Leisure Knoll at Manchester Association

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BOARD OF TRUSTEES
OPEN MEETING
November 13, 2024

I. CALL TO ORDER
The meeting was called to order at 6:00 PM by Mr. Marottoli.

II. PLEDGE OF ALLEGIANCE
The Pledge of Allegiance and moment of silence was led by Mr. Kowaliwskyj.

III. ROLL CALL

BOARD OF TRUSTEES

Present
Peter Marottoli, Karen Ferone, Ken Wiseman, Lynn Miller, Andy Passman, Vlad Kowaliwskyj, Dave Glenn

Absent
None

ALSO

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

IV. GUEST(s)
n/a

V. REVIEW/APPROVAL OF MINUTES

- October 9, 2024
  Mr. Kowaliwskyj MOTIONED to approve the Minutes of October 9, 2024. Mr. Wiseman SECONDED. None Opposed (Mr. Marottoli abstained). MOTION CARRIED.

VI TREASURER'S REPORT

- Statement of Cash Flow as of 11/13/2024

Operating Expenses and Reserves

a. Operating expenses: $310,828.41
   i. Trash removal: $16,346
   ii. Reserve Transfer for November: $68,292
   iii. Lawn and snow transfer: $67,450

iv. Cable for mid-October through mid-November: $71,834

b. **CDs**

i. Mr. Wiseman reported that CD rates are dropping due to recent moves by the Federal Reserve and we expect they will drop to 4.2% or 4.1% in the coming months. He also reported that he will be lining up certain CDs to mature in time to fund the paving on Buckingham next Spring.

c. **Remaining Balances**

i. Operating: $608,052.37

ii. Reserves: $2,354,934.52

iii. Lawn/snow: $646,303.65 (includes a $228,000 CD due in February)

iv. Total: $3,609,290.54

d. Mr. Wiseman stated that the association's finances are not just doing good, they are doing exceptionally well.

e. Motion to accept the statement of cash flows dated November 13, 2024 made by Mr. Glenn; seconded by Mr. Kowaliwskyj; Passed unanimously.

VII. PRESIDENT'S REPORT (Mr. Marottoli)

Pool Project

- **Delays and Frustrations**
  - Mr. Marottoli explained the difficulty we have had in communicating with the contractors throughout the project.
  - The board had done their due diligence upfront but unfortunately we cannot directly control the sub-contractors who are doing most of the work.
  - Of serious concern is that we recently discovered that the depths inside the pool are off significantly from the plans. What should have been three feet at the edges is four and a half feet. The rebar was laid, and cement poured but not according to the specifications. They have come up with a plan to correct the error at it will be resolved at no additional cost to the association.
  - Legal counsel remains involved to ensure compliance and avoid any further contract breaches.

VIII. MANAGER'S REPORT (Ms. D'imé)

New Trash Service with Meadowbrook Began November 1st, 2024

- **Pickup will continue to be Tuesday and Friday valet service for the time being but will be changing to once-a-week via Robo Cans starting around April 1st, 2025**
  - Mary referred to a map which shows the street order in which trash will be collected. She expects the community will be done by Noon and an additional hour to return to any homes which missed pick up.
  - One free 64-gallon trash can will be given to each household.
  - Residents who prefer a smaller can may request a 32-gallon can instead.
  - Accommodations will be made for those physically unable to move the trash can down to the street for the driver to collect the trash from in front of the

garage door or side of the house. Criteria like the exceptions to snow removal will be established.

- The association is working on a plan to make available to residents, at reasonable cost, service to remove, fill in and dispose of existing pit cans.

IX. MOTIONS (None)

X. COMMITTEE REPORTS

Compliance Committee (Nancy Volk)

- **Thanked residents for responding to post cards from compliance committee.**
  - Residents should follow the current rules and regulations. Latest revisions are in the version posted on the Leisure Knoll website or a hard copy can be obtained from the office.
  - Nancy assured residents that no rules are made up, compliance only enforces rules that are currently in place.
- **House Numbers**
  - Nancy mentioned that the Knoll News had an article in the latest edition reminding residents about house numbers. They should be visible on mailboxes and fronts of houses. This is not only important for deliveries and visitors but a safety especially if there is an emergency response.
- **Communicating with Compliance**
  - Please include your name, address and a way to reach you when you contact compliance, so they can follow up on your concerns.
  - All compliance activities are kept strictly confidential.
  - Everyone is held to the same standard.
- **Committee operation**
  - There are eight members on the committee who go out in groups of two not ten as some have said.
  - The committee never takes pictures of houses while making their rounds.
  - The committee only identifies people by address, in most cases they do not know who the owner of the property is.
  - Please do not rely on what you see on social media for information.

Activities (Linda Murray)

- **Craft Fair Recap**
  - The Craft Fair was an overall success, Linda expressed thanks to the many volunteers. Thanks to Helping Hands for breakfast and Owls for lunch.
  - There was a total of 57 spots sold, 18 of which were residents.
  - $1,635 was received in revenue, $424 in expenses resulted in a net $1,210.76 going back to the community in the form of free concerts, Santa's arrival, and tree and menorah lighting as examples.
  - There were 13 club baskets raffled and a total of $2,830 was received which will be split among the clubs. Linda handed out checks to each of the club representatives present.

XI. UPDATES

n/a

XII. ADJOURNMENT

Ms. Ferone MOTIONED to adjourn the meeting. Ms. Miller SECONDED. None Opposed. MOTION CARRIED.

The Meeting was adjourned at 6:31 PM.

XIII. OPEN FORUM

1. **Aida Losey-21 Weybridge Place (joined by Lori Mertz-6 Weybridge)** -Received a notice from Compliance for her mailbox decoration. She claims she has done the same for over 20 years in the community and doesn't think the board should enforce the rule. Mr. Marottoli stated that unfortunately rules are there to prevent abuses in decorating. He advised Ms. Losey to consider starting a petition to see if other residents feel the same way and perhaps the rule will be reconsidered. He did mention that residents can decorate their property on their porch, garage or side of their houses.
2. **Diane Rydziko-69 Dorset Road**—Has an issue with her mailbox border violation. She said those rules were not in her copy of the Rules and Regulations from 2021. She was told that the rules have been revised since then and was directed to the new edition. She was reminded that the latest version of the rules can always be found on the Leisure Knoll website or in the office.
3. **Ourania Koufidakis-10 Westgate Place**-Had an issue with a house paint color on Buckingham. She says it is bright orange yellow. She asked if it was an approved color. Vladimir replied that the color was approved by two different people, and it is pecan which is an approved color. He continued that these paint color chips are available in a brochure in the office.
4. **Linda Murray-1 Banbury Avenue**-Asked when the Robo Cans are distributed will there be a charge. Mary responded that the first can is no charge but any additional conforming cans will have to be purchased by residents.
5. **Rosemarie Venturi-61 Hastings Road**-She also asked about the color of houses and which colors are approved and claimed that some of the colors she sees do not match the color charts on her chart. She was assured paint colors must comply with the standards. She also asked about dogs off leashes. She was asked if the dog got loose or was let go by an owner. She did not know which. She was advised to call the office or the township if she has concerns.

Meeting concluded at 6:48 PM

Respectfully submitted,



David Glenn

Secretary