

LEISURE KNOLL ASSOCIATION, INC.  
BOARD OF DIRECTORS' MEETING  
APRIL 23, 2024

**Final Copy**

**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 April 9, 2024 meeting were read, corrected and accepted.

**MOTION MADE TO ACCEPT MINUTES FROM APRIL 9, 2024:**

MOTION: Haines                      2<sup>ND</sup>: Gorwitz                      Unanimous

**DIRECTOR COSTELLO:**

Discussed responsibilities and communication in regards to landscaping and spring clean up.

**DIRECTOR MACRI:**

Parts have been ordered to repair Sheffield Gate. Karen has been in contact with responsible party insurance company and will send them the invoice.

PSEG still working to close out some outstanding issues.

**DIRECTOR HAINES:**

Requested that Karen speak to cleaning company and ask that they do not mop floors while clubs are in session.

**DIRECTOR GORWITZ:**

Reported that there are roaches in craft center card room 2. There are several cardboard boxes holding supplies for knitting club that should be changed out to plastic bins. Requested that Karen call the exterminator and contact the knitting club and work with them on ordering bins and getting rid of cardboard boxes which attract roaches.

**DIRECTOR REINWALD:**

Reported that the wooded area adjacent to the west side of the Sheffield entrance looks unattractive. There are several downed trees, some that are butting up against the perimeter fence. Suggested that this area be cleaned as it is the first impression as you enter our community

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Bill Kane, board candidate, joined meeting at 9:50 for interview.

Bobby DelHaye, board candidate, joined meeting at 10:20 for interview.

**Motion made to accept Bobby DelHaye to fill vacancy on board.**

Motion: Gorwitz                      2<sup>nd</sup>: Haines                      Unanimous

**OFFICE MANAGER KAREN KLUBER:**

Reviewed status of work orders.

Distributed three proposals for snow removal contract for board review.

Reviewed pool rules and will order a second sign for the back gate of pool.

Reported on status of housekeeping employee. Termination letter will be sent to employee upon guidance of verbiage from attorney.

Reported that the Bocce club has requested funding for 3 bocce ball retrievers for a total of \$156.00.

**MOTION MADE TO TERMINATE HOUSEKEEPING EMPLOYEE:**

MOTION: REINWALD                      2<sup>ND</sup>: GORWITZ                      UNANIMOUS

**MOTION MADE TO APPROVE FUNDING REQUEST FOR BOCCE CLUB TO PURCHASE 3 BOCCE BALL RETRIEVERS FOR \$156.00.**

MOTION: COSTELLO                      2<sup>ND</sup>: HAINES                      UNANIMOUS

**PRESIDENT EHMER:**

Discussed resident who has camera installed but has been denied by the Architectural Committee. It was agreed to send letter of violation to resident asking that cameras be removed.



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Discussed interpretation of bylaws in regard to whether or not eligible members of a household can vote individually in fractional shares for a total of one vote or do we continue long standing practice of accepting only one vote per household.

**MOTION MADE TO CONTINUE PRACTICE OF ONE VOTE PER HOUSEHOLD FOR BOARD OF DIRECTOR ELECTIONS.**

MOTION: HAINES                      2<sup>ND</sup>: GORWITZ                      OPPOSED: COSTELLO  
ABSTAIN: REINWALD

Discussed proposal from Honest Ballot to perform upcoming board of directors' election.

**MOTION MADE TO ACCEPT PROPOSAL FROM HONEST BALLOT TO HANDLE NEXT BOARD OF DIRECTORS ELECTION:**

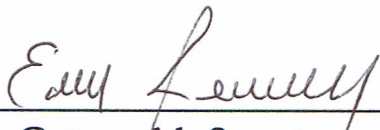
MOTION: MACRI                      2<sup>ND</sup>: GORWITZ                      OPPOSED: COSTELLO

Laraine joined the meeting at 1:00 pm to answer any questions regarding budget.

**LETTERS FROM RESIDENTS WERE READ, ADDRESSED, AND RESPONDED TO.**

**MOTION TO ADJOURN MEETING AT 1:50 pm:**

MOTION: MACRI                      2<sup>ND</sup>: GORWITZ                      UNANIMOUS



*Edie Reinwald, Secretary, Board of Directors*

**COPY OF MINUTES PLACED IN REC CENTER DISPLAY CASE:**

5/17/24

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**RESOLUTIONS**

**MOTION MADE TO ACCEPT BOBBY DELHAYE TO FILL VACANCY ON BOARD.**

MOTION: GORWITZ                      2<sup>ND</sup>: HAINES                      UNANIMOUS

**MOTION MADE TO TERMINATE HOUSEKEEPING EMPLOYEE:**

MOTION: REINWALD              2<sup>ND</sup>: GORWITZ                      UNANIMOUS

**MOTION MADE TO APPROVE FUNDING REQUEST FOR BOCCE CLUB TO PURCHASE 3 BOCCE BALL RETRIEVERS FOR \$156.00.**

MOTION: COSTELLO              2<sup>ND</sup>: HAINES                      UNANIMOUS

**MOTION MADE TO CONTINUE PRACTICE OF ONE VOTE PER HOUSEHOLD FOR BOARD OF DIRECTOR ELECTIONS.**

MOTION: HAINES                      2<sup>ND</sup>: GORWITZ                      OPPOSED: COSTELLO  
ABSTAIN: REINWALD

**MOTION MADE TO ACCEPT PROPOSAL FROM HONEST BALLOT TO HANDLE NEXT BOARD OF DIRECTORS ELECTION:**

MOTION: MACRI                      2<sup>ND</sup>: GORWITZ                      OPPOSED: COSTELLO