Leisure Knoll at Manchester Association
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BOARD OF TRUSTEES
OPEN MEETING MINUTES IN THE PAC AT 6:00 PM
NOVEMBER 9, 2022

I. CALL TO ORDER - The meeting was called to order by President- Karen Ferone at 6:04 PM.

II. PLEDGE OF ALLEGIANCE - The Pledge of Allegiance was led by Pete Marottoli.

III. ROLL CALL - In attendance were President: Karen Ferone, Vice President: Pete Marottoli, Treasurer: Pat Shinners, Secretary: Lynn Miller, Trustees: Vladimir Kowaliwskyj, Linda Murray and Andy Passman, Property Manager: Mary D'Ime and Maintenance Manager: Jack Gregg.

IV. GUEST(s) – N/A

V. REVIEW/APPROVAL OF MINUTES
1. October 12, 2022 - Motion to accept the October 12, 2022 Open minutes was made by Pat Shinners and seconded by Pete Marottoli. All in favor 7-0. Motion Passed.

VI. TREASURER'S REPORT
1. Statement of Cash Flow 11/9/22 - Motion to accept the Statement of Cash Flow 11/9/22 was made by Lynn Miller and seconded by Vladimir Kowaliwskyj. All in favor 7-0. Motion Passed.

STATEMENT OF CASH FLOW

NOVEMBER 9, 2022

BILLS PRESENTED FOR PAYMENT ARE:

Operating $ 462,857.05

* Included in Total
Oct-Nov Cable $ 65,144.25

			Nov Rsve Contrib	$ 68,292.00
			Add'l Trees/Sod	$ 16,980.03
			Nov WM Add'l Incl Fuel	$ 14,057.75
			Oct L&S	$ 63,986.00
Reserves	$	10,848.85	* Included in Total	
			Bal AR/Lobby Furn	$ 10,848.85
Lawn & Snow	$	66,593.60	* Included in Total	
			Nov Svce	$ 66,593.60

BALANCES AS OF November 7, 2022

Operating	$	923,371.53
Reserves	$	2,371,635.72
Lawn & Snow	$	283,234.83

CD's - RESERVES

$ 75,000.00	0.400 %	11/22
$ 245,000.00	2.250 %	1/23
$ 240,000.00	3.250 %	9/23
$ 200,000.00	4.200 %	4/24
$ 240,000.00	4.450 %	10/24

*Invoices of $ 10,000. 00 or more

VII. PRESIDENT'S REPORT

1. Karen reminded the residents about recycling rules. A container with a lid is required.
2. The new sign has started with our new logo but there is more work to be done.
3. Discussed about our finances and how money is being spent. Will hear more during our annual meeting with our auditor.

VIII. MANAGERS' REPORT

1. Comcast/Xfinity will be here on 11/30 at 7 PM in the PAC to discuss what products are available.
2. Mystery Bus Trip will be on 11/30. Wait list now.
3. No Mayoral candidate hit 50%. Runoff being held on 12/6 with two candidates during regular voting hours. (6 am-8 pm)

IX. MOTIONS – N/A

X. COMMITTEE REPORTS

1. Compliance- Pete reminded residents about flag rules after political season and where trash should be located.

2. Activities- Andy notified the residents about a holiday light contest that will be held on 12/9 and 12/10. Winners announced on 12/14.

XI. OLD BUSINESS – N/A

XII. NEW BUSINESS - N/A

XIII. UPDATES – N/A

XIV. ADJOURNMENT - A motion to adjourn the meeting was made by Pat Shinners and seconded by Vladimir Kowaliwskyj. Meeting adjourned at 6:21 PM.

XV. OPEN FORUM

1. Aida Losey, 21 Weybridge- inquired why the clubs when they are doing the audit, have to pay twice for the two accounts. Karen will investigate and get back to Aida.
2. Ron Oakes, 20 Tarworth – Will Toys for Tots be running this year? Pat stated as part of Winter Wonderland, there will be a tree that the Salvation Army will place tags on the trees 11/28.
3. Roger Wilbert, 23 Woodstock- Where does the difference between the total reserves and the money in CDs go? It sits in a money market working account.

Meeting adjourned at 6:30 PM

For additional detail, please refer to the recorded minutes on leisureknoll.net or the community channel.

Respectively submitted,

Lynn Miller

Lynn Miller,
Secretary