# Leisure Knoll at Manchester Association

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## BOARD OF TRUSTEES
## OPEN MEETING
## OCTOBER 11, 2023

I. CALL TO ORDER
The meeting was called to order at 10:00 AM.

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

IV. GUEST(s)
n/a

V. REVIEW/APPROVAL OF MINUTES

Mr Glenn MOTIONED to approve the Minutes of September 13, 2023. Mr Wiseman SECONDED. None Opposed. MOTION CARRIED.

VI. TREASURER'S REPORT

1. Statement of Cash Flow
Ms Wiseman presented the Statement of Cash Flow dated 10/11/23.
Mr Marottoli MOTIONED to approve the Statement of Cash Flow as presented. Mr Passman SECONDED. None Opposed. MOTION CARRIED.

VII. PRESIDENT'S REPORT
Ms Ferone reminded all present that next month is also the Annual Meeting so that the Open Meeting will start at 6 PM and the Annual Meeting will start at 7 PM. She also outlined some background on the Long Term parking area and how the actual usage of the spaces has been monitored. Ms Ferone said that the purpose of the annual fee was to encourage those not truly

in need of the spaces to give them up and it has been successful. She added that charging for RV's and boats has not been necessary as the usage has been consistently monitored by the Yard Master and actual usage has been confirmed. Ms Ferone concluded by stating that the 50th Anniversary Commemorative booklet will be out soon and thanking all of the volunteers and staff for making the recent 50th Anniversary celebration a success despite the many challenges.

VIII. MANAGER'S REPORT

Ms D'imé stated that despite being able to postpone a fee imposition by the current financial software provider, Enumerate, they will be charging a $ 2. fee for each transaction beginning in November. She added that for this and for several other reasons, we will be changing providers effective January 1st meaning that those who remain on Direct Debit will pay for two months until the transition takes effect. The new provider name is CINC and CINC does not charge for Direct Debit transactions. She concluded by stating that a Robo Call with information will go out shortly.

IX. MOTIONS

1. Approval of Resolution Entitled "Relating to Revisions to the System of Fines"
   Mr Kowaliwskyj Explained that the purpose of the Resolution is to further et clean and concise rules for Members regarding the need to apply and obtain approval from the ACC prior to doing any work and the failure to do so will result in a fine of $ 150. He added that the Resolution will be available at the Association Office and also on the website.
   Mr Kowaliwskyj MOTIONED to approve the Resolution. Mr Marottoli SECONDED. None Opposed. MOTION CARRIED.

X. COMMITTEE REPORTS

1. Compliance – Nancy Volk thanked everyone for complying with the rules and reminded all that fall is a good time for lawn seeding.

XI. UPDATES

n/a

XII. ADJOURNMENT

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

The meeting was adjourned at 10:16 AM.

XIII. OPEN FORUM

Miller– 3 Surrey – Asked if other fines will remain the same after the passage of the Resolution regarding the fine for non-application to the ACC prior to work.
Yes.

Jobes – 7 Leighton – Objected to the charge for Long Term Parking. Stated he has noted vehicles parked there that have expired registrations and/or inspections. Asked about status of waitlist. The Association collects registrations and insurance at time of annual renewal; October 1st. Inspections are not monitored. The waitlist has been cleared.

Ulshafer – 14 Buck No – Asked if speed bumps will be installed on Buckingham, has a concern about speeding/careless driving especially in his area. Also asked if parking in front of Clubhouses could be expanded as spaces not adequate, especially on Wednesday events. Asked if Down to Earth and Comcast could be replaced.

Speed humps are planned as part of the Buckingham paving project. There is very little space for parking expansion in front of the Clubhouses, perhaps parking in front of Maintenance Building instead. The Association did try another company instead of Down to Earth which was not successful so they brought them back. Important to remember that Down to Earth provides basic cutting and treatment services only; enhanced services may be obtained with another contractor. The Comcast community services are under a 12 year contract agreement; expiring in 2030.

The Open Forum concluded at 10:27 AM.

Respectfully submitted,

Mary E D'imé