Leisure Knoll at Manchester Association

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BOARD OF TRUSTEES
OPEN MEETING
JANUARY 10,2024

I. CALL TO ORDER

The meeting was called to order at 7:01 pm

II. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Vlad Kowaliwskyj

III. ROLL CALL

BOARD OF TRUSTEES

Present

Karen Ferone, Ken Wiseman, Vlad Kowaliwskyj,
Andy Passman, Dave Glenn, Linda Murray
Not Present-excused Pete Marottoli

ALSO

Present

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

IV. GUEST(s)

n/a

V. REVIEW/APPROVAL OF MINUTES

Mr. Wiseman made a motion to approve the minutes from December 13, 2023 open meeting, 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 1/10/2024.
Mr. Passman MOTIONED to approve the Statement of Cash Flow as presented.
Linda Murray SECONDED. None Opposed. MOTION CARRIED.

VII. PRESIDENT'S REPORT

Ms. Ferone stated that the town Tax assessor will be here at our next open board meeting February 14,2024 at 10am. He will be addressing the community and answering questions. We all are very concerned about speeding and are currently have serious discussions with Jim Fields our security company. We are possibly looking at Radar speed cameras throughout the community. Everyone was happy to see the speed bumps removed, however, speeding is now taking place. Ms. Ferone also mentioned the new management system "CINC" in the office. The office staff has been in training every day, so we thank you for your patience while we get this running smoothly. Ms. Ferone also mentioned we did get the Bond from the town for the water lines on Buckingham. We are just waiting on a date from them when they will start.

VIII. MANAGER'S REPORT

Ms. D'imé talked about the letter that was sent regarding direct debit and direct payment. Roughly about 760 people turned in their paperwork for direct debit out of 845. So, we're almost where we were before. Mary confirmed that they are all in training at least an hour a day, this system is completely different in a good way, but we are learning how to input all of the new information that is needed to make this community run smoothly. Anyone needing assistance in filling out the new forms or if you have any questions, stop by the office. Ms. D'imé also mentioned direct debit for the month of January is delayed until the 22nd.

IX. MOTIONS

N/A

X. COMMITTEE REPORTS

1. Nancy Volk- Compliance- Just reminding everyone that holiday decorations have to come down at the end of this month (January). Its also a good time take a look around your house outside for homes that might need power washing or painting. Ms. Volk also mentioned the rules and regs for the city strip have been revised and updated, info in Jan Knoll News. Also revised signs and flags.
2. Vlad Kowaliwskyj- Buildings and Grounds- mentioned there are 2 spots available in the community garden, contact him if interested.

XI. UPDATES

Mr. Glenn- reported that the security team is doing a great job and reported the fallen light post in the back parking lot. JCPL was contacted to fix it. Everything else is running smoothly.

XII. ADJOURNMENT

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

The meeting was adjourned at 7:21pm.

XIII. OPEN FORUM

Lynn Miller 3 Surrey- Asked what is the status of the pool- Andy stated, initial deposit was given, all the plans' permits have been turned into the town, and now waiting for their return. We are still on schedule. Demolition will be done this winter and concrete poured in April. The goal is the pool will be open for May.

The Open Forum concluded at 7:21pm

Respectfully submitted,

Linda Murray

Linda Murray
Secretary