

LIONS HEAD SOUTH ASSOCIATION, INC.

February 2, 2026 – Approved as Amended – February 9, 2026

Board of Trustees Standing Committee

Present: P. Krause L. Bruzaitis B. Skelly
T. Behrens S. Mazza M. Voto
B. Strothmann

Also, Present: J Cinosky, Treasurer
L. Kolesa, Administrator

Absent: N/A

The open meeting was called to order by P. Krause, President at 9:23 A.M.

Actions Taken:

1. Motion made by B. Skelly, seconded T. Behrens to approve the minutes for the January 12, 2026 open meeting. **MOTION APPROVED: 4-0**
2. Motion made by B. Skelly, seconded by M. Voto to accept January 13, 2026 Board of Trustees email approval for D. Kropiewnicki and T. Calvo as Travel Committee Co-Chairs. **MOTION APPPROVED: 6-0**
3. Motion made by T. Behrens, seconded by M. Voto to approve payment to Arborsmith Tree Service, for the removal of four (4) dead hazardous trees located in common properties at 120 Lauren Lane, Invoice #2966, for the amount of \$1,066.25. **MOTION APPROVED: 6-0**
4. Motion made by L. Bruzaitis, seconded by S. Mazza to approve Arborsmith Tree Service, estimate #4377, for the amount of \$1,386.13 to remove one (1) leaning hazardous Oak, located in common property at 32 Yorkwood Drive. **MOTION APPROVED: 6-0**
5. Motion made by T Behrens, seconded by M. Voto to approve T. Katakozinos as Recreation Committee Member. **MOTION APPROVED: 6-0**
6. Motion made by L. Bruzaitis, seconded by S. Mazza to approve G. Mort and A. Duarte as Social Committee Members. **MOTION APPROVED: 6-0**

7. Motion made by B. Strothmann, seconded by B. Skelly to approve K. Angelo as Website Committee Member. **MOTION APPROVED: 6-0**

Treasurer's Report: By: J. Cinosky

- The balance as of December 31, 2025 is \$1,129,362.17, of which includes the CD total \$50,000.00, stock total of \$227,558.49, cash total of \$457,464.73 and Treasury Ladder of \$394,338.95.

Finance & Insurance Committee Meeting:

- Tentative scheduling - last week of February or the first week in March.
- Committee members will be notified according.

CD - Maturing:

- One (1) CD will be maturing at months end.
- Investment options to be discussed at the next Finance and Insurance meeting.

Standing Committee Reports:

ACC – By: J. Gilmour

- Committee meeting is scheduled for 10:15 A.M. February 5, 2026.
- Request for new member banking access has been submitted to the bank by the administrative office.

Architectural – By: M. DeFillipo

- Work not completed in 2025 will require a new application.
- Committee members will no longer be conducting zone inspections as a team.
- Each member will be responsible for their zone inspections and follow-ups.
- Committee recommended and board approved violation fee increases to the 2026 Fine and Fee Schedule.

Buildings and Grounds – By: T. Katakozinos

- 2026 the Architectural and Buildings and Grounds Committee Members will be working together inspecting shared common property zones.

By – Laws – By: B. Skelly

- Recorded By-Law's have been mailed to the owners.
- Recorded copy will be made available on the website.

Clubhouse – By: R. Ferrainolo

- No current minutes.

Community Awareness/Security – By: D. Rodgers:

Resident Information Meeting:

- Committee will host three (3) speaker events, April, June, and August.
- Tentative speakers:
 - Mayor Lisa Crate
 - Police Office Finelli (will request access to medication box drop)
 - Veterans Affairs

Upcoming Events:

- County Connection
- Health Fair
- Considering – Safety Fair and CPR Training
- AARP Defense Driving Course – now offered online.

New Town Businesses:

- Please refer to Community Awareness on the website.

LHCC – By C. Florio

- Working on course memberships.
- Committee meeting scheduled for 7:00 P.M., February 16, 2026.

Recreation – By B. DeFeo

- Committee meeting scheduled for February 10, 2026.

Website – By T. Bruzaitis:

Committee Discussion:

- Role of the members.
- Utilizing the member skills/talents.
- Assigning Content Reviewers.
- Stronger committee club relations.
- Additional Community Awareness information.

Meeting Schedule:

- 3: P.M. – 3rd Monday of the month.

Old Business:

New Committee – Travel Co-Chairs:

- Previous request for D. Kropiewnicki and T. Calvo as Committee Co-Chairs.
- January 13, 2026 Board of Trustees email approval.
- Motion.

