

Knott's Landing Maintenance Corporation Board Meeting, August 13 ,2024

The meeting was called to order at 6:00pm by President Charles Pensel.

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

Secretary's Report: Dyson Kline read the minutes of the July 23, 2024 meeting to the board. There were two corrections made to the minutes by Charles Pensel and Jim Green. A motion was made by Mike Lanzano to accept the corrected minutes and second by Jim Green.

Treasurer's Report: Robert Dixon reported that as of July 31, 2024 the PNC Money Market Account was \$12,129.77; The PNC Checking account was \$13,503.47; and the Edward Jones Account was \$37,823.92.

Old Business: President Charles Pensel stated that the Knott's Landing website needs to be updated. The address is incorrect and also some email addresses need to be deleted. Jim Green will make the corrections needed to the website.

The Board discussed what to do with the bamboo growth on South Landing Drive. One suggestion was to remove it. Another suggestion was trimming it away from the sidewalk throughout the year. The Board will contact professional landscapers and the State of Delaware for advice.

President Pensel asked the Board if we should start to maintain the overgrown bushes and grasses on our land on Warner Road. After some discussion, the Board voted not to maintain it at this time.

Mike Lanzano reported that the mail center has been treated for termites at a cost of \$1,100.00.

Mike Lanzano obtained an estimate of \$1,800.00 to remove a dead tree in the pond area. The board voted to have the tree removed.

New Business: The board voted by a unanimous vote to add Mike Lanzano to the Knott's Landing PNC Debit card Account number-XXXXXXXXXXXX4608

The Board voted, by a unanimous vote, to add the following board members: Charles Pensel-President, Robert Dixon-Treasurer, and Dyson Kline-Secretary, as authorized signers for the following PNC Accounts-XX-XXX-9278 and XX-XXX-1474 for a duration of one year from the date of this meeting. The Board voted to remove Devon Q. Reed as CFO on all PNC Accounts.

The Board has chosen October 8, 2024 for the Knott's Landing Community's meeting for nominations for new Board members for 2025 and November 12, 2024 for the Knott's Landing Community's 2025 Budget Meeting. The locations of these meetings will be announced at a future date.

A motion was made by Dyson Kline to adjourn and second by Mike Lanzano. Meeting was adjourned at 8:30pm.

Dyson Kline-Secretary

Charles Pensel-President