Leisure Knoll at Manchester Association

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

BOARD OF TRUSTEES
OPEN MEETING
JULY 10, 2024

I. CALL TO ORDER

The meeting was called to order at 7:01 PM.

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, Andy Passman, Dave Glenn

Not Present

Vlad Kowaliwskyj

ALSO

Present

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

IV. GUEST(s)

n/a

V. REVIEW/APPROVAL OF MINUTES

1. June 12, 2024

Mr Passman MOTIONED to approve the Minutes of April 10, 2024. Mr Marottoli SECONDED. Mr Glenn ABSTAINED. None Opposed. MOTION CARRIED.

VI. TREASURER'S REPORT

1. Statement of Cash Flow

Ms Wiseman reviewed the Statement of Cash Flow dated July 10, 2024. He also noted there are 4 Reserve CDs maturing this month which will be reinvested in ladders to be available when needed.

Mr Glenn MOTIONED to accept the Statement of Cash Flow as presented. Mr Passman SECONDED. None Opposed. MOTION CARRIED.

VII. PRESIDENT'S REPORT

Ms Ferone stated that the Gatehouse renovation is scheduled to begin on the 15th and is expected to take approximately 2 weeks to complete with work during the day shift only. She said that the pool replacement work has been delayed and scheduled to resume on July 15th which will most likely result in a delayed opening, if at all this season. In response to a question asked at the previous Open Meeting, Ms Ferone reviewed the pool's preventative maintenance work undertaken over the last 8 years, including Diamond Brite plastering and automated chemical dispenser/monitor. She concluded by reminding all to keep their recycling containers covered.

VIII. MANAGER'S REPORT

Ms D'imé reviewed the Robo Call program, stressing that it's voice activated and waits for the "hello" before playing the message. She added that the caller id will show "Leisure Knoll Office 732-657-6661" so add it to your contacts so the call won't get blocked. Ms D'imé asked anyone still not getting the calls to reach out to the Association Office. She also stated that the Township has given notice that they will be closing Colonial Drive between Route 70 & Route 37 for 1 day, Friday the 12th so find an alternate route. Ms D'imé said that she and Jack attended a meeting at the Township regarding the upcoming Buckingham water main replacement project. While an exact start date has not yet been determined, they are still on target for mid August. The majority of work will be done from the Circle to Route 70 which will include the mains and services, the Circle to Colonial are getting service lines only. She added that the Manchester Police Department will be on site for traffic control. She concluded by stating that the Township has assured us that the water main shutoffs will not exceed 4 hours while connecting and never overnight.

IX. MOTIONS

n/a

X. COMMITTEE REPORTS

Compliance – Nancy Volk expressed thanks to the residents for reporting issues and following rules.

Voting – Marilyn Larsen reviewed the calendar of key dates in the Trustee election process.

Activities – On behalf of Larry Hurley, Andy Passman reviewed the calendar of upcoming events and said the Committee welcomes ideas/suggestions.

XI. UPDATES

Ms Ferone announced the 4 Candidates for the upcoming Board of Trustees elections as follows:

Philip Falzarano
Peter Marottoli
Lynn Miller
Andrew Passman

All were present and stood up to acknowledge same.

XII. ADJOURNMENT

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

The Meeting was adjourned at 7:26 PM.

XIII. OPEN FORUM

Wilbert – 23 Woodstock – Inquired if there was another way to convey updated information on the pool project such as website etc
Yes, good suggestion
Pedersen – 9 Elmswell – Suggested that quick updates on projects go on Channel 1970
Yes, good suggestion
Also inquired about the formation of a ping pong group
Please submit interest to the Activities Committee
Hettesheimer – 26 Red Hill – While away from home, 6 items showed up curbside including speed bump and new tree. Picture of items along curb submitted
Mr Gregg will look at area and see what can be done & advise resident
Terjeson – 94 Red Hill – Inquired if Timberland Hall is a cooling center available during power outages
Yes

The Open Forum concluded at 7:39 PM.

Respectfully submitted,

Mary E D'imé