Leisure Knoll at Manchester Association

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BOARD OF TRUSTEES
OPEN MEETING
SEPTEMBER 11, 2024

I. CALL TO ORDER

The meeting was called to order at 7:00 PM.
Mr. Marottoli chaired the meeting as the new President of the Board of Trustees.

II. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Mr. Kowaliwskyj.

III. ROLL CALL

BOARD OF TRUSTEES

Present

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

ALSO

Present

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

IV. GUEST(s)

n/a

V. REVIEW/APPROVAL OF MINUTES

1. August 14, 2024
   Mr. Kowaliwskyj MOTIONED to approve the Minutes of August 14, 2024. Mr. Passman SECONDED. Ms. Ferone and Ms. Miller ABSTAINED. None Opposed. MOTION CARRIED.

VI BOARD OF TRUSTEES ELECTION RESULTS AND NEW BOARD OFFICERS

1. Marilyn Larsen represented the Voting Committee and reported the results of the Board of Trustees election on September 10th. There were 300 households who had submitted valid ballots out of the 1626 homes in Leisure Knoll.

Official Vote counts were as follows:

Philip Falzarano-50
Peter Marottoli-258
Lynn Miller-262
Andrew Passman-275

As a result, Mr. Marottoli, Ms. Miller and Mr. Passman were elected to three-year terms on the Leisure Knoll Board of Trustees. Ms. Larsen thanked the Voting Committee and Community Manager Mary D'imé for their efforts.

2. Mr. Marottoli reported that at a reorganizational meeting earlier in the day the following Board officers were appointed:

Peter Marottoli-President
Karen Ferone-Vice President
David Glenn-Secretary
Kenneth Wiseman-Treasurer

VII. TREASURER'S REPORT

1. Statement of Cash Flow

Mr. Wiseman reviewed the Statement of Cash Flow dated September 11, 2024. He reported that all bills are paid. He also noted there 6 CDs due for renewal in October. Consideration is being given to possibly consolidate some of those CDs upon renewal. With rates that are dropping, we anticipate the new CDs rates will be lower than they are presently are.

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

VII. PRESIDENT'S REPORT

Mr. Marottoli spoke about the progress of the pool. He said it is obvious that the pool will not be completed for use this season. He mentioned that he had given the detailed timeline at the last Board meeting but knows that there were many factors that prevented us from having the pool for this pool season. He apologized for the inconvenience this has created.

He mentioned that as Board President he intends to continue Karen Ferone's agenda and maintain good fiscal health and acting responsibly to the many concerns the Board is presented with.

He also said that this will be a busy year for the Board as we negotiate a new trash contract (with likely changes in how trash is collected), staff union negotiations and major street paving on Buckingham coming up in 2025.

VIII. MANAGER'S REPORT

Ms. D'imé mentioned effective October 1, 2024, the Budget/Finance Committee and the Board of Trustees approved an increase in the Operating Fund fee of $5.00/month and the Reserve Fund will be increased by $2.00/month. The optional lawn and snow

service will remain at $50/month. Letters will be sent out to all homeowners to advise them of the new rates. New coupon books have been printed and will be sent out next week.

Ms. D'imé mentioned that there are three new employees, Nick (full time) and Jose (weekends) to Jack's team and Roseann at the reception desk in the office reporting to Mary. She commented that Roseann has been very friendly and helpful, and Jack is pleased with his new staff.

IX. MOTIONS (NONE)

X. COMMITTEE REPORTS

Compliance – Nancy Volk thanked residents for their diligence. She mentioned that political flags can only be displayed 45 days before an election and 3 days afterward (this year's general election—residents will be permitted to display political flags from September 20-November 8). Nancy reminded that dogs need to always be on leashes when outside. She asked residents to limit clutter on their front porches. Tattered or faded flags should be replaced (there is a disposal box across from the Cookie Jar near the maintenance building.

Activities – Andy Passman reviewed the calendar of upcoming events. September 14th Fall Fest, September 21st Community Garage Sale. Sunday afternoon movies will start at 2pm on October 6th. Andy reminded residents that this Monday is recycling day. He welcomes new ideas and said there is a suggestion box on the credenza in the lobby of Timberland Hall.

XI. UPDATES

n/a

XII. ADJOURNMENT

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

The Meeting was adjourned at 7:24 PM.

XIII. OPEN FORUM

1. Susan Resch of 33 Appleby Place expressed concern that sufficient notice be given if Leisure Knoll changes the method of trash collection and asked if the Board would consider paying for residents to purchase a corral to hide trash cans. The Board responded that the trash contract is out to bid at present and none of the respondents has offered to do the valet service that we presently offer. Ample notice will be given to residents when the new vendor and collection method is determined.
2. Joy Villecco of 52 Mansfield Avenue asked if we plan to go to Robo Cans and would they be supplied by the community. Mr. Marottoli answered that we

don't know yet what size can would be used but it would likely be supplied. She expressed concern about the size of the pool for so many residents. Mr. Passman answered that the new pool dimensions are 75x27 with two entry stairways which is slightly larger than the old pool. He added that there are usually less than 100 residents who come to the pool each day. She asked if there would be an overhang for shade and Mr. Passman said the existing Gazebo is remaining and that there is always plenty of room under it for shade.

3. Eileen Wood of 67 Dorset Road inquired about the stairs on the pool and that they weren't wide enough to allow people to enter and exit the pool promptly. Mr. Passman responded that the pool was designed by a pool company with our input but it was ADA compliant. He expressed that having two stairways should allow easy entry/exit from the pool.
4. Mike Hammer of 11 Marston Row asked why the pool took so long to construct. Mr. Marottoli replied that having to get unanticipated Planning Board approval set the project back two to three months. Mr. Hammer asked why the existing pool couldn't have opened and Mr. Marottoli explained that the old pool had deteriorated and was not safe to open. Mr. Hammer asked why fees were going up and it was explained that the increase was small due to rising costs to operate the community services. Mr. Hammer asked about how he could learn about activities, and he was told to check the community channel and the Knoll News. He was also encouraged to attend a newcomers meeting.

The Open Forum concluded at 7:37 PM.

Respectfully submitted,

David Glenn

Secretary