Leisure Knoll at Manchester Association

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BOARD OF TRUSTEES
OPEN MEETING
SEPTEMBER 13, 2023

I. CALL TO ORDER
The meeting was called to order at 7:00 PM.

II. PLEDGE OF ALLEGIANCE
The Pledge of Allegiance was led by Mr Marottoli.

III. ROLL CALL

BOARD OF TRUSTEES

Present
Karen Ferone, Pete Marottoli, Ken Wiseman, Vlad Kowaliwskyj, Andy Passman, Dave Glenn

Not Present
Linda Murray

ALSO

Present
Community Manager, Mary D'imé,
Maintenance Manager- Jack Gregg

1. Announcement of Election Results & Officers of the Board
Lynda Dowd, Chairperson of the Voting Committee thanked all of the Candidates for participating and willingness to be on the Board. The voting numbers were as follows:
Total votes cast – 326 (105 via Absentee Ballot and 221 via Machine).
Kenneth Wiseman – 187, David Glenn – 181, Claire Gauer – 163, Philip Falzarano – 58.
Mr Wiseman and Mr Glenn will serve three (3) year terms.

Ms Ferone announced the Officers of the Board for 2023-2024 as follows:
Karen Ferone – President
Peter Marottoli – Vice President
Linda Murray – Secretary
Kenneth Wiseman – Treasurer
David Glenn, Vladimir Kowaliwskyj and Andrew Passman will serve as Trustees.

Ms Ferone acknowledged Lynn Miller and Patricia Shinners as they depart the Board this year and thanked them for their service and the wide range of contributions they have made not only to the Board, but to the community as a whole.

IV. GUEST(s)
n/a

V. REVIEW/APPROVAL OF MINUTES

Mr Marottoli MOTIONED to approve the Minutes of August 9, 2023. Mr Passman SECONDED. Mr Glenn, Mr Wiseman ABSTAINED. None Opposed. MOTION CARRIED.

VI. TREASURER'S REPORT

1. Statement of Cash Flow
   Ms Ferone stated that the Statement this month will be presented in written form only as Mr Wiseman has just become Treasurer and will need an opportunity to review the books. The written Statement is on the reverse of the Meeting Agenda available to all attendees prior to the start of the Meeting.

VII. PRESIDENT'S REPORT

Ms Ferone yielded to Ms D'imé to continue the review of the voting results.

VIII. MANAGER'S REPORT

Ms D'imé stated that with regard to the vote on adopting the Declaration Consolidation, of the 221 total, there were 128 from Sections 1-14, 76 from Section 15-16 and 17 from Section 17. She added that although the total votes were no where near the number needed, the affirmative votes in all sections were running at approximately 2 to 1 in the affirmative. Ms D'imé added that voting will be continuing and more information on that will be released soon.

IX. MOTIONS

n/a

X. COMMITTEE REPORTS

1. Activities – Larry Hurley reported that the committee has stayed within its budget this year while providing fun events such as Concerts on the Green. He also stated that Sunday at the Movies will return on October 1st, the Car Show is scheduled for October 14th and all should watch for more information on the Holiday Decorating Contest.
2. Compliance – Nancy Volk reminded everyone that the postcard is a notice, not a violation, and that the committee wants to work with residents to get any issues addressed.

XI. OLD BUSINESS

n/a

XII. NEW BUSINESS

n/a

XIII. UPDATES

Mr Passman stated that the pool is open until Sunday the 17th after which it will be covered but the deck will be open through October 1st.

XIV. ADJOURNMENT

Mr Passman MOTIONED to adjourn the meeting. Mr Kowaliwskyj SECONDED. None Opposed. MOTION CARRIED.

The meeting was adjourned at 7:18 PM.

XV. OPEN FORUM

Pannorfi – 20 Sandhurst – Objected to the $ 120. annual charge for the Long Term Parking, thinks it's excessive. Asked if campers and boats are being charged as well. Also does not think the monitoring of those using/not using is adequate.

Charge was instituted to encourage those who no longer use the space to surrender it so those on waiting list may have it instead. Campers and boats are not being charged, the holding of spaces despite not being used has not been an issue. Use of parking spaces has been monitored, thus the decision to institute a charge.

Jobes – 7 Leighton – Also objected to the charge for Long Term Parking. Stated he volunteered to monitor space usage but Board did not accept his offer. Does not think the monitoring is adequate and there should have been more notice before charge instituted.
Stated that those who already voted on the Declaration Consolidation do not have to vote again.

Falzarano – 3 Durham – Congratulated the newly elected Trustees. Stated that Cathy from the Association Office had called him three months ago to ask if he intended to keep his Long Term Parking space.
Asked what will be done with RV's and cars parked that are not registered.
Wanted a time line within which answers to questions will be given (this evening, next open meeting) rather than waiting for Koll News publication.
Last questions asked were answered at the subsequent open meeting but he was not in attendance.

Blackmire – 104 Red Hill – Inquired about parking in the area of the Maintenance Building and why he was not allowed to park his trailer(s) there.
He was originally given a space for one trailer but permission suspended after taking advantage by parking more than the one allowed and not in the space assigned.

Cameron – 19 Hastings – Suggested robo call to remind residents about voting.

Magliocco – 14 Lambeth – Some residents, especially veterans, would like permission to display small American flags in city strips. Understands Board is working on answer/solution.

Oakes – 20 Tarworth – Thought that there would be a resident vote on whether or not to add a heater to the pool.
The pool replacement, including any additions, will not go out to a community vote. The statement about the pool heater was about getting proposals that have the heater as an option.
Also said that Down to Earth created ruts in the lawns when mowing when wet.
Suggest to call Manny, the site supervisor to see if there are drainage issues contributing to this.
Believes that the Colonial Gate does not have enough control over visitors.
Suggest to call Manchester PD non-emergency number and report plate # then the PD will contact the violator directly.

Blackmire – 104 Red Hill – Asked if the new security company saved money.
The new company cost more than the previous.
Asked why is the attendant not in the gatehouse overnight, why using our vehicle, how do people enter when not in the gatehouse.
Attendant also serves as rover for a limited time each night and uses our vehicle to do so, front gate keypad allows visitor entry and attendant also can be reached by phone when not in gatehouse.

The Open Forum concluded at 7:47 PM.

Respectfully submitted,

Mary E D'imé