

LIONS HEAD SOUTH ASSOCIATION, INC.

OPEN

April 13, 2026 – Approved as Amended April 27, 2026
Board of Trustees Meeting

Present:

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

Also

Present: L. Kolesa, Administrator

Absent: N/A

The open meeting was called to order by P. Krause, President at 8:57 A.M.

Actions Taken:

1. Motion made by B. Skelly, seconded by M. Voto to approve the minutes for the, March 23, 2026 open meeting. **MOTION APPROVED: 5-0**
2. Motion made by B. Strothmann, seconded by T. Behrens to approve Sterling Gray as the color choice for LHSA & LHCC siding. **MOTION APPROVED: 6-0**
3. Motion made by L. Bruzaitis, seconded by M. Voto to approve Dutch Lap (tall) as the siding size. **MOTION APPROVED: 6-0**
4. Motion made by B. Strothmann, seconded by S. Mazza to approve Pewter Gray as the shingle chose for the clubhouse roof replacement. **MOTION APPROVED: 6-0**
5. Motion made by L. Bruzaitis, seconded by B. Strothmann to approve white Batton Boards for the clubhouse porch, white for all trim. **MOTION APPROVED: 6-0**
6. Motion made by M. Voto, seconded by B. Strothmann to accept All County Exteriors, March 24, 2026 Estimate for the amount of \$129,612.00. Estimate includes removal and installation of ProVia Windows for LHSA & LHCC for the amount of \$106,437.00, and removal and replacement of LHCC entrance doors to meet ADA compliance, move electric wiring, new wall studs, patch sheet rock, new casing and trim, close wall, re-install exterior siding, move electric bathroom

heaters, remove siding door, install twin windows, re-frame sheathing, interior insulation, sheetrock, time, spackle, sand, and paint for the amount of \$23,175.00.

MOTION APPROVED: 6-0

7. Motion made by L. Bruzaitis, seconded by M. Voto to approve B. Corbyons as LHCC Vice Chair. **MOTION APPROVED: 6-0**

8. Motion made by M. Voto, seconded by B. Strothmann, to accept, April 7. 2026 Board of Trustee email approval for LHSA resident pickleball players to host competitions with neighboring adult communities. Competitions will be held on Saturday's, through September 26th, from 10:00 A. M. – 12:00 P. M. Three (3) courts will be use for the competitions, one (1) court will remain available for open play. **MOTION APPROVED: 6-0**

Treasurer's Report By- B. Strothmann:

- The balance as of March 31, 2026 is \$1,200,774.95 of which includes the CD total of \$59,000.00, total Stock \$235,186.09 and total cash of \$518,672.42, and total Treasury Ladder of \$387,916.44.

Old Business:

Roof Shingle & Siding Color Choice – Include Committees Recommendations:

Review and approval of Recreation Committee Recommendations:

- Clubhouse Roof Shingle – Pewter Grey
- LHSA & LHCC Siding – Dutch Lap (tall) – Sterling Gray
- Clubhouse Porch – Whiten Batten Boards
- Trim – White
- Existing Clubhouse Exterior Doors & Garbage Pad Fence – TBD - painted white
- Motion.

All County – Review of Windows – ProVia & Okna:

- Review of All County Exteriors, March 24, 2026.
- Estimate includes removal and installation of ProVia Windows for LHSA & LHCC for the amount of \$106,437.00.
- Also included; removal and replacement of LHCC entrance doors to meet ADA compliance, move electric wiring, new wall studs, patch sheet rock, new casing and trim, close wall, re-install exterior siding, move electric bathroom heaters, remove siding door, install twin windows, re-frame sheathing, interior insulation, sheetrock, time, spackle, sand, and paint for the amount of \$23,175.00.
- Total estimate - \$129,612.00.
- Motion.

Clubhouse ADA Door Access Johnson Control:

- Nothing to update.
- Waiting on response.
- Will update accordingly.

LHCC ADA Ramp – FWH Schematic

- Nothing to update.
- Waiting on response.
- Will update accordingly.

Administrator's Report:

February 25, 2026 - Surefire Audio – AV Rack - Estimate #1809:

- Previous board review of Surefire Estimate #1809, for the amount of \$2,124.00 for the purchase of an audio cabinet.
- Cabinet to house all AV equipment including the newly purchased Anti -Feedback antennas.
- Due to the cost, the cabinet will not be purchased.

Revision of Policies, Rules & Regulations, Capital Funding Descriptions:

- Request forwarded to CPA, inquiring requirement for Capital Improvement Reserve.
- No current line item – verbiage included only in Policies, Rules & Regulations.
- To update accordingly.

Pool Area GFI Receptacle Pipe & Rewire. – Giacinti Electric:

- November 3, 2025, estimate #2491, for the amount of \$4,801.75, approved, November 10, 2025
- Required piping & rewiring of the receptacle located inside the pool area.
- Weather permitted, tentative scheduling for week of April 20., 2026.
- To update upon completion.

LHCC Golf Irrigation - Federal Irrigation -

- September 30, 2025, estimate #1379, for the amount of \$3,902.76, to remove, replace, relocate irrigation heads, and add zones.
- Approved October 27, 2025.
- Included in 2026 budget.

2026 Brick Township Police Camp Water Safety Class – Confirmed Schedule:

- Will be held on Friday, July 31st from 9:00 A. M. – 11:00 A. M.
- Pool will be closed to residents during the safety class.
- Lunch and drinks will be donated by the association.

Pool Opening Servicing:

- Weather permitting, week of April 20th, Specialized Pool will begin preparing service pool for the 2026 pool season.

Contractor - Resident Rotation House Painting:

- B & G's will be meeting with Cuccinello's Painting & Renovation, LLC.
- Committee will update accordingly.

New Business:

New Committee Member – B. Corbyons LHCC Vice Chair:

- Request approved.
- Motion.
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Pickleball Competition – Approved via Email 4/7/26:

- Review of April 7, 2026, Board of Trustee email approval for LHSA resident advanced pickleball players to host competitions with neighboring adult communities.
- Competitions will be held on Saturday's, through September 26th, 10:00 A. M. – 12:00 P. M.
- Three (3) courts will be use for the competitions, one (1) court will remain available for open play.
- Motion.

Tennis/Pickleball Nets – Nickolaus 3/21/25 – Included in 2026 Budget:

- Committee requested to move forward with purchase of two (2) tennis nets and two (2) matching tennis reels.
- Approved and included in the 2026 budget.
- Total amount \$1,044.92.
- Approved.

Clubhouse Tract Lighting – March 30, 2026 Giacinti Electric Estimate:

- Review of March 30, 2026, estimate for removal and replacement of library tract lighting for the amount of \$6,700.94.
- All clubhouse tract lighting is original.
- Due to age housing is brittle and breaking.
- An estimate was requested for replacement of the library, using intact housing as inventory for lighting replacement for balance of rooms.
- Due to the cost the estimate will be placed on hold.

Motion made by B. Skelly, and seconded by M. Voto to adjourn the open meeting at 10:13 A.M. **MOTION APPROVED: 6-0**

The next meeting will be held on April 27, 2026 at 9:00 A.M.

Submitted by _____
L. Kolesa Administrator