Leisure Knoll at Manchester Association

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BOARD OF TRUSTEES
OPEN MEETING
March 13,2024

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 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)

V. REVIEW/APPROVAL OF MINUTES

Dave Glenn made a motion to approve the minutes from February 14, 2024 open meeting, Vlad SECONDED. None Opposed. MOTION CARRIED.

VI. TREASURER'S REPORT

Statement of Cash Flow

Mr. Wiseman presented the Statement of Cash Flow dated 3/13/2024.

Andy Passman MOTIONED to approve the Statement of Cash Flow as presented. Pete Marottoli SECONDED. None Opposed. MOTION CARRIED

VII. PRESIDENT'S REPORT

Karen mentioned the Board has been working on the Lakeside Lodge Rental contracts. Once it is complete it will be available for rent by the residents for private parties. The Board has been meeting with the township engineers in regards to replacing the waterlines on Buckingham and some secondary roads. We are waiting on a start date and details from the town. Regarding the pool replacement, we did get the approval we needed from the planning Board, and now we wait for the planning Board to memorialize it at the next meeting. Then all permits should be completed in a timely manner. Weather permitting, the pool will be complete in 90 days from start to finish. As it stands now the pool is unsafe to open, so we will continue to move forward with the project.

Karen spoke briefly about a new bus service for our residents then passed it over to Andy to speak about the new service. We do have a small number of residents that use the bus and those residents need the service. The new schedule will be posted in the Knoll News. The new service is provided by Anthonys Limousine. Andy encourages residents to utilize this amenity.

VIII. MANAGER'S REPORT

Mary D'ime spoke about the new bus service as well, letting residents know they will also provide Sunday service for Church by reservation. We will still have our mystery ride. Mary spoke about a new app that will be available soon which will give you access to your account. We are still waiting for JCP&L to start our electrical upgrades. It should be completed in a few months.

IX. MOTIONS

N/A

X. COMMITTEE REPORTS

Compliance- Nancy Volk spoke about a few changes to the rules and regulations. This information will be posted in the Knoll Knews and Leisureknoll.net. Now is the time to get your sprinklers turned on.

Cookie Jar- Charle Jobes Thanked Jack and his crew for re-doing the horseshoe pits, they did a great job. He also thanked Joe Hodapp for the covers he made. Charlie also mention the Bocce courts will be ready to go in May. Bocce plays Tuesday and Thursday mornings. Dates to be posted.

XI. ADJOURNMENT

Andy Passman made a motion to adjourn our meeting, Ken seconded. Meeting adjourned 7:21 PM

XII. OPEN FORUM

Eileen Wood 67 Dorset- Stated the previous home owner of her property is still listed in the directory and has contacted the office several times about it. Mary will take measures to correct the issues. Eileen also asks about the money for snow removal that wasn't used this winter, Mary stated the money is still there, it is a service we pay as needed per incident. Eileen also mentions her garbage isn't always picked up that the

worker walks right past her garbage at times. Mary stated we are aware of a number of the same complaints that we hope to rectify as the contract is up for renewal.
Mike Magliocco 14 Lambeth- Aked if the BBQ grills will be available during construction. Pete responded no.
Fred Brown 8 Mansfield- Mention the Bar code reader at the back gate is not working properly. Mary responded by letting him know we are aware and it will be replaced along with the front gate bar code reader.
Nancy Volk 23 Maidstone- Nancy talked about the access to the walking path around the Lake, that there is no direct path to getting there without walking across the grass. Maybe when the pool gets done, we can consider putting in a sidewalk leading to it.

Respectfully submitted,

Linda Murray

Linda Murray

Secretary