Leisure Knoll at Manchester Association

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BOARD OF TRUSTEES
OPEN MEETING
May 8,2024

I. CALL TO ORDER
The meeting was called to order at 7:00pm

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
Dave Glenn
Not Present-Pete Marottoli, excused

ALSO

Present
Community Manager, Mary D'Imé,
Maintenance Manager- Jack Gregg

IV. GUEST(s)

V. REVIEW/APPROVAL OF MINUTES
April 10, 2024, Tabled until next open meeting

VI. TREASURER'S REPORT

1. Mr. Wiseman presented the Statement of Cash Flow dated 5/8/24. Ken also spoke about an increase in our HOA fees for our 2025 budget year, due to changes in expenses needed for community projects, Waste Management Robo Cans and Union Contracts for our employees. Andy Passman MOTIONED to approve the Statement of Cash Flow as presented. Dave Glenn SECONDED. None Opposed. MOTION CARRIED.

VII. PRESIDENT'S REPORT

Karen spoke about the situation with political flags. Many people call and complain but everyone has a right to display what they want. We do have rules in place for the time line they are aloud. We need to respect everyone's individual choice. Karen spoke about the pool and mentioned we did fail the soil testing for the permits. Our contractor is on top of what needs to be done. Jack and his team are getting the pool area ready for demo day. Weather permitting, hopefully 90 days start to finish. The water lines on Buckingham are owned by the township and the contracts are out for bids. During a portion of the time this work is being done the front gate will be closed. Karen asked that residents not call the office about electricity, gas or water issues. Check the back of the Knoll News for the emergency contact numbers for those issues. Also, do not call the Guard house. Karen wished all Moms in the Knoll a Happy Mothers day.

VIII. MANAGER'S REPORT

Mary D'ime spoke about the 2024 pool stickers are available, reminding residents to also update guest badges. She is confident we will see a pool this season and we are planning a party for the opening. She also mentioned we are ready to rent out Lakeside Lodge. If you are thinking of renting it out you must first send an email to LKcalendar@leisureknoll.net to confirm your date is available. Available rental days will be Fri, Sat, Sundays. Information on renting including fees and deposits is available on the DOC tree in LL. Mary mentioned we have a new gentleman for maintenance working on the weekends. His name is Carl and he replaces Scott who has moved on. He will be here to also assist clubs with setting up and breaking down for their events. The new program APP giving residents access to their accounts will have a delayed start up until June 1st.

IX. MOTIONS

N/A

X. COMMITTEE REPORTS

Activities- Larry Hurley spoke about the upcoming events sponsored by the activities committee. Outdoor activities begin including Shuffleboard May 16th Contact Andy if interested. Our Bocce courts have been redone; open play is Tues & Thurs @9am. We have horseshoe league on Monday eve but Wed eve is open play. Just a reminder to all residents, our outdoor games equipment is available for residents and guests at any time. Coming up in June, we have a community yard sale June 8th with a rain date on the 9th. It is FREE to all residents. Those wishing to participate are to contact Cathy in the office to be put on the map list. Concerts on the green is starting, June 9th from 6-8pm. Bring your own Chair. If we have bad weather, it will be indoors in the PAC. No need to bring your chair. The activities committee is sponsoring a pet parade this year. It will be on June 22nd with a rain date the 23rd. Registration is on June 1st. Check the Knoll News for Registration R&R's.

Compliance- Nancy thanked all the residents for keeping the community Looking beautiful. Nancy is letting residents know, if they have any questions regarding their property to please reach out to them. Nancy mentioned there is no ornamentation aloud on the city strip including bird houses on the trees. She spoke about the JCP&L boxes on our property. If you have plantings, shrubs near the boxes, JCP&L will rip them out should they need to do any work in them. Parking restrictions have changed. No parking over sidewalks and from 7am to 10pm. A reminder to keep your garbage up near your garage not down at the street.

Voting- Andy reminded everyone that we have an election coming up in September and we have 3 openings for residents wishing to run for a board of trustees. Each position is a 3-year term. Andy wants everyone to know that although this is a volunteer job, there are many hours we all put in and are needed to run the community.

Safety- Dave spoke about the speed bumps. He mentioned that speeding is an issue in every community. He has written a few articles for the Knoll News, hoping to appeal to everyone's smart decisions. Fatality stats and stopping distance is a very important part of keeping our speed down. He will continue to write informative articles in the hopes that residents heed the warnings.

XI. ADJOURNMENT

Linda Murray made a motion to adjourn our meeting, Andy seconded. Meeting adjourned 7:35pm

XII. OPEN FORUM

Susan Curley- 57 Normanton ave. mentioned she sent emails to the office in regards to having privacy fences placed near her back patio. Also, she is concerned about the fighting and yelling at the back gate on the visitor side. Is it possible to put a guard back there? Karen explained there is a cost factor for that, but we will look into putting a privacy fence.

Marylin Crivello- 45 Flintshire Terrace, Thanked the board for all their hard work they do for the community. Marylin is asking if the putting green cups can be re-adjusted, they are lifting out of the ground. She also asked about the goose poop cleanup on the greens. Jack and his crew will take care of it.

Respectfully submitted,

Linda Murray

Linda Murray
Secretary