

LIONS HEAD SOUTH ASSOCIATION, INC.

September 28, 2026 – Approved as Amended October 5, 2026

Board of Trustees Standing Committee

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 9:04 A.M.

Actions Taken:

1. Motion made by L. Bruzaitis, seconded by T. Behrens to approve the minutes for the September 14, 2026 open meeting. **MOTION APPROVED: 6-0**
2. Motion made by T. Behrens, seconded by M. Voto to accept the Board of Trustees, September 16, 2026 email approval of Arborsmith, estimate #4448 for the removal of two (2) hazardous trees in Common Ground located at 6 Floral Drive for the amount of \$1,386.13 **MOTION APPROVED: 6-0**
3. Motion made by B. Strothmann, seconded by B. Skelly to accept the Board of Trustees, September 16, 2026 email approval of Guerrero's Landscaping LLC, estimate EST-GLI-011, to remove and replace approximately sixty-five (65) square feet of common ground concrete sidewalk located at the cul-de-sac on Thames Place for the amount of \$2,772.25. **MOTION APPROVED: 6-0**
4. Motion made by L. Bruzaitis, seconded by S. Mazza to accept the Board of Trustees, September 16, 2026 email approval to extend hosting advanced pickleball Saturdays through October. **MOTION APPROVED: 6-0**
5. Motion made by B. Strothmann, seconded by T. Behrens to accept the Board of Trustees, September 25, 2026 email approval of Johnson Controls Security, LLC, September 16, 2026, upgraded Fire/Safety Cellular Communications System Contract through 2027, replacing the existing contract for the amount of \$4,725.41. **MOTION APPROVED: 6-0.**

Treasurer's Report: By: J. Cinosky

- The balance as of August 31, 2026 is \$1,322,018.11 of which includes the CD total \$40,000.00 stock total of \$257,576.62 cash total of \$639,044.33 and Treasury Ladder of \$385,397.16.

Standing Committee Reports:

ACC – By: J. Gilmour

Social:

- October 30th – Halloween Party – Disco Theme - \$15.00

Travel:

- December 4th – 5th, Atlantic City/Cape May
- Final payment is required.

Welcoming Committee:

- October 19th – New Members Meeting

WGA:

- October 10th – Pink Day
- October 21st – Glow in the Dark
- November 6th -Bingo
- December 2nd – Holiday at Grenville Inn

Women's Club:

- October – Seeing Eye Dogs
- November – Sea Glass
- December – Holiday

Residential Informational Meetings – 50/50 – Badge Award:

- 50/50 – D. DeFeo and J. Speziale
- Badge Award – T. and L. Calvo

Architectural – By: M. DeFillipo

Walk- Throughs:

- Committee is following up.

Tree Planting:

- Replacement trees must be a minimum of eight (8) feet, measured from the level of the ground up.
- As residents have waited to the end of replanting season, there seems to be an issue finding replacement trees that are of required height.
- This matter will be brought back to the committee for further discussion and recommendations.

Architectural Violations - Misinformation:

- In all the years, that I have been a committee chair, this is, by far the worst.
- The misinformation from one (1) specific group of residents circulating throughout the community has caused a community divide.
- There have also been numerous complaints about a resident, who is not an Architectural Committee Member, walking throughout the community taking pictures of residents' homes and then forwarding the pictures to that same group questioning if violations were written for that property.

Walk-Throughs:

- