Leisure Knoll at Manchester Association

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BOARD OF TRUSTEES
OPEN MEETING
December 13, 2023

I. CALL TO ORDER

The meeting was called to order at 10:02 am.

II. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Vlad Kowaliwskyj

III. ROLL CALL

BOARD OF TRUSTEES

Present

Karen Ferone, Pete Marottoli, Ken Wiseman, Vlad Kowaliwskyj, Andy Passman, Dave Glenn, 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 November 8, 2023. Mr Passman SECONDED. None Opposed. MOTION CARRIED.

VI. TREASURER'S REPORT

1. Statement of Cash Flow

Mr. Wiseman presented the Statement of Cash Flow dated 12/13/23.
Mr. Passman MOTIONED to approve the Statement of Cash Flow as presented. Ms Murray SECONDED. None Opposed. MOTION CARRIED.

VII. PRESIDENT'S REPORT

Ms. Ferone stated that the pool construction is on track to begin soon. They have received all the permits for excavation which will be starting. Once the old pool is

removed, we are required to have the soil tested which will done before the new pool is in place. Ms. Ferone mentioned that the Board is working with Jim Fields (Watch Dog Security) On ways to deter speeding and the use of speed bumps. She wished everyone a Happy Holiday and a Happy Healthy New Year.

VIII. MANAGER'S REPORT

Ms. D'imé stated that the switch over to the new Gate Access database has begun as of Dec 1st. Roughly about 1800 vehicles have been updated as per our request in the Knoll News for the past few months, but many have not done so and are now having trouble entering with the old Barcodes. Just stop by the office and we'll help you get that set up. The purpose for doing this is to make more room in the system. We were running out of space. Starting January 1st, the new financial software provider CINC will be in effect for direct debit transactions and new coupon books will also be sent out. There will be no charges to the homeowner with this new company. Direct debit should have gotten a letter with information and those using the coupon books should've by now received new ones. If you haven't, stop by the office. If you sent in your payment for January to the old Lock Box/address we will still receive it for this month only. This new software will also allow everyone to log into their account.

IX. MOTIONS

1. Mr Kowaliwskyj made a MOTION to accept the Proposed Contract from Stouts Transportation Bus service for 2024. Mr Glenn SECONDED. Non opposed. MOTION CARRIED
2. Mr Marottoli made a MOTION to accept the proposed Contract from Watchdog Security/Gate house Service for 2024. Mr Glenn SECONDED. Non opposed. MOTION CARRIED
3. Mr Passman made a MOTION to accept the proposed Contract from American Pool Management Service. Mr Glenn SECONDED. Non opposed. MOTION CARRIED

X. COMMITTEE REPORTS

1. Activities- Larry Hurley Announced the winners of the Holiday house Decorating Contest. He thanked our volunteer judges for their time and all Homes that participated. 3rd Place is 61 Buckingham; 2nd place is 42 Banbury; 1st place is 40 Sandhurst.
2. 50th Anniversary- Cheryl Passman announced the Anniversary booklets are being delivered, everyone should be receiving one shortly.

XI. UPDATES

n/a

XII. ADJOURNMENT

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

The meeting was adjourned at 10:23am

XIII. OPEN FORUM

Lynn Miller 3 Surrey- Asked if the New Schedule for Stouts begins in January and will the riders be notified of the changes? Karen answered yes it will begin January 1st, and the new schedule will accommodate those that frequently use it on specific days, also Gary the Driver will let them know of the changes.

Marissa Dodge 8 Durham- Stated the enormous amount of food donations to Saint Johns food bank and would like the Board to consider a Permanent Drop Box in Timberline Hall. Karen said we will have to discuss this, there is a lot to consider, like who will be responsible for pick up etc.

Zorine Iesals 39 Leighton- Thankyou to the Activities Committee for the Santas Arrival and Pizza party. All the kids enjoyed themselves and Santa was great with them. She also mentioned upon arrival through the front Gate that the attendant opens the visitor side at the same time as the Resident side. Can he be instructed to not allow both sides to open at the same time. Karen said we'll talk to them.

The Open Forum concluded at 10:29am

Respectfully submitted,

Linda Murray

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