

LEISURE KNOLL ASSOCIATION, INC.
BOARD OF DIRECTORS' MEETING
JUNE 25, 2024

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MINUTES

PRESENT: Susan Ehmer, Diane Costello, Dan Gorwitz Edith Reinwald, Pat Leary, Bobby Delhaye, Tony Macri, Karen Kluber

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

MINUTES: Minutes from June 11, 2024, meeting were read, corrected and accepted.

MOTION MADE TO ACCEPT MINUTES FROM JUNE 11, 2024

MOTION: COSTELLO 2ND: GORWITZ UNANIMOUS

DIRECTOR COSTELLO:

Reported that 100 people attended the volunteer luncheon.

DIRECTOR DELHAYE:

Brought to the attention of the board an incident of physical harassment between two residents in which the police were called. Letter to be sent.

Reported that when checked, the Artificial Grass Sweeper Rake Vacuum is still on backorder. Will have office order anyway.

DIRECTOR MACRI:

Reported that PSEG will be onsite next week for additional repairs to roads.

Discuss took place about how to establish more timely, thorough communication on the budget.

Discussion took place about construction trailers in violation of permits. John Reppucci will be invited to the next board meeting.

Discussed purchasing stencils to be painted in parking lot.

Discussed and approved the removal and replacement of a monument box (electrical box) by Welsbach Electric.

Motion: Gorwitz 2nd: Macri Unanimous

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Discussed changing closing and opening hours of entrance and exit gates.

Discussed costs of new residents registrations and private party rentals.

Mike from Perfect Lawn Care joined meeting at 10:00 am.

The Board explained snow contract was approved for one year so that we can align the snow contract with the lawn contract which is up for renewal next year. Discussed options and will make a decision once PLC provides pricing.

Motion made to approve Architectural Committee Guidelines dated June 2024.

Motion: Reinwald 2nd: Macri Unanimous

DIRECTOR LEARY:

Took part in board discussions.

DIRECTOR GORWITZ:

Reported incident where resident was not compliant to lifeguard enforcing pool rules. Letter will be sent to resident.

Stated that he would like to allow children hours in pool for Thursday July 4th. Board agreed and ROBO call will be sent out.

Asked that 20 new pool noodles be purchased as well as 2 new lounge chairs to replace broken ones.

Reported that 2 AC units in Rec Center are not working. Inquired about getting a service contract for the air conditioner units.

DIRECTOR REINWALD:

Followed up on past business.

Took part in board discussions

Left meeting at 11:30 am - remainder minutes taken by Karen Kluber.

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OFFICE MANAGER, KAREN KLUBER:

Discussed architectural inspections, approval and or denied approvals for not having c/o's for additions on homes. Agreed to have attorneys from both parties agree in writing that it is okay to purchase and sell home without. Sales of homes will not be held back if not agreed to by attorneys.

Reported number of driveways, aprons, tie walks and sidewalks on list to be done in the fall.

Asked directors for tri-community agenda items.

MAINTENANCE SUPERVISOR, KEVIN, JOINED THE MEETING:

Will change the light sensors on the columns at the Kingston Drive entrance.

The Sheffield Drive gate is not operating correctly. A timer needed to be replaced.

Four (4) benches have been completed and raised. There are at least three (3) more that need to be done.

A work order was issued regarding rocks being placed along the sidewalk by a resident on Kingston Court. Maintenance will sweep away.

PRESIDENT EHMER:

Discussed and approved food truck Bigger Bagel and Deli to come to LKA. Will contact for scheduled days and times.

Motion: Gorwitz 2nd: Macri Unanimous

Discussed starting a reserve fund for replacement of perimeter fence.

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

MOTION TO ADJOURN MEETING AT 12:35 pm:

MOTION: COSTELLO 2ND: DELHAYE UNANIMOUS

Eddie Reinwald

Eddie Reinwald, Secretary, Board of Directors

COPY OF MINUTES PLACED IN REC CENTER DISPLAY CASE: 7/13/24

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RESOLUTIONS

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Motion: Gorwitz 2nd: Macri Unanimous

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