

LEISURE KNOLL ASSOCIATION, INC.
BOARD OF DIRECTORS' MEETING
NOVEMBER 26, 2024

Final Copy

MINUTES

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

MEETING: MEETING WAS CALLED TO ORDER BY PRESIDENT EHMER AT 9:05 AM

MINUTES: Minutes from November 12, 2024, meeting were read, corrected and accepted.

Motion to accept minutes from November 12, 2024

Motion: GORWITZ 2nd : MACRI Unanimous

DIRECTOR COSTELLO:

Reported that Optimum fiber optic installation is not anticipated to take place until after 2025. Streaming boxes will be necessary only when we go to fiber optics but are not needed now.

Reported that PLC fall cleanup will start after Thanksgiving.

DIRECTOR DELHAYE:

Reported on status of work orders.

Reported that a new coffee pot needs to be ordered to replace one that is no longer working. Karen will order.

DIRECTOR MACRI:

Reported on the outage of lights on Kingston. Suggested that we go ahead with previous proposal from Broadway Maintenance of installing a waterproof box as a solution as outages seem to be happening after precipitation. Will contact Broadway maintenance to request an updated proposal.

Discussed options for speed bump on Kingston Drive. Vice President Gorwitz will contact 5th Ave Paving to further discuss their proposal.

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Currently working with Kevin to determine why Kingston Gate is not functioning properly

DIRECTOR NOCERINO:

Reported that the refurbishing work on the pool tables has been completed with very satisfactory results.

Requested that new Bingo Balls be purchased.

DIRECTOR GORWITZ:

Discussed talking points from his meeting with Architectural Committee.

MOTION MADE TO REQUIRE THE USE OF THE ARCHITECTURAL REPORT COMPLETED INSPECTION FORM ON ALL PERMIT APPLICATION STARTING JANUARY 1, 2025.

MOTION: Gorwitz 2nd: Delhaye Unanimous

DIRECTOR REINWALD:

Discussed videotaping future community informational meetings. It was determined that we do have the capability to video record and subsequently make the content available on channel 591. We will start implementing it at the next meeting in February. Karen will schedule meeting with our IT consultant to set it up.

Maintenance Supervisor, Kevin, joined the meeting at 11:00 am.

The Board asked Kevin to inquire how to set up his cell phone to remotely operate the thermostats in the common buildings.

It was decided that since strong wind is in the forecast and has been an issue with the gates in the past, the gates will be left open Thursday through Sunday to avoid an inconvenience to residents.

OFFICE MANAGER, KAREN KLUBER:

Asked for clarification on ordering signs for the billiard room.

Asked Director Macri for a list of streetlights that will be replaced this year.

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PRESIDENT EHMER:

Discussed CD account maturing end of November. Laraine will inquire about current rates

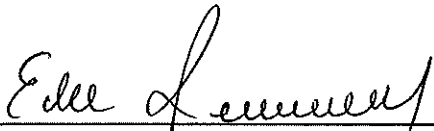
Letters from residents were read, addressed, and responded to.

Motion to adjourn meeting at 12:30 pm:

Motion: Gorwitz

2ND: Nocerino

Unanimous



Edie Reinwald, Secretary, Board of Directors

COPY OF MINUTES PLACED IN REC CENTER DISPLAY CASE: 12/16/24

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RESOLUTIONS

**MOTION MADE TO REQUIRE THE USE OF THE ARCHITECTURAL REPORT
COMPLETED INSPECTION FORM ON ALL PERMIT APPLICATION STARTING
JANUARY 1, 2025.**

MOTION: Gorwitz

2nd: Delhaye

Unanimous