

LIONS HEAD SOUTH ASSOCIATION, INC.

March 23, 2026 – Approved April 13, 2026

Board of Trustees Standing Committee

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

Also, Present: J. Cinosky, Treasurer
 J. Slight, Bookkeeper/Resale Processor
 L. Kolesa, Administrator

Absent: B. Strothmann

The open meeting was called to order by P. Krause, President at 9:05 A.M.

Actions Taken:

1. Motion made by S. Mazza, seconded L. Bruzaitis to approve the minutes for the March 9, 2026 open meeting. **MOTION APPROVED: 5-0**
2. Motion made by S. Mazza, seconded by T. Behrens to accept the F & Insurance March 3, 2026 recommendations to reinvest the \$25, 000.00 matured CD and \$9,554 matured Treasury Ladder for three (3) months at 3.75% interest. **MOTION APPROVED: 5-0**
3. Motion made by T. Behrens, seconded by M. Voto to approve the March 10, 2026 board motion and approval to changes for committee membership owner requirement for the Architectural, Buildings and Grounds, and Finance & Insurance Committees. Revisions for the requirements will be included in the revised Policies, Rules and Regulations and reflected in each Standing Committee requirement. **MOTION APPROVED: 5-0**
4. P. Krause, welcomed and introduced J. Straight, LHSA Bookkeeper and Real Estate Processor.

Treasurer's Report: By: J. Cinosky

- The balance as of February 28, 2026 is \$1,207,276.69 of which includes the CD total \$25,000.00, stock total of \$214,591.40, cash total of \$580,037.14 and Treasury Ladder of \$387,648.15.
- Informed of the F & Insurance March 3, 2026 recommendations to reinvest matured investments totaling \$34,554.00.
- CD totaling \$25,000.00, and Treasury Ladder totaling \$9,554.00, for three (3) months at 3.75% interest.
- Motion.

Standing Committee Reports:

ACC – By: J. Gilmour

Committee:

- Next scheduled meeting - April 9th at 10:15 A.M.
- 2026 committee banking access completed.

Social Committee:

- Comedy Night - Saturday, April 11th.
- Doors open - 6:30 P.M.
- Show begins – 7:00P.M.

Travel Committee:

- Atlantic City Trip - March 11th - Cancelled

Women's Club:

- Food Drive – April 1st – 10 A.M. – 1:00 P.M.
- Non-perishable food item.
- Pet food – flip tops preferred.

WGA:

- T-Off Luncheon - April 22nd – 12 Noon

Architectural – By: M. DeFillipo

Property Walk-Throughs:

- Schedule to be determined.
- Robo calls will begin in mid-to-end May advising; all weeding and cleaning of house and patio of dirt and mold must be completed by July 1, 2026.

Fallen tree limbs/branch – Removal Requirements;

- Contact Public Works for removal scheduling.
- Removal is completed by the Ocean County Parks Department.
- Scheduling can take between two (2) and three (3) weeks.
- Bundles must be tied.
- Information will be provided by Robo and placed on the Architectural bulletin board and the website.

Residential Tree Applications:

- Architectural applications and township permits are required for removal.
- Inspections will be scheduled by both the association and township – please mark your tree or trees with ties or ribbon.

Committee Zones:

- Committee member new zone assignment has been completed, with changes, members will be responsible for zone and follow-up requirements.

Resale Inspection:

- An exterior property inspection is scheduled for every resale property.
- Attorney correspondence includes; any and all outstanding violations. Seller has seven (7) business days to address prior to sale or a concession is acceptable. If a concession is agreed upon the violation (s) will be readdressed to the buyer post-closing.
- Resale verbiage states; the association is not responsible for any missed items, however, obvious items, however, we are finding, resale inspections are including obvious items which were not, and should have been addressed previously and in annual walk-through.
- The Administration Office is requesting the committee be more diligent while completing a resale inspection.
- A Resale Architectural Inspection Violation Notice has been included with the 2026 Revised Architectural Form Packet.

2026 Revised Forms:

- The following applications and forms have been provided to the Board of Trustees for review and approval:
- Architectural Applications,
- Application for Tree /Shrubs.
- Application for Tree Removal/Replanting,
- Architectural Tree Planting Regulations,
- Architectural Violation Notice,
- Architectural Resale Architectural Inspection Violation Notice

Buildings and Grounds – By: T. Katakozinos

RV Lot:

- Committee has completed an inspection of the lot and will be proposing a small re-organization to optimize space allowing for an additional three (3) spaces.
- Committee will be requesting to schedule a meeting with the administrative staff to review resident allocated spaces and items.
- Residents will be contacted accordingly.

Residential Painting:

- Committee is currently researching potential painting contractors for the 2026 schedule.
- Potential contactors will be approved by the committee and recommendations will be submitted to the board for final approval.
- Forward any contactor recommendations to Buildings & Grounds.

Clubhouse – By: R. Ferrainolo

- First meeting was held – March 11th
 - Reviewed the role of the committee and committee members.
 - Clubhouse room assignments were confirmed.
- Going forward, unless an item requires addressing, meetings will be scheduled every other month.
- Next scheduled meeting – May 13th
- Committee has been notified replacement window treatments and painting may be required due to the upcoming window replacements.
- Cost will be incorporated into the total roof, siding, window project total.

Community Awareness – By: D. Rodgers

Residents Information Meeting -Guest Speakers:

- April 13th – Officer Victoria. Finelli
- June 8th – Vincent. Camporeale – Director of Ocean County Veteran Services Bureau
- August 10th Mayor Lisa. Crate

County Connection:

- April 20th – Will be in the clubhouse library to address questions.
- Will no longer be processing passports.
- All changes and renewals must be complete at the mall office, appointments are required.

