

Knott's Landing Maintenance Corporation, Board Meeting March 11, 2025

The meeting was called to order at 6:00pm by Frank Temyer

Attendees: Karen Hawkins-Vice –President, Robert Dixon-Treasurer, Michael Lanzano- Board Member, Jim Green-Board Member, Justin McPhail-Board Member, Frank Temyer-Board Member. Absent members: Charles Pensel, Dyson Kline, Michelle Lee

Secretary's Report: Frank Temyer read the minutes of the December 10, 2024 Board Meeting. Karen Hawkins made a motion to accept the minutes as read and second by Robert Dixon.

Treasurer's Report: Robert Dixon reported that as of February 28, 2025 the PNC checking account balance is \$32,878.44. The Edward Jones account balance is \$47,518.33. As of February 28, 2025 there are \$6,292.43 of outstanding amounts from owners who have not paid their assessments. A letter will go out to those owners on March 15, 2025 which will inform them of interest and late fees accrued. The Board discussed how to get the assessment money from owners who have not paid in years. Liens have been placed on these owners' properties but it could take years to collect. A question was asked by the Board members about what else could we do to get the money sooner. Frank Temyer suggested that he can contact an attorney about what legally we can do to get the money owed.

Old Business:

The Board is still waiting on the landscapers estimate to make a decision on the landscapers for 2025.

Robert Dixon stated that we need to utilize our community website more than how we are currently using it.

Frank Temyer stated that the mail center soffit has been fixed.

The Board discussed the idea of using AI to help write our plan of using our capital reserve. It was suggested to complete this by our next meeting next month.

Mike Lanzano stated that the power washing company that did the mail center suggested that we power wash the sidewalk and curb around the mail center. The Board voted to have this completed.

The Board addressed the issue of a property on North Landing Drive having a fence that is in violation of our deed restrictions. Robert Dixon said he would look into this matter and if there is a violation he will send the owners a letter of the violation.

The issue of a disabled vehicle on a property on North Landing Drive was discussed by the Board. Robert Dixon stated that he will take a look at it and send a letter to the owner if it is disabled.

New Business: Due to the passing of President Charles Pensel, the Board according to our Bylaws needs to appoint an interim President for the remainder of Charles Pensel's term of office. After some discussion, Robert Dixon made a motion to nominate Karen Hawkins as President. This motion was second by Mike Lanzano. Robert Dixon made a motion to nominate Frank Temyer as Vice-President and Second by Mike Lanzano. The Board voted to accept these nominations. They will serve their respective positions until the new elections in October 2025.

The Board decided on April 8, 2025 at 6:00 pm for the next meeting.

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

Respectfully yours,

Dyson Kline- Secretary