

# Knott's Landing Maintenance Corporation

## Board Meeting

**September 19, 2023**

The meeting was called to order by President Charles PenseL.

**Attendees:** Charles PenseL-President, Karen Hawkins-vice president, Dyson Kline-Secretary, Jerry Goldberg-Treasurer, Michael Lanzano, Robert Dixon, Jim Green.

**Secretary's Report:** Dyson Kline read the minutes of the July 18, 2023 meeting to the board. A motion was made by Mike Lanzano to accept the minutes as read and second by Jim Green. Dyson Kline read the minutes to the August 10, 2023 meeting. A motion was made to accept the minutes as read and approved by the Board.

**Treasurer's Report:** The treasurer's report was read by Jerry Goldberg. As of August 31, 2023:, The PNC Money Market Account balance is \$16,474.01 Edward Jones Money Market account balance is \$36,060.05, and the Checking account balance is \$10,647.27. A motion was made by Dyson Kline to accept the treasurer's report as read and second by Mike Lananzo.

**Architectural:** An owner on Starland Way wants to remove his sliding doors in the back of the house and replace with just a single door. The Board suggested that he submit a picture of how it would be done or plans before it could be approved.

Two homes are currently for sale in our development.

**Welcome & Social:** The Board selected October 21, 2023 for the community yard sale with a rain date of October 22. It was suggested that we get a new sign made for next year. Karen Hawkins said she could get the sign made from the department of corrections. She would need to get the dimensions of our current sign.

**OLD BUSINESS:** The Board discussed that it was time to start the process of putting liens on properties of owners who have not paid their past annual dues.

**New Business:** The Board was informed by Devon Reed that Luff & Associates will be increasing their fee for next year. The fee will increase to between \$12,000-\$15,000/year. The Board discussed how this is a huge increase from last year. Several options were discussed at the meeting. One, was to try to find another accountant. Another suggestion that was discussed was, having the Board take on some of the workload to lower the fee that Luff & Associates would charge. Jerry will contact Devon to discuss this with him.

Robert Dixon suggested that there should be another Knotts Landing sign along Bowman Road at the other side of the entrance to our development. The Board suggested that he contact the City of Milford to discuss getting another sign.

President Pensel suggested that the Board contact a pest control company to inspect the mail center for termites. The Board agreed that that was a good idea. Mike Lanzano will contact some pest control companies.

President Pensel suggested that we should look into getting a new control box for the irrigation system at the mail center. The current one is very old. He noticed that the irrigation was going off in the middle of the afternoon instead of the early morning hours.

Jerry Goldberg announced that he was not running for the Board next year.

With no further business to discuss, a motion was made by Dyson Kline to adjourn and second by Mike Lanzano. Meeting was adjourned.

Respectfully yours,

Dyson Kline