

Knott's Landing Maintenance Corporation - Board Meeting, May 13, 2025

The meeting was called to order at 6:00pm by President Karen Hawkins.

Attendees: Karen Hawkins-President, Frank Temyer-Vice-President Robert Dixon-Treasurer Dyson Kline-Secretary, Michael Lanzano- Board Member, Jim Green-Board Member, Michelle Lee- Board Member.

Absent members: Justin McPhail-Board Member

Secretary's Report: Dyson Kline read the minutes of the April 8, 2025 meeting to the Board. A motion was made by Frank Temyer to accept the minutes as read and second by the board members.

Treasurer's Report: Robert Dixon reported that as of April 30, 2025 the PNC checking account balance is \$30,963.04 The Edward Jones Account balance is \$47,946.93. Dyson Kline made a motion to accept the Treasurer's report as read and second by the Board members.

Robert Dixon reported that the Board has only paid Green Life Landscaping about half of what was budgeted because, he didn't send invoices to Tax Chicks for work completed last year. This is an ongoing problem with this landscaping company. Our accountants will not issue checks without an invoice submitted by Green Life. After some discussion about how to correct this problem, the board members suggested that Robert Dixon write in the new contract with Green Life, that we will pay him monthly or quarterly and we will insist that he submits an invoice either monthly or quarterly.

Old Business: Frank Temyer said that The City of Milford will be putting "No Parking Signs" at the entrance to our development soon. It was suggested by President Karen Hawkins that the Board put "NO Parking Signs" at the mail center. The Board will look into this further.

New Business: Robert Dixon reported that he contacted several attorneys in the area about representing Knotts Landing Maintenance Corporation as our attorney. They were either not interested or were very expensive. He was able to find an attorney who specializes in HOA issues, Dean Campbell from Milton DE, and after talking to him he said he might be interested in representing our Board.

Robert Dixon suggested that the Board buy a filing cabinet to consolidate all of Knott's Landing paperwork.

The next meeting will be June 10, 2025 at the Police station at 6:00 pm

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

Respectfully yours,

Dyson Kline- Secretary