

LIONS HEAD SOUTH ASSOCIATION, INC.

May 20, 2024 – Approved as Amended June 10, 2024

Board of Trustees Standing Committee

Present: J. Cinosky T. Behrens L. LaFerrera
 K. Wright B. Skelly P. Comfort
 M. Tears

Also, Present: L. Kolesa, Administrator
 D. Chapin – Garden Club

Absent: N/A

The open meeting was called to order by J. Cinosky, President at 9:03 A.M.

J. Cinosky, President welcomes M. Tears as Board of Trustee and Board of Trustee Treasurer for the remainder of 2024

Mr. Tears has served as a member of the Finance & Insurance, Architectural and Security Committees.

Actions Taken:

1. Motion made by K. Wright, seconded by T. Behrens to approve the minutes for the May 6, 2024 open meeting. **MOTION APPROVED: 5-0**
2. Motion made by T. Behrens, seconded by P. Comfort to accept Environmental Technical Drilling May 8, 2024 estimate for required repairs to Well #5 not to exceed \$10,000.00. **MOTION APPROVED: 6-0**

Treasurer's Report: By: J. Cinosky

- The balance as of April 30, 2024, is \$1,191,246.35 of which includes the CD total \$587,000.00, stock total of \$109,928.62 and cash total of \$494,317.73.

ACC – By: K. Fagan

Events:

LHSA Chorus:

- Spring Concert has been rescheduled to June 22, 2024.

Ticket Sales:

- ACC committee is requesting board approval extension of ticket sales from four (4) weeks to six (6) weeks for those events that require deposits and a more costly fee.

April 22, 2024 - New Residents Meeting:

- Due to the new resident/committee chair ratio at this last meeting, the ACC Committee is recommending;
 - Cancelling the annual April and October meetings and hosting one (1) fall committee sign-up open house.
 - Recommendation was forwarded to the Welcoming Committee.

Pride Information:

- Requesting Clubs and Club Chair be included with the Standing Committees in the monthly Pride.

Architectural – By: M. DeFillipo

Spring Property Inspections:

- The committee has begun its annual spring inspection/walk-through.

Ashford Drive Drainage – Committee Approved Allowances:

- Due to ongoing drainage problems, homes being affected will be granted special allowance to aid in preventing water damage to their homes.
- This allowance will include the addition of rock or pavers to act as a barrier at the back patio area.
- Residents will be required to submit an Architectural Application.
- Each application will be approved on a one-to-one basis.
- The application must include a schematic and materials.
- Any rock and stone placement prior to approval will result in a fine.

Siding Mold:

- Informed residents will not receive a violation for pollen.
- Violations will be written for mold and dirt only
- 1st violation allows thirty (30) days for compliance.
- 2nd violation allowing an additional fifteen (15) days including a fine letter.
- At forty-five (45) days a Repetitive Offenders fine of \$100.00 will be charged to the property and property owner will be granted fifteen (15) days.
- If the violation has not been corrected a fine fee of \$10.00 will be charged per day until compliance is met.

Architectural Rules & Regulations:

- The revisions have been approved and will be posted on the website towards the end of the month.
- New residents will receive a completed approved copy.
- Residents will receive a copy upon completion of By-Law's.

Buildings and Grounds – By: Katakozinos

LHSA Contracted Resident Painting:

- Riccardi Painting has begun painting of exterior houses.
- Committee members will be inspecting prior to invoice payment.

Common Ground Grill:

- Due to age a request for grill replacement has been submitted to the board.

Garden Club – D. Chapin

- Committee is continuing to work on the replacement plantings for the clubhouse back building.
- Plantings are tentatively scheduled for the 1st or 2nd week of June.
- Due to termites, the use of much to fill is no longer allowed.
- The committee is requesting stone be used.
- A proposal for stone has been received from Pat's Landscaping for the amount of \$2,000.00.
- Board is requesting more than one (1) proposal.
- Turf Masters to be contacted for proposal.

May 6th Minutes - Garden Club Correction Required – Butterfly Garden:

- The Board of Trustees will offer the old location of the bocce courts to house the Monarch Butterfly Garden.
- Board of Trustees have not confirmed location.

Front Maple Tree:

Requires pruning maintenance will inspect.

Beaverson Blvd. & Weston Court – Common Ground Tree Trimming:

- Trimming is required along Beaverson and at the corner of Weston and Beaverson.
- Common Ground trimming/pruning is contracted.
- Arboresmith to be contacted for inspection and scheduling.

By – Laws – By: J. Cinosky

- Board and attorney are continuing review of revisions.

Clubhouse – By: M. Voto

Lions Den Chair Replacement:

- The committee is currently working with Michael's Furniture.
- We are reviewing material and color selections.

Hallway Painting & Commercial Carpet Cleaning:

- Both have been approved in the 2024 budget.
- Scheduling will be confirmed upon pool completion.

Front Porch Entrance:

- Nautical theme is welcoming.
- The number of ornaments is somewhat overstated.
- The pillows accents, would be more fitting for a private residence.

Community Awareness – By: D. Rodgers;

Community Outreach Department of Ocean Medical Center - Health Fair:

- Currently waiting on a response for scheduling.
- Will coordinate dates with the office
- Some of the services offered;
 - Blood Pressure.
 - Glucose Testing.
- Immunizations are no longer offered. Request has been forwarded to the Department of Health.