Townwide Garage Sale:

- 2026 divided into sections.
- April 25th - North side of town.
- October 3rd – South side (LHSA)

Website Updates – Revisions:

- Will be adding a list of services, description of service and contact information.

Street Lights:

- To date there are seventeen (17) lights out.
- JCP & L has been onsite this past weekend addressing some of the outages.

Election – By: G. Carbone

- First meeting is scheduled for Thursday, March 26th.
- The committee will review BOT Candidacy Election time line scheduling.
- Update and address forms and protocol.

Finance & Insurance – By: J. Cinosky

- See Treasurers' report.

LHCC – By: N/A

Recreation – By: B. DeFeo

Meetings:

- Committee has already held two (2) meetings to prepare for the pool opening and start of outdoor activities.
- The pool rules and schedule of events were reviewed, confirmed and distributed and posted.

First Recreation Event:

- Memorial Day – Ice Cream.
- Details to follow.

Outdoor Bocce/Shuffleboard:

- Signups have begun.
- Activities to begin in April.

Website – By: T. Bruzaitis:

Meetings:

- Committee has already met twice.

Website Newly Added and Revisions/Updates:

Scavenger Hunt:

- Review of added questions.
- Questions will be posted in the Pride and on the Blog.
- Will collect answers using Google Forms.
- All will be finalized at the next scheduled meeting.

Committee Member Updates:

- Committee Liaisons will continue to contact for confirmation of outstanding committee/club descriptions and meeting scheduling.

Area Resources:

- Previously, members were assigned a list of counties, state, and national websites for verification of links and contact information.
- Will confirm additions, required editing.

Banner Additions:

- A banner has been added to offer information i.e., emergency notifications, Golf Course closing, current roadwork

Old Business:

Surefire Audio Visual – Audio Cabinet:

- February 13th - A request to submit an estimate for a storage cabinet for the new Audio Feedback Suppressor.
- Due to the cost - Proposal #1809 was placed on hold and further research is being conducted

2026 – Pool Gate Access - Swimming Pool Compliance Form:

- System requires initial manual access allowance.
- Residents will be required to read the 2026 Pool Rules and sign the 2026 Pool Compliance Form.
- Residents will be notified of scheduled date

Administrator's Report:

Johnson Control - Fitness Center:

- Office was notified of resident fob not working properly to allow access.
- Johnson Control was contacted for service scheduling.
- March 11th – service technician onsite.
- Software glitch noted and corrected.
- Fitness door keypad not deactivating correctly, replacement required.
- Will update accordingly.

Thames Fence & Pickleball Gate Repair:

- White vinyl fence located in common ground at 30Thames Place was damaged during the February storm.
- Pickleball gate (1st at entrance) required readjusting.
- Estimates requested and approved March 13th.
- Both items addressed.

2026 Pool Season - Preparation:

Specialized Pools:

- Pool shower to be addressed prior to season open.

Township & Westland Electric Bonding:

- Have been notified for scheduling.

J.R. Henderson Labs, Inc.

- Payment has been submitted for eighteen (18) weeks of bacteriological analysis.

Giacinti Electric:

- Waiting on scheduling for repair work required for pool area receptacle pipe and rewire.

Township Roadwork – Phase I:

- Will begin at Thames Place and Meadowbrook Road on March 23rd at 7:00 A.M.
- Cars must be removed from the street.
- Special Robo call was placed on March 20th.
- Residents will have allowance to park in the main parking lot.
- Parking permits may be obtained from the office.
- Updated Robo calls will be made to notify of dates and street scheduling.

Common Ground Tree – 2026 Snowfall:

Arborsmith – Fallen Limbs – Inspection for Hazardous Trees:

- Locations of fallen limbs refer to March 9th BOT Open Meeting.
- Arborsmith has removed all identified fallen limbs.
- Please continue to contact the office if you notice any hazardous limbs or trees not addressed.

Common Ground Tree Removal – Required Township Changes.

- Due to township staff changes, the township protocol will no longer be accepted via email
- All requests for removal inspection and permits must be required via regular mail or physically presented.
- Please be advised there will be a delay in process protocol.

Clubhouse Incidents:

- The Administrative Office is requesting immediate resident notification regarding spillage and or accidents that require custodial attention or maintenance
- There was a coffee spill in the card room and damage to the fireplace switch plate.

New Business:

Committee Member Requirements – Architectural, B & G and F & I – March 10, 2026:

- The board is in the process of revising both Architectural Regulations and Policies, Rules and Regulations.
- Due to the sensitivity of the property inspections and association finances, the board had approved changes to the committee member requirements.
- Committee members including chairs and vice chairs must be deeded residents in good standing.
- P. Krause called for a motion to accept the March 10, 2026 board motion.
- Motion.

Brick Township -Annual Police Summer Camp - Water Safety Class:

- 2025 LHSA hosted the township water and safety class.
- The township dive team provides training for life saving techniques.
- The campers ages range from eleven (11) to thirteen (13).
- There are approximately fifty (50) campers and ten (10) instructors.
- The pool was closed to resident for the few hours for the class.
- Pizza and water were provided for campers and instructors.
- The township has contacted us regarding hosting again this summer.
- The board has approved.
- Scheduling currently not confirmed.
- Will update accordingly.

Motion made by T. Behrens seconded by M. Voto to adjourn the open meeting at 9:45 A. M. **MOTION APPROVED:5 -0**

The next meeting will be on April 13, 2026 at 9:45 A.M.

Submitted by,

L. Kolesa, Administrator