2022:0085

Leisure Knoll at Manchester Association
4 Buckingham Drive North, Manchester, NJ 08759
Phone: 732-657-6661 Fax: 732-657-7433

BOARD OF TRUSTEES IN PAC @ 10:00 am
OPEN MEETING MINUTES
AUGUST 9, 2023

I. CALL TO ORDER - The meeting was called to order by President- Karen Ferone at 10:02 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: Linda Murray and Andy Passman. Property Manager: Mary D'Ime and Maintenance Manager: Jack Gregg. Trustee: Vladimir Kowaliwskyj was absent.

IV. GUEST(s) – N/A

V. REVIEW/APPROVAL OF MINUTES
1. July 12, 2023 - Motion to accept the July 12, 2023 Open minutes was made by Pat Shinners and seconded by Pete Marottoli. All in favor 6-0; 1 excused. Motion passed.

VI. TREASURER'S REPORT
1. Statement of Cash Flow 8/9/23 - Motion to accept the Statement of Cash Flow dated 8/9/23 was made by Linda Murray and seconded by Andy Passman. All in favor 6-0; 1 excused. Motion passed.

STATEMENT OF CASH FLOW
AUGUST 9, 2023

BILLS PRESENTED FOR PAYMENT ARE:

Operating	$	351,345.84	* Included in Total	
			Aug Insur-Pckge	$12,200.00
			Aug Trash	$14,620.06
			Jul Member	$17,000.00
			Jul-Aug Cable	$65,082.63
			Aug Rsve Contrib	$68,292.00
			Aug L&S Tr	$63,664.00
			Street Tree/Sod Repl	$19,858.91
Reserves	$	- 0 -	* Included in Total	

Lawn & Snow	$ - 0 -	* Included in Total

BALANCES as of August 7, 2023

Operating	$	594,473.37
Reserves	$	2,534,651.07
Lawn & Snow	$	381,782.34

CD's – RESERVES (Incl in Rsve Bal)

$ 240,000.00	3.250 %	9/23
$ 175,000.00	4.900 %	10/23
$ 175,000.00	4.900 %	10/23
$ 175,000.00	5.250 %	10/23
$ 175,000.00	5.300 %	1/24
$ 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 about candidates night on 8/24 and election on 9/12. She thanked Pat Shinners and Lynn Miller for their time and service since this was their last open meeting and also thanked those that attended the Budget Meeting.

VIII. MANAGERS' REPORT – Mary reminded everyone regarding the bar code update- very important. We will be transferring over September 1st. If you need help in reading the code, please come to the office. There were some updated pool rules mentioned – clarify not wearing street clothes in the pool, guests must be accompanied by a resident. Copies of budget on table and once approved on the website. Questions still welcome. An updated change to the R&Rs around signs and flags and so that page should be inserted into your R&R booklet. Mystery ride on 8/31 with a wait list. In July residents received a notice about a fee attached to the direct debit that we've been doing free for years. There have been some challenges since we upgraded to the new system. Mary reached out in regards to the $2 fee that would be assessed starting September 1st. Unfortunately, they are in fact planning to charge us. We are asking that they not start until 1/1 but still a work in progress. We are actively looking for another company to switch over to.

IX. MOTIONS

1. Approval of the Proposed Budget FY Oct 1 2023 - Sep 30 2024 – On the proposed budget that was discussed at the budget meeting but on the page that listed individual amounts, etc when it got down to those with lawn & snow, we inadvertently didn't add the increase. The increase in the operating budget is $3 a month and lawn and snow $4 a month. The Motion to accept the Proposed Budget FY Oct 1 2023-Sep 30 2024 was made by Pat Shinners and seconded by Lynn Miller. All in favor 6-0; 1 excused. Motion passed.
2. Adoption of the Resolution Entitled "Amended Long Term Parking Policy" - Motion to accept the Resolution Entitled Amended Long Term Parking Policy was made by Andy Passman and seconded by Linda Murray. All in favor 6-0; 1 excused. Motion passed.

X. COMMITTEE REPORTS

- Compliance Committee- Nancy Volk- discussed the purpose of the Compliance Committee and their process. She also thanked Marilyn for her years of service. Thanked residents to those who reply to the postcards that are mailed out. Compliance will be looking at our city strips to ensure residents are in compliance. There are 8 committee members with 1626 homes which is about 200 each.

- 50th- Cathy Rizzo spoke about the 50th anniversary; Opening Ceremony open to all residents, Gala is full with a waiting list and there are still some spots for the two breakfasts. Still selling raffle tickets.
- Voting- Andy Passman restated candidates night is 8/24, voting is 9/12 and any questions residents may want to ask by 4pm on 8/18.
- Pool- Andy Passman stated we will be opening the pool from 4pm-7pm to children on the last 3 Sundays in August, i.e. 13, 20 and 27th to gauge the popularity.
- Activities – Linda Murray reminded about our Mr. Softee on Mondays but not a guarantee, and the upcoming two concerts on the green, 8/13 with Bob Kulik and 9/3 with Lori T.
- Safety/Security- Lynn reminded residents that if you don't supply the bar code information by September 1st, you may be denied entry access to both the front and back gate. Tell all your friends and neighbors.
- Declarations- Pat reminded that the voting ballot contains a question about the Declarations. We need 2/3 vote from all sections for the new declarations to pass. Some confusion around the lawn & snow provision. The mandatory participation only applies to new residents. Current residents not on lawn & snow service will not be required to participate.

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. All in favor 6-0; 1 absentee. Meeting adjourned at 10:37 am.

XV. OPEN FORUM – No Questions.

Open Forum was adjourned at 10:38 am. For additional detail, please refer to the recorded minutes on Leisureknoll.net or the community channel.

Respectively submitted,

Lynn Miller

Lynn Miller,
Secretary