Leisure Knoll at Manchester Association

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BOARD OF TRUSTEES

OPEN MEETING

April 10,2024

I. CALL TO ORDER

The meeting was called to order at 10:01

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, Linda Murray and Pete Marottoli

Not Present- Dave Glenn, excused

ALSO

Present

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

IV. GUEST(s)

n/a

V. REVIEW/APPROVAL OF MINUTES

Pete made a motion to approve the minutes from March 13, 2024 open meeting, Ken SECONDED. None Opposed. MOTION CARRIED.

VI. TREASURER'S REPORT

1. Statement of Cash Flow Mr. Wiseman presented the Statement of Cash Flow dated 4/10/24.Andy Passman MOTIONED to approve the Statement of Cash Flow as presented. Linda Murray SECONDED. None Opposed. MOTION CARRIED.

VII. PRESIDENT'S REPORT

Karen spoke about work being done in the community such as concrete and tree removal. We are almost complete with the Lakeside Lodge Rental packet. Just waiting on Legal to finalize. Info will be in May Knoll News. Karen mentioned we are still waiting for a definite timeline and details for our waterline replacement project from the town. Much needed Rehab on the front gate guard house is in progress. Our contract with waste management is coming due and we are aware that some of you have been unhappy with their service. So we will be negotiating with them for better service. On April 1st the planning board passed and memorialized our proposal for the pool. Then the County came back and needed further information. We are still waiting to get that final permit in hand so we can start.

VIII. MANAGER'S REPORT

Mary D'imé spoke about a new app coming out that will be connected to our new financial software that everyone will have access to their account info and will be able to also pay their HOA fees. Through this app there will be a charge. Our new bus service, is going well with positive reviews by those using it. They are much more accommodating. We are also letting residents know they will also provide Sunday service for Church by reservation. Mary also spoke about the front and back gate. Recently there was a very serious incident at the back gate causing damage to it and we had to close it down for repairs. The resident side will need to be replaced, Both front and back gates will be getting new bar code readers as well. Mary explained if your barcode number is below 7000 it is probably time for a new one. We installed a YELP activator at both front and back gates for the ease and benefit of first responders coming in.

IX. MOTIONS

Vlad made a motion to approve the proposal from Control Systems for the bar code reader replacement at the front gate for a total of $ 9574.92, Ken SECONDED. Non opposed. MOTION CARRIED.

X. COMMITTEE REPORTS

Compliance- Nancy Volk thanked the residents for keeping their homes nice and neat. She explained how the compliance committee works to make sure everyone's property, is well maintained. In April, new overnight parking rules will be followed.
Activities- Linda Murray spoke about the yard sale on June the 8th. If you wish to participate, call the office and speak to Cathy and your home will go on the list along

with a map of the community on the day. Our first outdoor Concert will be held June 9th from 6-8pm. And look for sign up and registration info in our May/June Knoll News for the Pet Parade.

Cookie Jar- Charlie Jobes asked residents not to tie cardboard but tie up newspapers.

XI. ADJOURNMENT

Linda Murray made a motion to adjourn the meeting, Pete seconded. Meeting adjourned 10:27am

XII. OPEN FORUM

Barry Mintz-30 Normanton- Barry represents pickle ball and would like to know if the board is looking into fixing the lighting on the courts for night play. Andy responded by letting him know we have had electricians look into it and it is costly. It is not in the budget for this year but we are still trying to get other alternatives.
Dawn Maresco-15 Woodstock- She is a new resident to Leisure Knoll and is inquiring about the status of the Pool. Karen responded by letting her know we haven't received a confirmed start date but it will be a delayed opening but will be heated.
Debbie Wilbert-23 Woodstock- Asked where we are with Rentals. Karen responded by explaining that the declarations have to be changed but our first attempt was voted down by the community so we will continue to reach out to our residents to explain how we can change them. Pete also stated that Renters have to follow the same rules and if there is a problem, contact Compliance.
Ann Vargo-19 Dorset- Said she has a leaning lamppost by her house. Pete responded and told her to call JCP&L with the number on the pole.

Respectfully submitted,

Linda Murray

Linda Murray

Secretary