Leisure Knoll at Manchester Association

4 Buckingham Drive North, Manchester, NJ 08759
Phone: 732-657-6661Fax: 732-657-7433

BOARD OF TRUSTEES
OPEN MEETING
JUNE 12, 2024

I. CALL TO ORDER

The meeting was called to order at 10:00 AM.

II. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Mr Marottoli.

III. ROLL CALL

BOARD OF TRUSTEES

Present

Karen Ferone, Pete Marottoli, Ken Wiseman, Vlad Kowaliwskyj, Andy Passman

Not Present

Dave Glenn

ALSO

Present

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

Ms Ferone acknowledged Linda Murray as she has resigned from the Board for family reasons and thanked her for her over two years of service.

IV. GUEST(s)

n/a

V. REVIEW/APPROVAL OF MINUTES

1. April 10, 2024
   Mr Passman MOTIONED to approve the Minutes of April 10, 2024. Mr Marottoli SECONDED. Mr Glenn ABSTAINED. None Opposed. MOTION CARRIED.
2. May 8, 2024
   Mr Kowaliwskyj MOTIONED to approve the Minutes of May 8, 2024. Mr Wiseman SECONDED. Mr Marottoli ABSTAINED. None Opposed. MOTION CARRIED.

VI. TREASURER'S REPORT

1. Statement of Cash Flow
   Ms Wiseman reviewed the Statement of Cash Flow dated June 12, 2024. He also noted a new CD has been opened with Lawn & Snow funds in the amount of $ 200,000. earning an interest rate of 5.40%.
   Mr Marottoli MOTIONED to accept the Statement of Cash Flow as presented. Mr Passman SECONDED. None Opposed. MOTION CARRIED.

VII. PRESIDENT'S REPORT

Ms Ferone assured everyone that the Board understands that people are upset that the pool is closed but stressed that its extremely poor condition left no alternative. She added that work has begun and is continuing with backfilling scheduled for later this week. Ms Ferone concluded by saying that the Water Main Replacement Project being done by the Township is still on track for August and although the gate at Route 70 will be closed while some of the work is being done, it is expected to be a short duration.

VIII. MANAGER'S REPORT

Ms D'imé reminded everyone that Recycling is handled through the Township and issued should be reported directly to the DPW at 732-657-8121 X-3300. Missed trash pick ups are to be reported to the Gatehouse. She said that the app for the new financial program was rolled out on June 1st and it included two additional maintenance payment methods. Ms D'imé said that we're now renting Lakeside for parties for $ 400. Which includes setup/breakdown and cleanings before and after. She concluded by saying that Wycombe is expected to be paved mid-July and all in the are will be given notices.

IX. MOTIONS

1. Approve Proposal from Johnson Baran for Paving/Related Service on Wycombe Way
   Mr Marottoli MOTIONED to approve the proposal from Johnson Barab for the paving of Wycombe Way, including milling, overlay, base repairs, basin cleaning & installing and line striping at a total cost of $ 92,950.00 including tax, the source of funding is the Reserves Budget. Mr Passman SECONDED. None Opposed. MOTION CARRIED.
2. Approve Proposal from Legion Contracting for Route 70 Gatehouse Remodel
   Mr Kowaliwskyj MOTIONED to approve the proposal from Legion Contracting to renovate the Gatehouse at Route 70 including windows, doors, electrical, flooring, countertop and cabinets and bathroom facilities and painting at a total cost of $ 26,900.00 including tax, the source of funding is the Reserves Budget. Mr Wiseman SECONDED. None Opposed. MOTION CARRIED.
3. Approve Proposal from Down to Earth to Install Trees/Sod
   Mr Passman MOTIONED to approve the proposal from Down to Earth Landscaping to replace street trees and sod at 44 locations that were either removed as part of the concrete replacements or due to their poor condition at a total cost of $ 19,889.22 including tax, the source of funding is the Operating Budget. Mr Marottoli SECONDED. None Opposed. MOTION CARRIED.

X. COMMITTEE REPORTS

There were no Committee reports at this time.

XI. UPDATES

There were no Updates at this time.

XII. ADJOURNMENT

Mr Passman MOTIONED to adjourn the meeting. Mr Marottoli SECONDED. None Opposed. MOTION CARRIED.

The meeting was adjourned at 10:13 AM.

XIII. OPEN FORUM

Crivello – 45 Flintshire – Wished to confirm duration of the front gate closure for the water main repairs.
Township states it will only be a few days.
When might the robo can pick ups begin.
Current contract still in place, would be part of new contract.
Who/how are tree replacements decided, is it DTE. Two trees at St Paul/Flintshire not doing well, can someone check.
DTE participates but the final decision is made by the Board.
Jack is not as appreciated as he should be, requesting a look at tree condition on St Paul/Flintshire.
Thanks for quick response on putting green cups level to green.
Putting green has a lot of goose poop – gave the Board printed material on humane goose control.
Likes bench under tree nearby suggests overhangs on bench to prevent bird droppings.

Falzarano – 3 Durham – Asked for clarification on who handles recycling and bulk pickups.
Township for Recycling and Township/Waste Management alternating for Bulk.
Can non-residents rent Lakeside.
No.
Inquired if there are pool maintenance records for the last 5 years including preventative maintenance as per Reserve Study of 2016.
Will investigate and respond at next open meeting.

Tricarico – 9 Marlow - Concerned with piggybacking at back gate suggested adding gate (like one at front) past metal gate for enhanced control. Recalls a gate like that in the past. Safety a concern.
The Board met recently with gate company, area measured, there isn't enough room to install 2nd gate arm. There was one like the front in the past when manned, before metal.

Falzarano – 3 Durham – Disagrees that there is not enough room to install second gate at the back.

Noonan – 76 Red Hill – Not happy with prospect of Robo Cans, especially for older residents.
There may be no choice as contractors are unwilling to do valet service anymore.
Statement in current Knoll News (p.28) about nominations for Trustee elections is incorrect when stating no nominations from the floor permitted.
Will check and make correction(s) as needed.

The Trustee info on the following page (p.29) may be exaggerated and discourage people from running.
Current Trustees feel it is a fair representation of the time and energy they contribute.

Crivello – 45 Flintshire – How are streets chosen for paving.
Based on the Reserve Study, organized by worst to best condition. Funding continues the rotation.
Suggests perhaps bringing empty Robo Can down to curb then filling with bags

Varga – 19 Dorset – Why does Gatehouse need remodel.
Structure and interior is decaying – has not been done in approximately 50 years and is used 24/7.
Can Timberland Hall entry doors remain open longer to allow for those using walkers etc.
Jack will check on timing.

Brettschneider – 15 Hastings – Due to a couple of years without snow and poor condition of lawns, can DTE do a seeding program like several years ago.
The recent CD opening was done with some of those excess funds and as long as adequate funds are available for a large snow storm, the seeding would be a good idea.

Jobes – 7 Leighton – Cookie Jar President
Reminders as to the proper disposal of common items at the Cookie Jar trailers including no pizza boxes, it's important to follow the guidelines.

The Open Forum concluded at 10:45 AM.

Respectfully submitted,

Mary E D'imé