Leisure Knoll at Manchester Association
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BOARD OF TRUSTEES
OPEN MEETING MINUTES
December 11, 2024

I. CALL TO ORDER- The meeting was called to order by Pete Marottoli at 10:03 AM.

II. PLEDGE OF ALLEGIANCE – Led by Trustee, Vladimir Kowaliwskyj.

III. ROLL CALL

Board of Trustees

Present

Pete Marottoli, Ken Wiseman, Dave Glenn, Andy Passman, Lynn Miller

Absent

Karen Ferone (excused)
Dave Glenn (excused)

IV. GUEST(s)

David Chesky, Exec VP Falcon Engineering

David Chesky attended to address the frustration from the community about the delay in the pool. Residents are frustrated with the lack of progress and communication. The pool floor was not installed correctly according to the plan's profile. The pool depth will be adjusted to 3 feet at entrance. The sub-contractor was unresponsive and uncooperative, affecting the schedule and we have a new sub-contractor. There will be no additional cost to the Association for the correction work. The work started earlier this week and will continue dependent on weather conditions. The aim is to complete all work except for the Diamond Brite coating before it gets too cold. The coating and tile work will be done in the spring when temperatures are suitable. There are still portions that continue through the winter depending on the temperature. The project is expected to be ready to open by May 15th, 2025. There were many questions asked consisting of a performance bond in the contract, warranty, ADA compliant, width of stairs, communication or lack thereof, plans to improve communication and why a late start. Please refer to the recording of this meeting to hear all the questions and answers.

V. REVIEW/APPROVAL OF MINUTES

November 13, 2024

Andy Passman motioned to approve the Minutes of November 13, 2004. Lynn Miller seconded. Non-Opposed (Karen Ferone and Dave Glenn excused). Motion carried.

VI. TREASURER'S REPORT

Statement of Cash Flow 12/11/24

Andy Passman motioned to approve the Treasurer's Report Statement of Cash Flow 12/11/24. Lynn Miller seconded. Non-Opposed (Karen Ferone and Dave Glenn excused). Motion carried.

VII. PRESIDENT'S REPORT

Pete Marottoli spoke about upcoming projects. Bids will be going out for the paving of Buckingham. A million dollars is projected for that project. Will definitely cover the front gate to the circle at a minimum.

The Board recently met with the new carrier, Meadowbrook and responses to date have been very good. Reminder that Robo cans will be coming 4/1. Residents should keep an eye out for the LK News for those with handicaps or wish a different can from the standard can (standard is 64). If you wish to change your can, it will be at your cost. Pete will continue to communicate as effectively as possible.

VIII. MANAGERS' REPORT

If you want your phone number to be deleted, changed, or added; the first draft of the 2025 Leisure Knoll telephone directory will be going to the publisher next week. Please check with the office asap.

Watchdog, our current gatehouse provider, has created his own proprietary software app called MySentri. It will replace GateKey with some improvements and some portions of the app geared towards communities like us. Letters will be going out to every household with an individual login so you can check it out. Also a sample letter will be in the January newsletter and looking to roll it out mid-February and will eventually replace GateKey.

Two sample containers (32 and 64) are in the lobby office area for residents to check them out. Everyone will get a 64 can and are able to request a 32 instead. If you wish an additional can, they will be available for purchase. If you wish to have a second can, please notify the office. They are looking at doing the pickup in the community in half, divided over two days, once a week pickup. Any suggestions are appreciated.

IX. MOTIONS

1. Approve Renewals of Insurance Coverages 2024-2025

Andy Passman motioned the approval for Renewals of Insurance Coverages 2024-2025. Seconded by Lynn Miller. Non-Opposed (Karen Ferone and Dave Glenn excused). Motion carried.

2. Approve Proposal from Meadowbrook Industries for Refuse Removal Services 2024-2029

Vladimir Kowaliwskyj motioned the approval for Proposal from Meadowbrook Industries for Refuse Removal Services 2024-2029. Seconded by Lynn Miller. Non-Opposed (Karen Ferone and Dave Glenn excused). Motion carried.

3. Approve Proposal from Down to Earth for Lawn & Snow Services 2024-2025

Ken Weisman motioned the approval for the proposal from Down to Earth for Lawn & Snow Services 2024-2025. Seconded by Lynn Miller. Non-Opposed (Karen Ferone and Dave Glenn excused). Motion carried.

X. COMMITTEE REPORTS

1. Leslie Terjesen, Activities- group is very busy and addressing the responsibilities that they have. Recent and upcoming events: Dec. 3rd Christmas Tree Lighting with Donovan's choir, Santa's Arrival this past Sunday, Menorah lighting on 12/27 at 4:45 pm and then a taste of Chanukah in the PAC. Starting in January, Ping Pong will start on Jan. 13th and Shuffleboard on Jan. 16 in the PAC. On January 4th the LVW Dance Troupe will perform in the PAC.

Winners of the house decorating contest announced by Larry Hurley. Larry will be stepping down as Head of Activities.

1st Place - $75 Gift Card
Joseph Rizzo and Donna Morris
34 St. Paul Place

2nd Place - $50 Gift Card
Paul and Kathy Piotrowski
1 Cromwell Court

3rd Place- $25 Gift Card
Scott Brandt and Pam Bello
88 Red Hill Road

XI. UPDATES

n/a

XII. ADJOURNMENT

Andy Passman motioned to adjourn the meeting. Vlad Kowaliwskyj seconded. The meeting was adjourned at 11:20 am.

XIII. OPEN FORUM

1. Ron Oakes, 20 Tarworth - mentioned the landscaping in the back didn't last. We will address that.
   Where did the 1 am-5am no on street parking come from? Parking is typically not allowed on the street overnight. At this time, the Board will not change this policy. If anyone receives a parking ticket in error, they should notify the office.

2. Liz Nelson, 41 Gladstone - inquired why the parking permits were limited to one per month. Clarified for Liz that the policy was recently changed up to 4 days per vehicle. The gatehouse can only issue a one day pass, i.e. until the next business day. After that, the resident is expected to go to the office.

Meeting adjourned at 11:20 am. For further details regarding this meeting, please go to leisureknoll.net or channel 1970 where the video can be viewed in its entirety.

Respectfully submitted,

Lynn Miller

Lynn Miller

Trustee/Acting Secretary