Leisure Knoll at Manchester Association

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BOARD OF TRUSTEES
OPEN MEETING
February 14, 2024

I. CALL TO ORDER

The meeting was called to order at 10:05 am

II. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Pete Marottoli

III. ROLL CALL

BOARD OF TRUSTEES

Present

Karen Ferone, Ken Wiseman, Vlad Kowaliwskyj, Andy Passman, Dave Glenn, Linda Murray and Pete Marottoli

ALSO

Present

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

IV. GUEST(s)

Martin Lynch, Township Tax Assessor

V. REVIEW/APPROVAL OF MINUTES

Andy Passman made a motion to approve the minutes from January 10, 2024 open meeting, Pete Marottoli SECONDED. None Opposed. MOTION CARRIED.

VI. TREASURER'S REPORT

1. Statement of Cash Flow

Mr. Wiseman presented the Statement of Cash Flow dated 2/14/2024.
Linda Murray MOTIONED to approve the Statement of Cash Flow as presented. Pete Marottoli SECONDED. None Opposed. MOTION CARRIED.

VII. PRESIDENT'S REPORT

Karen Ferone stated we are on track and meeting with the town to go over the plans to replace our water lines. Karen also spoke about the rules that we have here in Leisure Knoll in regards to taking care of and maintaining homes, that it is our personal responsibility to do so. We as a board are working to get things done even though it doesn't seem so. We also make sure we do our due diligence for our community to make sure we do not enter into a liability situation or any litigation.

VIII. MANAGER'S REPORT

Mary D'ime spoke about the snow removal and how we make the determination to plow. Mary explained that her and Jack keep their eye on the forecast for days leading up to and during. We do have a policy in place called the 3-inch threshold and explained how that works. In the future we will have in place better communication with the community. The Knoll News has the guide lines as well as our web site, leisureknoll.net.

IX. MOTIONS

Ken Weisman made a motion to approve our audit, Andy Passman seconded, none opposed, motion carried.

X. COMMITTEE REPORTS

N/A

XI. ADJOURNMENT

Linda Murray made a motion to adjourn our meeting, Pete Marotoli seconded. Meeting adjourned 10:22 am.

XII. GUEST

Karen introduced our guest, Martin Lynch our township Tax Assessor. Mr. Lynch Spoke to our Residents in Length about the Why's and How's of an updated assessment of our homes. He concluded with a question-and-answer session for anyone wanting to ask questions.

XIII. OPEN FORUM

Scott Schaffer- 26 Wolverton Place, As President of the Footlghters on behalf of his club, Thanked the Board for their quick action on the repair and upgrade on the sound system in the PAC. He presented a check in the amount of $500 to the association to help defer some of the cost.

Kathy Fingerlin- 19 Twyford, asked if the pool will be ready by summer. Andy responded by explaining about all of the committees including the zoning board for Manchester, has been a long process for the pool's approval. The last step is the planning board meeting set for March 4th. If approved, we will be starting asap with the demolition. Andy also mentioned the pool will have a heater, so we can keep it open longer in September.

Leslie Terjesen- 94 Red Hill Rd, Leslie inquired about an ongoing issue with a Residents home being constantly littered with items on his driveway and around his house. Is

there anything to be done. Karen responded by stating the township is now involved and will issue fines if it is not resolved in a timely manner.
Kristi Matthews-11 Dorset, inquired about street lights that are out and what do we do as residents. Pete responded by letting her know to take the number off of the street light and call JCP&L.

Respectfully submitted,

Linda Murray

Linda Murray

Secretary