Arborsmith Invoice #2966 – Common Ground Tree Removal – 120 Lauren Lane::

- Review of invoice #2966 tree removal for the amount of \$1,066.25
- December 19, 2025 – Architectural Committee and township approval received for the removal of four (4) dead hazardous trees located in common properties at 120 Lauren Lane.
- Tree replacement required.
- Tree replacement to be scheduled for spring.
- Motion.

Administrator's Report:

Recorded By-Laws:

- Resident mailing to be completed on or before February 2, 2026.
- Recorded By-Law's will be placed on the website.

Thames Place – Common Property Fence:

- January 13, 2026 maintenance was notified panels of one (1) section of the vinyl fence had fallen.
- Maintenance had repaired most of the section.
- Due to the temperature one (1) small section will remain open until warmer weather allows for vinyl bending.

Township Updates:

Snow Removal:

- January 15, 2026 – township confirmed township snow removal will remain at four (4) inches.
- Internal issues leading to a problematic response during the December snowfall were corrected.

2025 Roadway Improvement Program:

January 15, 2026 – Pre-Construction Meeting.

Contractor:

- Earle Asphalt Company

Location of Work:

- Lauren Lane Noth
- Pam Lane
- Thames Place
- Garland Drive
- Meadowbrook Road
- Eric Court
- Marta Court
- Floral Drive

Scope of Work:

- Resurfacing of the milling.
- Base repair.
- Asphalt paving.
- ADA compliant ramps.
- Replacing inlet grates and curb pieces.
- Replacement of existing concrete curb restoration.
- Restoration, striping.
- Tree trimming.
- Other miscellaneous work.

Start Date:

- Early April - weather dependent.
- Concrete – scheduling - two (2) weeks.
- Milling/paving – scheduling – four (4) to five (5) days
- Traffic Safety to notify of confirmed start date.
- Work hours – 7:00 A.M. - 5:00 P.M.

Indoor Shuffleboard:

January 16, 2026 – Table Adjuster Security Cover:

- Due to several requests for leveling of the newly purchased shuffleboard, the installer recommended installation of a Table Adjuster Security Cover.
- Purchase was board approved and installation was completed on January 16, 2025.
- Request for table leveling was received post cover installation.
- January 30, 2026 – table leveled.
- Game Room will contact the manufacturer if continued leveling is required.

Pool Shower:

- January 21, 2026 – due to water and ice buildup of the unsecured shower base, the shower detached from the base.
- Installer will be responsible for reassembling.

Pool Gate Fob Access:

- Pool fob gate activation requires administrative manual entry for each property.
- Residents requesting pool gate access will be required to complete and submit the 2026 Swimming Pool Code of Conduct Compliance Form.
- The Recreation Committee will review the 2025 Pool Schedule of Events, Pool Rules and Regulations for required 2026 updates and revisions.
- Revised will be forwarded to the board for review and approval.
- Upon board approval; the 2026 Pool Schedule of Events, Pool Rules and Regulations and Swimming Pool Code of Conduct Compliance Form will be made available in the administrative office and on the website.
- Residents requesting pool gate access will be required to complete and return the Swimming Pool Code of Conduct Compliance Form to the administrative office.
- Residents will be notified of administrative scheduling for activation.

New Business:

Arborsmith Estimate #4337- Common Ground Tree Removal:

- Review of Arborsmith Tree Service, estimate #4377, for the amount of \$1,386.13.
- January 15, 2025 Architectural and township approval received for the removal of one (1) leaning hazardous Oak tree located in common property at 32 Yorkwood Drive.
- Tree replacement required.
- Tree replacement to be scheduled for spring.
- Motion.

Recreation - New Committee Member - T. Katakozinos:

- Request for new member.
- Motion.

Social New - Committee Members - G. Mort and A. Duarte:

- Request for new members.
- Motion.

Website - New Committee Member:

- Request for new member.
- Motion.

Community Sidewalk – Snow Shoveling:

- Due to the amount of snowfall, board approval was received for resident sidewalk shoveling.
- Additional cost was not included in the 2026 budget.
- Cost:
 - 3-5 inches - \$4,910.00
 - 5.1 - 7.0 Inches - \$6,434.81
 - 7.0 – 10.0 inches - \$8,066.18
 - Each additional inch over 10.0 inches - \$1,311.48

Motion made by B. Skelly, seconded by S. Mazza to adjourn the open meeting at 10:15 A. M. **MOTION APPROVED: 6-0**

The next meeting will be on February 9, 2026 at 9:00 A.M.

Submitted by,

L. Kolesa, Administrator