

LEISURE KNOLL ASSOCIATION, INC.  
BOARD OF DIRECTORS' MEETING  
SEPTEMBER 24, 2024

**Final Copy**

**MINUTES**

**PRESENT:** Susan Ehmer, Diane Costello, Dan Gorwitz, Edith Reinwald,  
Bobby Delhaye, Tony Macri, Phil Nocerino, Karen Kluber

**MEETING:** MEETING WAS CALLED TO ORDER BY PRESIDENT EHMER AT 9:00 AM

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

**Motion to accept minutes from September 11, 2024**

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

Conference call with Board Attorney took place at 9:00 am to discuss legal options regarding home destroyed by fire.

John Reppucci joined meeting at 10:00 am. Discussed Architectural Guidelines and the flow of permits from application to closing. Introduced Dan Gorwitz as Architectural Committee Liaison.

**DIRECTOR COSTELLO:**

Reported that Optimum provided a list of 290 residents that need to schedule appointments for installation of upgraded modems. Requested that Board members each begin calling affected residents to assist with the process as it is very specific. List of names were given to Board members who will make calls and report status back to Diane.

**DIRECTOR DELHAYE:**

Took part in board discussions.

**DIRECTOR MACRI:**

Reported that PSEG will be on site this week to repair 2 sink holes and sidewalk.

**DIRECTOR NOCERINO:**

Reported that PSEG needs to repair seed work done at 572 and 575 Wintergreen as it is sinking. Director Macri will address issue with PSEG.

**DIRECTOR GORWITZ:**

Opened discussion about the possibility of self insurance and requested financials on past five years premiums and claims.

**DIRECTOR REINWALD:**

Took part in Board discussions.

**MAINTENANCE SUPERVISOR, KEVIN, JOINED MEETING AT 11:00 AM:**

Discussed open work orders.

Reported that seeding is underway in the community.

Reported that buildings have been switched over from air conditioning to heat.

Discussed grading of properties on Belfast Lane. Directors Macri, Delhaye and Costello will meet Kevin and PLC at the site to determine how best to proceed.

**OFFICE MANAGER, KAREN KLUBER:**

Reported that Channel 591 is currently down – working on a resolution.

Reported that a car hit the Wi-Fi pole at the Sheffield entrance as well as a mailbox on Kingston Drive. Trying to determine responsible party by reviewing security camera footage.

Reported that 5<sup>th</sup> Ave. Paving will begin driveways this week – weather permitting.

Reported that one desktop computer is failing and needs to be replaced as well as a server in the Administration Building.

**Motion made to approve the replacement of desktop computer and server not to exceed \$2,200.00:**

Motion: Costello

2<sup>nd</sup>: Gorwitz

Unanimous

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**PRESIDENT EHMER:**

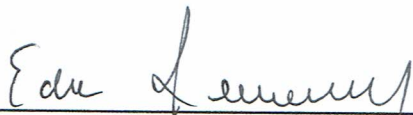
Presented 4 estimates for billiard table repair. It was decided that VP Gorwitz will get further clarification on 2 of the estimates and present to Board at next meeting.

Reviewed and updated Board Responsibilities. Karen will send out revised copy in a Directors Intercom on October 1<sup>st</sup>.

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

Motion to adjourn meeting at 1:45 pm:

**Motion: Gorwitz                      2<sup>ND</sup>: Delhaye                      Unanimous**



***Edie Reinwald, Secretary, Board of Directors***

**COPY OF MINUTES PLACED IN REC CENTER DISPLAY CASE: 10/11/24**



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**RESOLUTIONS**

**Motion made to approve the replacement of desktop computer and server not to exceed \$2,200.00:**

Motion: Costello

2<sup>nd</sup>: Gorwitz

Unanimous