

LEISURE KNOLL ASSOCIATION, INC.
BOARD OF DIRECTORS' MEETING
APRIL 9, 2024

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MINUTES

Present: Susan Ehmer, Dan Gorwitz, Diane Costello, Joan Haines, Tony Macri, Edith Reinwald, Karen Kluber

Meeting: Meeting was called to order by President Ehmer at 9:00 am

Minutes: Minutes of March 26, 2024 meeting were read, and accepted.

MOTION MADE TO ACCEPT MINUTES FROM MARCH 26, 2024:

MOTION: Haines 2ND: Gorwitz Unanimous

DIRECTOR COSTELLO:

Discussed set up for new resident cocktail party on Saturday, April 13th.

DIRECTOR MACRI:

Making progress on clearing open items with PSEG.

Reported that kitchen backsplash needs to be thoroughly cleaned by cleaning staff.

DIRECTOR HAINES:

Discussed thank you gift for outgoing Direct Scialo.

Requested that Director Macri discuss past permit applications for cameras with the Architectural Committee.

Discussed update on Architectural guidelines. President Ehmer stated that the committee is almost finished with updates and that the 24 ft. fence limit that was inadvertently omitted from the latest update be added back.

DIRECTOR GORWITZ:

Took part in board discussions.

DIRECTOR REINWALD:

Took part in board discussions.

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OFFICE MANAGER KAREN KLUBER:

Reported that one company has responded to the snow removal proposal.

Maintenance Supervisor, Kevin joined the meeting at 12:00 pm

Discussed open work orders.

Discussed locations of three new speed limit signs to be installed in the community.

President Ehmer requested that Kevin compile a list of retaining walls in need of repair in order of priority.

Discussed the need for some of the benches in the community that have sunk into the ground to be put on cement pads.

Confirmed that power washing around pool and recreation center will take place in May.

PRESIDENT EHMER:

Discussed board vacancy. It was decided that a notice would go out on Facebook, Channel 591 and a robocall asking any interested homeowners to submit their resume by April 18th and interviews will take place at the April 23rd Board meeting.

Discussed upcoming budget. Will discuss further at next meeting when Lorraine returns from vacation. If more time is needed a special meeting may be called.

Discussed Honest Ballot proposal for Board of Directors Elections. Initiated a conference call with Honest Ballot to discuss additional questions which could not be resolved immediately so Karen will resend the bylaws to them and we will wait for their response.

Gave status on Sheffield gate which was damaged by vehicle. President Ehmer was able to contact the responsible party and an insurance claim was submitted. Also, discussed entering into a maintenance agreement with IAL.

Discussed solutions to software issues in the Administration Building.

MOTION MADE TO ACCEPT QUOTE FROM IAL TO REPAIR SHEFFIELD GATE NOTING THAT INSURANCE CLAIMS WERE SUBMITTED BY BOTH LKA AND RESPONSIBLE PARTY:

MOTION: HAINES

2ND: MACRI

UNANIMOUS

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MOTION MADE TO ACCEPT MAINTENANCE CONTRACT WITH IAL:

MOTION: MACRI 2ND: HAINES UNANIMOUS

MOTION MADE TO ACCEPT PROPOSAL FROM SOFTWARE PROVIDER, ENUMERATE,
TO REPLACE UNSUPPORTED AND FAILING CURRENT SOFTWARE SYSTEM:

MOTION: COSTELLO 2ND: HAINES UNANIMOUS

Letters from residents were read, addressed, and responded to.

MOTION TO ADJOURN MEETING AT 12:40 pm:

MOTION: MACRI 2ND: HAINES UNANIMOUS

Eddie Reinwald

Eddie Reinwald, Secretary, Board of Directors

COPY OF MINUTES PLACED IN REC CENTER DISPLAY CASE:

5/1/24

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RESOLUTIONS

MOTION MADE TO ACCEPT QUOTE FROM IAL TO REPAIR SHEFFIELD GATE NOTING THAT INSURANCE CLAIMS WERE SUBMITTED BY BOTH LKA AND RESPONSIBLE PARTY:

MOTION: HAINES 2ND: MACRI UNANIMOUS

MOTION MADE TO ACCEPT MAINTENANCE CONTRACT WITH IAL:

MOTION: MACRI 2ND: HAINES UNANIMOUS

MOTION MADE TO ACCEPT PROPOSAL FROM SOFTWARE PROVIDER, ENUMERATE, TO REPLACE UNSUPPORTED AND FAILING CURRENT SOFTWARE SYSTEM:

MOTION: COSTELLO 2ND: HAINES UNANIMOUS