Leisure Knoll at Manchester Association

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BOARD OF TRUSTEES
OPEN MEETING
AUGUST 14, 2024

I. CALL TO ORDER

The meeting was called to order at 10:00 AM.
Mr. Marottoli chaired the meeting in Ms. Ferone's absence.

II. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Mr. Kowaliwskyj.

III. ROLL CALL

BOARD OF TRUSTEES

Present
Pete Marottoli, Ken Wiseman,
Andy Passman, Vlad Kowaliwskyj, Dave Glenn
Not Present
Karen Ferone (excused)

ALSO

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

IV. GUEST(s)

n/a

V. REVIEW/APPROVAL OF MINUTES

1. July 10, 2024
   Mr. Glenn MOTIONED to approve the Minutes of July 10, 2024. Mr. Passman SECONDED. Mr. Kowaliwskyj ABSTAINED. None Opposed. MOTION CARRIED.

VI. TREASURER'S REPORT

1. Statement of Cash Flow
   Mr. Wiseman reviewed the Statement of Cash Flow dated August 14, 2024. He also noted there 2 CDs were renewed in July for 12 months at 4.8% and 4.75%. He indicated that rates are dropping.

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

VII. PRESIDENT'S REPORT

Since there have been many concerns raised and some misinformation, Mr. Marottoli presented the timeline and chain of events for the new pool project. He indicated that the process began in the Fall of 2022 with Falcon, went out to bid in the Summer of 2023. Two bids were received (DCR and Pillari). Lower bidder was selected, and contract was signed with DCR in the Fall of 2023. Permits were submitted but denied in January 2024 because they needed Planning Board approval. Appeared before Planning Board in March and the project was approved in April. Permits were immediately submitted and were approved the end of April. Board felt the condition of the pool was deteriorating and too risky to open for another year. The decision was made to proceed with the project. Demo began in early May with the expected completion in 90-120 days. The total cost of the project is $879,890 with an additional $87,000 in contingency for unanticipated extra expenses and a new pool cover and redoing the fence.

Mr. Marottoli stated that the pool would not be open this season. A member of the audience asked when the project would be completed. Mr. Marottoli answered we don't know for sure.

He also reported that the Gate House renovation was about 90% completed and that the project to replace the water mains on Buckingham was proceeding.

VIII. MANAGER'S REPORT

Ms. D'imé mentioned that the 2024-25 budget had been presented to the community at a meeting the previous week. One question that was asked which she didn't have an answer for at the time was regarding LK's contribution to the union pension benefit. Ms. D'imé explained that the calculation was based on an average of all the 3 levels of compensation ($25.07). The basic contribution is $1.50/hr and a mandated supplement of $2.54/hr which results in a total contribution of 16.3% of pay.

Ms. D'imé reported that the water main project encountered some surprises and an old main at Knoll circle had to be replaced. The new lines will not be active until the project is completed. Any street closures would be reported on the community Channel 1970.

The gate house renovation is proceeding. Due to excessive moisture, two large trees and excess mulch around the building had to be removed. Sprinklers were relocated.

Ms. D'imé mentioned that there are two new employees, Nick to Jack's team and Roseann at the reception desk in the office reporting to Mary. Introductions will be made.

IX. MOTIONS

1. **Adoption of the resolution entitled "Raising the Capital Contribution Fee".** Mr. Wiseman MOTIONED and Mr. Kowaliwskyj SECONDED. Resolution raises the contribution from $1,750 to $1,900 to new homeowners. Motion carried unanimously
2. **Approval of the Proposed Budget FY Oct 1 2024 – Sept 30 2025.** Mr. Wiseman Motioned and Mr. Kowaliwskyj SECONDED. Motion carried unanimously.

X. COMMITTEE REPORTS

Voting – Marilyn Larsen reviewed the calendar of key dates in the Trustee election process. Friday August 16th is the last day to submit questions for the candidates. Thursday August 22nd is the night to meet the candidates starting at 7pm. Election day is September 10th. Only paper ballots will be used because there were not enough electronic voting machines available for rent that day.

Compliance – Nancy Volk. Thanked residents and suggested Fall is a good time to rake and reseed lawns. She reminded residents that political flags may only be displayed 45 days prior to an election.

Activities – Andy Passman reviewed the calendar of upcoming events. He reported that over 150 residents attended the recent outdoor concert. Upcoming events include September 14th Fall Fest, September 21st Community Garage Sale, October 19th Car Show, October 20th Craft Show, and October 22nd Food Truck Cousin's Maine Lobster. Andy said this was a trial and if successful any suggestions of other food trucks were welcomed.

XI. UPDATES

n/a

XII. ADJOURNMENT

Mr. Glenn MOTIONED to adjourn the meeting. Mr. Wiseman SECONDED. None Opposed. MOTION CARRIED.

The Meeting was adjourned at 10:24 AM.

XIII. OPEN FORUM

1. Valerie Beckett of 35 Dorset complimented Nancy Volk and the Compliance Committee for addressing a compliance issue with her neighbor which has been quickly resolved. She stated "the system does work!".
2. Jeff Sharp of 32 Greenwich reported cracks in the asphalt of his recently paved street. It has been reported in the past and Mary will look into any new concerns. He also mentioned problems with the coffee machine in the Café.

3. Joe Maccia of 33 Flintshire has had issues with extended overnight parking for his visiting family being limited. Mary will look into this and get back to him.
4. Carl Lorelli of 13 Kirkby asked for the ETA on the pool. Mr. Marottoli replied he could not give a definite date. He asked if the delay in the project was due to contaminated soil. Mr. Marottoli replied there were no reports of any soil contamination.

Note: Mr. Blackmire was disruptive and disrespectful during the meeting. He asked no questions, only his objection to those on the Board. He became aggressive and was compelled to leave.

The Open Forum concluded at 10:37 AM.

Respectfully submitted,

David Glenn
Acting Secretary