

# LIONS HEAD SOUTH ASSOCIATION, INC.

OPEN

August 11, 2025 – Approved August 25, 2025

## Board of Trustees Meeting

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### Present:

K. Wright  
B. Skelly  
J. Cinosky

M. Tears  
T. Behrens

P. Krause  
B. Strothmann

### Also

**Present:** L. Kolesa, Administrator

**Absent:** N/A

The open meeting was called to order by K. Wright, President at 9:02 A.M.

### Actions Taken:

1. Motion made by M. Tears, seconded by P. Krause to approve the minutes for the July 28, 2025, open meeting as amended. **MOTION APPROVED: 5-0**
2. Motion made by T. Behrens, seconded by M. Tears to approve payment for FWH Associates, P.A., July 18, 2025, Invoice #1476.0001DR-5, for the amount of \$6,235.00 for preparation of LHSA roof replacement and LHSA/LHCC siding, window, door replacement as specified and approved in the April 2, 2025 contract. **MOTION APPROVED: 6-0**
3. Motion made by T. Behrens, seconded by M. Tears to approve payment for National Contractors, Inc., Invoice #3208, for the amount of \$2,004.55 for invasive roof inspections at the direction of FWH for preparation of LHSA roof replacement. **MOTION APPROVED: 6-0**
4. Motion made by B. Skelly, seconded by M. Tears to approve By-Law's revisions as officially adopted as written and approved by the Board of Trustees on August 6, 2025. **MOTION APPROVED: 6-0**

5. Motion made by B. Skelly, seconded by B. Strothmann to accept Arborsmith, August 5, 2025, estimate #4276, in the amount of \$959.63 for stump grinding at 11 Garland Drive, remove one (1) dead Maple tree located behind the fence at the pool pergola and remove one (1) dead Pine located in the common property located to the left of the fitness center. **MOTION APPROVED: 6-0**
6. Motion made by M. Tears, seconded by P. Krause to approve the following committee members, S. Laurie and D. Gusk, Recreation Committee and S. Mazza, F & I, and By-Law's. **MOTION APPROVED: 6-0**
7. Motion made by B. Skelly, seconded by P. Krause to accept Federal Irrigation, August 5, 2025, Estimates, #1344, #1345 and #1346 for required irrigation repair to the golf course and on common property located between 107 & 109 Meadowbrook Road totaling \$1,7640.00

#### **Treasurer's Report By:-**

- The balance as of June 30, 2025 is \$1,032,191.79 of which includes the CD total of \$250,000.00, total Stock \$181,372.17, total cash of \$310,819.62 and Treasury Ladder of \$290,000.00.
- F & I Committee will be meeting to discuss options for the first part of the Treasury Ladder that will be maturing this month.
- A meeting will be scheduled with Merrill Lynch to discuss re-investing options.
- The committee recommendations will be forwarded accordingly.

#### **Old Business:**

##### **LHSA/LHCC RWH Replacement Project – Invoice #1476-0001DR-5:**

- July 18, 2025, Invoice #1476.0001DR-5, for the amount of \$6,235.00 for preparation of LHSA roof replacement and LHSA/LHCC siding, window, door replacement as specified and approved in the April 2, 2025 contract.
- Item XX – Extra work – Senior Inspector – Solicit invasive inspection proposal form contractor (National Contractors) for roofing system. To perform invasive inspection of roofing system in three (3) roof locations and one (1) siding for the amount of \$1,360.00
- Item I - Preparation of clubhouse roof replacement specifications - \$2,250.00.
- Item II - Preparation of clubhouse and county club, siding, window and door Specifications - \$2,625.00.
- Total Invoice - \$6,235.00.
- Motion.

FWH – National Contactors –Invoice # 3208 - June12<sup>th</sup> Approval:

- Review of National Contractors, Inc., August 7, 2025, Invoice #3208, for the amount of \$2,004.55 for invasive roof inspections at the direction of FWH for preparation of LHSA roof replacement as approved June 12, 2025.
- Motion

August 6, 2025 – BOT Revision Acceptance:

- Additional motion required as directed by T. Byckowski, Esq., to approve as officially adopted as written and approved by the Board of Trustees on August 6, 2025.
- Motion.

August 6, 2025 Attorney Meeting - BOT Election Process:

- Review of election process as instructed to reflect current Radburn Laws.
- Process to be written to be included in revised LHSA Policies, Rules & Regulations.
- Election Committee to be advised of administrative and committee required protocol.

FWH 2025 - Clubhouse Roof Replacement:

- Review of July 31, 2025 Draft of Technical Specifications for clubhouse roof replacement.
- Board to review further.

Arborsmith August 5, 2025 Tree Estimate #4276

- Review of estimate for common ground tree removal.
  - 11 Garland Drive – stump grind - \$150.00
  - 6 Floral - trees slight lean – not dead or hazardous at time of inspection – no charge.
  - Removal of one (1) dead Maple located behind pool fence at pergola – grind stump - \$450.00.
  - Removal of one (1) dead Pine leaning against Spruce – cut flush - \$300.00.
  - Total Estimate - \$959.63
  - Architectural applications approved.
  - Township permits submitted.
  - Arborsmith to be notified upon township approval.
  - Replacements required.
  - Replanting to be completed fall 2025.
  - Motion.

### **Administrator's Report:**

#### **July 23, 2025 - Ocean Count Health Dept – Pool Inspection:**

- Inspector supplied Conditional Satisfactory Certificate.
- Items required;
  - Replacement for spine board head/neck stabilizer – ordered and received.
  - Additional chemical signage for the outdoor storage gate – ordered, received and installed.
  - Emergency contact information required during pool hours – sign to be placed at emergency phone – verbiage to state: – “Adult Supervision Contact” – Completed and placed on inner door of emergency phone box.
  - Additional Pool Chemical Log – completed and placed in pool shed.
  - Throw line attached to life ring – ordered, received attached.
  - State regulation sign to be re-located near gate entrance – relocated.
  - Additional daily water testing – compliance by maintenance staff.
  - Pool depth – addition signage – Pool Specialized and FWH to research further – due to semi-private regulations. To advise accordingly.

#### **Pool Gate Fob Phase I – Required Trenching:**

- Weather permitting trenching to begin on or about August 20<sup>th</sup> or 21<sup>st</sup>.
- Resident Robo will be required.
- Front pool gate entrance and back clubhouse entrance will not be accessible.
- Residents will be directed to enter pool at the side pool gate located at the pool shed side.
- Bike rack to be re-located.

### **New Business:**

#### **Request for Committee Member Approval:**

##### **Recreation:**

- S. Laurie
- D. Gusk
- Motion.

##### **By-Law's & Finance and Insurance:**

- S. Mazza
- Motion.

#### **Federal Irrigation Invoices – LHCC #1344, #1345, LHSA #1346:**

- Review of invoices for required maintenance on common ground.
  - Invoice #1346 - root re-route between 107& 109 Meadowbrook Rd. - \$725.05.
  - Invoice #1345 – insert coupler, build into mainline at #1 green - \$670.03.
  - Invoice #1344 – installation and modification, add rotor head at practice greens - \$368.92.
  - Total Estimates - \$1,764.00.
  - Motion

Motion made by B. Skelly, seconded by B. Strothmann to adjourn the open meeting at 10:00 A.M. **MOTION APPROVED: 6-0**

The next meeting will be held on August 25, 2025 at 9:00 A.M.

Submitted by \_\_\_\_\_  
L. Kolesa Administrator