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
August 14, 2024

I. CALL TO ORDER 10:00 AM

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

IV. GUEST(s)

V. REVIEW/APPROVAL OF MINUTES
1. Jul 10, 2024

VI. TREASURER'S REPORT
1. Statement of Cash Flow 8/14/24

VII. PRESIDENT'S REPORT

VIII. MANAGERS' REPORT

IX. MOTIONS
1. Adoption of the Resolution Entitled "Raising the Capital Contribution Fee"
2. Approval of the Proposed Budget FY Oct 1 2024 – Sep 30 2025

X. COMMITTEE REPORTS

XI. UPDATES

XII. ADJOURNMENT

XIII. OPEN FORUM

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STATEMENT OF CASH FLOW
AUGUST 14, 2024

BILLS PRESENTED FOR PAYMENT ARE:

Operating	$	339,766.95
Reserves	$	109,766.18
Lawn & Snow	$	68,763.55

* Included in Total

Trash Rmvl Jun & Jul	$	32,865.72
Rsve Trans Aug	$	68,292.00
L&S Trans Jul	$	67,700.00
Insur Pckge # 7	$	13,304.00
Commun Cable Jul-Aug	$	68,420.44

* Included in Total

Paving – Wycombe	$	93,500.00

* Included in Total

Aug Svce	$	68,763.55

BALANCES as of August 12, 2024

Operating	$	549,957.31
Reserves	$	2,351,340.79
Lawn & Snow	$	445,323.42
TOTAL	$	3,346,621.52

CD's – LAWN & SNOW (Incl in L&S Bal)

200,000.00	5.40 %	10/24

CD's – RESERVES (Incl in Rsve Bal)

$ 100,000.00	5.150 %	8/24
$ 240,000.00	4.450 %	10/24
$ 40,000.00	5.250 %	10/24
$ 100,000.00	5.250 %	10/24
$ 100,000.00	5.250 %	10/24
$ 100,000.00	5.250 %	10/24
$ 125,000.00	5.250 %	10/24
$ 200,000.00	5.300 %	11/24
$ 200,000.00	5.400 %	12/24
$ 210,000.00	5.050 %	4/25
$ 210,000.00	5.050 %	4/25
$ 200,000.00	4.800 %	7/25
$ 175,000.00	4.750 %	7/25

*Invoices of $ 10,000. 00 or more

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BOARD OF TRUSTEES
OPEN MEETING
AUGUST 14, 2024
MOTION DETAILS

1. Adoption of the Resolution Entitled "Raising the Capital Contribution Fee"

This will increase the current Capital Contribution Fee from $ 1,750. To $ 1,900.

The Capital Contribution is a one-time, non-refundable fee paid at closing for new homeowners only. This fee is used to add to the income of the Operating and/or Reserve funds which directly benefits the community.

Once filed, this Resolution will be printed in an upcoming edition of the Knoll News as well as available for viewing and/or download from the Association's website at www.leisureknoll.net.

2. Approval of the Proposed Budget FY Oct 1 2024 – Sep 30 2025

This is the formal approval/adoption by the Board of Trustees of the proposed Budget for the Fiscal Year October 1, 2024 through September 30, 2025 as prepared and submitted by the Budget & Finance Committee and presented to the community at the informational meeting held on August 8, 2024.

Copies of the final Budget will be available at the Association Office's Docu-Tree as well as for viewing and/or download from the Association's website beginning Monday, August 19th.