

LEISURE KNOLL ASSOCIATION, INC.
BOARD OF DIRECTORS' MEETING
DECEMBER 10, 2024

Final Copy

MINUTES

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

ABSENT: Edith Reinwald

MEETING: MEETING WAS CALLED TO ORDER BY PRESIDENT EHMER AT 9:10 AM

Phone conference with the LKA attorney to discuss home on Brownfield Drive regarding concerns and options

President Ehmer also discussed the Transparency Act with Attorney. It is currently on hold and attorney will keep board notified of any changes.

MINUTES: Minutes from November 26, 2024, meeting were read, corrected and accepted.

Motion to accept minutes from November 26, 2024

Motion: GORWITZ 2nd : NOCERINO Unanimous

DIRECTOR COSTELLO:

Reported that leaf cleanup is complete by Perfect Lawn Care. They did a great job.

Some residents still have not yet corrected issues they are having with cable service.

Discussed notifying residents on how to do a speed test regarding internet speed.

Discussed property located next to the Administration Building off Whiskey Road. Property has been sold. Will be in touch with the Town of Brookhaven for further information.

Board will be revising the tree policy.

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DIRECTOR DELHAYE:

Reported on status of work orders.

Discussed purchasing a commercial sized leaf blower so that Maintenance does not use their own personal one.

Motion: COSTELLO 2ND: GORWITZ Unanimous

DIRECTOR MACRI:

Discussed light poles to be replaced. Will get Karen a list.

Will have office order two flushometers for the men's bathrooms.

A resident has a camera and light facing at a residents home. Letter will be sent to remove.

Inquired about private parties at the Rec Center.

DIRECTOR NOCERINO:

Pool table repairs are completed and are great.

Will have Kevin keep the East gate open for Wednesday due to inclement weather.

DIRECTOR GORWITZ:

Took part in board discussions.

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

Landscapers have completed the leaf cleanup and all looks great.

Will contact 5th Ave Paving for a date as to when speed bump will be repaired.

Received estimate from St. John's Tree Service regarding a dangerous massive tree that needs to be topped off.

Motion: GORWITZ 2nd: COSTELLO Unanimous

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OFFICE MANAGER, KAREN KLUBER:

Reported that a resident paid a fine.

Discussed request from Architectural Committee to receive copies of all compliance letters and was agreed that this procedure will begin January 2025.

Completed Architectural Inspection reports will be done by the Architectural Committee and handed in at the end of the year for all completed permit applications.

Reported that the outlet in the administration office bathroom is not in working order. Maintenance will look into this.

PRESIDENT EHMER:

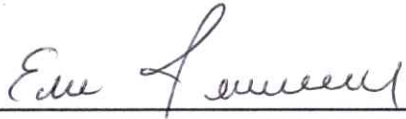
2 CDs will be rolled over to 9 months which will come due in mid September.

A Christmas luncheon will be held for LKA staff.

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

Motion to adjourn meeting at 12:15 pm:

Motion: Macri 2ND: Gorwitz Unanimous



Edie Reinwald, Secretary, Board of Directors

COPY OF MINUTES PLACED IN REC CENTER DISPLAY CASE: 1/17/25

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RESOLUTIONS

Discussed purchasing a commercial sized leaf blower so that Maintenance does not use their own personal one.

Motion: COSTELLO

2ND: GORWITZ

Unanimous

Received estimate from St. John's Tree Service regarding a dangerous massive tree that needs to be topped off.

Motion: GORWITZ

2ND: COSTELLO

Unanimous