



LIONS HEAD SOUTH ASSOCIATION, INC.

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LIONS HEAD SOUTH ASSOCIATION RESIDENTS MEETING MINUTES **DECEMBER 1, 2025 – APPROVED APRIL 13, 2026**

ATTENDANCE:

KATHLEEN WRIGHT	X	MIKE TEARS	X
BARBARA SKELLY	X	JOHN CINOSKY	X
TOM BEHRENS	X	PAUL KRAUSE	X
BARRY STROTHMANN	X		

MEETING CALLED TO ORDER BY KATHLEEN WRIGHT AT 7:03 P.M.

Actions Taken:

Pledge of allegiance
Moment of silence observed.

Motion made by P. Comfort, seconded by B. Sosinsli, to approve the minutes for the October 13, 2025 Residents Informational Meeting. - MOTION APPROVED

2026 Budget Presentation - By J. Cinosky

Website Questions: - Line-item Order

501 - Salaries

- Annual review and approval - Personnel Committee & BOT.
Salaries fall within current job-based structure.

502 - Professional Fees

- CPA – Attorney- Financial Advisory Fees

503 - Insurance

- Annual Policy Schedule of Fees is received after budget preparations.
- Amount is based on an increased percent.

506 - Printing

- Increased due to printing of revised By-Law's

509 A & B - Fixed Asset Assessment

- Operating funds transferred monthly as legally required.

510 A & B – Advertising

- Senior Publishing (Pride), Administration New Hire – LHCC Golf Course Membership

511 A & B - Capital Replacement

- Operating funds transferred monthly as legally required

511 C - Participation Fee

- Deed and Title Changes. Resale One Time Participation Fee.
- Participation amount is projected annually for the upcoming budget.

511 D - Pool Loan Payment

- Funds set aside - monthly and one-time principal payment.
- Eight (8) year pay off.
- Interest on loan offset by income on investments.

546 A - M – Common Ground Maintenance

- All common ground including tree cutting, trimming, tree replacement, and DEP Storm Water Basins

549 – Security

- Security cameras, contracts - fob access system (clubhouse, fitness center, pool gate), fire/alarm system, Robo notification.

By-Law's – mandates up keep of all common ground property including all facilities.

Clubhouse/Clubhouse- Roof, siding, window, - Loan - \$750,000.00. \$3,000.00/monthly payments – pay down principle at faster rate.

Annual Budget – Zero Based – approved budget funds not used – reverts to zero. Unapproved annual budget is reviewed by CPA prior to final approval.

Floor Q & A:

HOA Increase – raised to meet reserve funding – based on state requirements.

LHCC – Membership – Members pay to play. Course required maintenance – is currently in better shape. – Addressed non-budget questions pertaining to membership fees.

Golf Course – Addressed private – non-profit corporation.

Property Management Company – expensive – board and owners – less access to financial control - HOA increase/Assessment Fee.

Financial Audits – Annual Certified Public Accountant audits.

LHSA Unaudited Financial Statements – Posted on the administrative bulletin board.

Lawn Maintenance Contract – Currently 2nd year of 5 (five) year contract.

Future Reserve Issues – Snow Removal – Common Sidewalks

Concerns:

Resident Access to Association Financial Statements.

- Owners have allowance to review records during usual business hours. Written request addressed to the board is required.

Golf Course.

- Losing money on upkeep.
- By-Law's require upkeep of all common facilities.

Badge award: #286

Motion to adjourn made by S. Mazza, seconded by G. Morrill.
Meeting adjourned.