PNC Art Center Trips:

- Brick Senior Center offers free tickets.
- Contact them directly for availability.

Mayor's Senior Advisory Meeting:

- Older Americans Month.

Brick Senior Center:

- May 29th – lunch and movie – Oh Johnny (military – Brick resident).
- June 7th – dinner and movie – Pink Panther.

Finance & Insurance – By: B. Begley

Committee review and discussion:

- LHSA & LHCC Budgets.
- Review of stock portfolio.
- Reserve Study Portion of the New Law S2760/A4384.
- M. Polulak, Esq. to guest at June 10 Residents Meeting for updates.
- Pool loan payments.
- Open Board of Trustee seat.
- On a personal note, I would like to thank M. Tears for accepting the positions as Board Member and Treasurer. He has a very calming effect and is extremely analytical. It has been a pleasure working with him on the Finance & Insurance Committee.

LHCC – By: B. Corbyons

Starters:

- Starters Daily – 8:00 A.M. -5:00 P.M.

Membership:

- Currently at one hundred eighteen (118) and are hoping to bring that number to one hundred thirty (130) by year end.

Bright View:

- Have continued to submit a weekly report.
- Pruning is required at holes 1, 2, and 8.

20/20:

- Scheduled for May 30th.

Golf Clinic:

- Scheduled for June 3rd.

Nominating – By: C. Facciponti

- Meeting is scheduled for 7:00 P. M. this evening.
- Will introduce M. Tears to the Nominating Committee.
- There will be four (4) Board of Trustees positions available for this coming election.
- Board members term;
 - T. Behrens
 - P. Comfort
 - L. LaFerrera
 - M. Tears

Recreation – By: L. Adams

Pool Hours:

- Due to working residents schedule a request has been submitted to the board for approval to revise the hours from 10: A.M – 7:30 P.M. to 8:00 – 8:30 P.M.

Abdominal Demonstration:

- Scheduled for June 4th and 11th. Sign-up sheet on committee board.

Pickleball Demonstration:

- Date to be determined.

Pool Grill:

- Grill is older and rusted;
- Requesting replacement.

Pool Opening Event:

- Currently to many variables – discussions have been tabled to June 4th meeting.

Open & Closing:

- Maintenance will continue to open Monday – Friday. Committee members will be available to close evenings and open & close on weekends.

Bocce Replacement:

- A proposal for replacement has been submitted the board for review.
- Board has approved removal of the horseshoe pits.
- Bocce courts will be relocated and constructed at horseshoe pit area.

Pickleball:

- Pickleball players are very please with the new barrier system.
- Maintenance staff will be repainting the courts orange.

Security – By: J. Allen

LHCC Patio Deck – Security Camera:

- Administration confirmed approved purchase for installation of LHCC patio deck security camera.

RV Lot:

- Confirmed due to lack of access to internet a security camera will not be installed.
- Requesting the gate be closed at all times and sign stating same be displayed.

Speeding – Police Study:

- Previous police study findings;
 - Medium speed – 33 MPH.
 - Speed does not warrant speed box.
 - Tickets issued to resident.

Triangular Cross Walk – Signage:

- Further discussion with traffic safety regarding street placement:
 - Required township approval.
 - Streets are township owned.
 - LHSA liability.

Street Lights:

- Currently only four (4) light poles requiring repair or replacement.

Website – By – T. Bruzaitis

- Meeting is scheduled for this evening.
- Nothing to report.

Old Business:

Well Box Shed – Golf Course:

- Requires repair – animal housing.
- Discussion regarding complete removal.
- Relocating electric to outside.
- Electric will need to be addressed by JCP & L resulting in interruption golf course irrigation.
- Removal to be addressed in the fall.
- T. Behrens to inspect and advise of the addition of temporary materials for blocking of entry for animals.

Administrator's Report:

Card Room – Electrical Outlet:

- May 8th – maintenance advised of broken electrical outlet.
- Camera was viewed – confirming resident accidentally dropping a snack tray causing break in outlet cover and damage to the wall.
- Missing Mother of Pearl decorative box from the clubhouse.
- Administration is requesting if an accident occurs, please inform the office so that it can be addressed accordingly.

Kitchen/Den – Events – Cleaning of Rooms:

- Administration has been made aware residents as well as club members have been leaving rooms in an unorderly fashion after use.
- Please be sure to clean-up completely after an event.
- Please notify the office of beverage or food spills cleaning can be addressed accordingly.

Residential Buffer Zones.

- May 13th - letters have been sent to Ashford Drive residents notifying of Architectural special allowances and requirements to aid in preventing water damage to back of their homes.

New Business:

Environmental Technical Drilling, Inc. - Well Pump #5:

- Review of May 8th estimate for required repairs.
- Motion.

Committee Protocol – Sharing of Information.

- The office has been correcting resident inquiries regarding incorrect information shared by committee members.
- Administration is requesting committee chairs request committee members share only meeting information as instructed by chairs and board liaisons.
- Letter reiterating same to be drafted for committee chair distribution.

Motion made by T. Behrens seconded by P. Comfort to adjourn the open meeting at 10:32 A. M. **MOTION APPROVED: 6-0**

The next meeting will be on June 10, 2024 at 3:00 P.M.

Submitted by,

L. Kolesa, Administrator

