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

BOARD OF TRUSTEES
OPEN MEETING AGENDA
NOVEMBER 8, 2023

I. CALL TO ORDER 6:00 PM

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

IV. GUEST(s)

V. REVIEW/APPROVAL OF MINUTES
1. October 11, 2023

VI. TREASURER'S REPORT
1. Statement of Cash Flow 11/6/23

VII. PRESIDENT'S REPORT

VIII. MANAGERS' REPORT

IX. MOTIONS
1. Approval of Proposal from DCR Landscape & Construction For Pool Reconstruction Project

X. COMMITTEE REPORTS

XI. UPDATES

XII. ADJOURNMENT

XIII. OPEN FORUM

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STATEMENT OF CASH FLOW
NOVEMBER 8, 2023

BILLS PRESENTED FOR PAYMENT ARE:

Operating	$	370,234.69	* Included in Total	
			Oct-Nov Cable	$ 68,327.03
			Nov Trash	$ 14,620.06
			Nov Rsve Contrib	$ 68,292.00
			Nov L&S to L&S	$ 68,800.00
Reserves	$	14,247.50	* Included in Total	
			Maint/Admin Bldng Engin	$ 14,247.50
Lawn & Snow	$	135,810.93	* Included in Total	
			Oct Svce	$ 67,954.78
			Nov Svce	$ 67,856.15

BALANCES as of November 6, 2023

Operating	$	488,456.49
Reserves	$	2,508,457.04
Lawn & Snow	$	446,994.69

CD's – RESERVES (Incl in Rsve Bal)

$ 175,000.00	5.300 %	1/24
$ 238,000.00	4.600 %	1/24
$ 100,000.00	4.800 %	2/24
$ 100,000.00	5.500 %	3/24
$ 200,000.00	4.200 %	4/24
$ 175,000.00	5.400 %	4/24
$ 100,000.00	5.500 %	6/24
$ 175,000.00	5.450 %	7/24
$ 240,000.00	4.450 %	10/24

*Invoices of $ 10,000. 00 or more

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BOARD OF TRUSTEES
OPEN MEETING
NOVEMBER 8, 2023
MOTION DETAILS

1. Approval of Proposal from Design DCR Landscape & Construction For Pool Reconstruction Project

Falcon Engineering solicited bids on the Association's behalf from six (6) contractors, four (4) of whom declined to bid. The two (2) that submitted bids were DCR Landscaping & Construction and Pillari LLC. DCR's proposal totaled $ 961,279 and Pillari's proposal totaled $ 1,101,968 ($ 140,689 difference) utilizing identical specifications.

This project includes the removal of the existing pool, plumbing, electrical and paver deck, installation of a new pool, plumbing, electrical and paver deck. The new pool also includes stair entrances on each end, a handicap chair lift, a lap lane and a gas heater.

The total cost for this is $ 961,279. including tax and a 10% contingency.

The source of these funds is the Reserves Budget.