow's meeting.

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 Vladimir Kowaliwskyj. Meeting adjourned at 8:10 pm.

XV. OPEN FORUM

1. Charlie Jobes, 7 Leighton-
    a. thanked the community for their participation using the cookie jar.
    b. inquired when the electrical upgrade will happen – tentatively 4 weeks from now.
    c. thanked the Board for the placement of the speed bumps
2. Dain Fitzgerald, 39 Greenwich-
    a. inquired about no overnight parking on the street between the hours of 1 AM – 5 AM and is there any reporting of use during this time (eg. Emergency vehicles). The Board will get back on this.
    b. asked if we could have a Manchester car driving around. Limited amount of staff for the size of Manchester. They do on occasion.
3. Valerie Beckett, 35 Dorset- thanked the Board for response on JCP&L lamp posts. The Board has been speaking with JCP&L for a while and it's on their docket.
4. Joanne Healey, 19 Westgate – can the Board look at a different type of speed bump. They are too hard. Pete offered the resident to try a different route. In the future, speed humps will be built into the repaving.
5. Nancy Aumack, 24 Harrogate- with the recent streets where sidewalks and curbing was redone, the grass was torn up on the city strip and lawn. Mary replied that these areas will be resod.
6. Jeff Fox, 91 Mansfield – is the Board reconsidering allowing overnight parking? The Board needs to discuss with the EMT, Police Dept., etc.
7. Charlie Jobes, 7 Leighton – reminded the community about our summer outdoor sports- bocce, horseshoes, and shuffleboard and pickle ball.
8. Ronald Oakes, 20 Tarworth – This resident is uncomfortable with the back gate-piggy backing, carriers leaving packages at the gate. Our new security company is trying to get GPS to send people to the front gate. Residents need to tell carriers to go through route 70 entrance. Also, be sure that the resident gate is closed at all times.
9. Cheryl Passman, 31 Appleby – reminded the residents of the HH meeting on Friday with a guest speaker about elder care.

Open Forum was adjourned at 8:35 pm.

For additional detail particularly with our Mayor's speech, please refer to the recorded minutes on leisureknoll.net or the community channel.

Respectively submitted,

Lynn Miller,

Lynn Miller

Secretary