

Knott's Landing Maintenance Corporation

Board Meeting Minutes

November 1, 2022

The meeting was called to order by President Charles Pensel.

Attendees: Charles Pensel-President, Karen Hawkins-Vice- President, Dyson Kline-Secretary, Jerry Goldberg-Treasurer, Robert Dixon, Michael Lanzano, Jim Green.

Secretary's Report: Dyson Kline read the minutes of the September 22, 2022 meeting to the Board. A motion was made by Michael Lanzano to accept the minutes as read and second by Jim Green.

Treasurer's Report: The Treasurer's report was read by Jerry Goldberg. The PNC Money market account is: \$23,889.74; The checking account is : \$8,701.54; and the other money market account is : \$25,000. Expenses for October were \$1128.18. A motion was made by Dyson Kline to accept the treasurer's report as read and second by Karen Hawkins.

Architectural: Nothing was reported for this month.

Welcome & Social: Nothing to report this month.

OLD BUSINESS: Robert Dixon reported that the owners at 125 N Landing Drive have been sent a letter for trash can violation. They have not corrected the problem as of this meeting.

New Business: President Pensel stated that he received a call from a lady that has purchased the lot next to our wetlands on Warner Road. She asked if Knotts Landing would cut the weeds on our land that borders her property. Robert Dixon contacted Sean Miller from Kent County and he stated that we would not have to maintain that part of the property since it is part of the wetlands. It would be up to us if we wanted to keep it cut. At this time the Board voted to continue with what we have been doing which is not cutting the weeds.

Jerry Goldberg presented the proposed budget for 2023 to the board for discussion. After discussion about the proposed expenses for each category, the Board came up with total operating expenses of \$30,800.00. The County Tax Reimbursement of \$3,528.00 will be subtracted from the proposed budget for a final total budget of \$27,272.00. The HOA Annual assessment for 2023 will be \$217.00.

After no further discussion a motion was made to adjourn the meeting.

Respectfully yours,

Dyson Kline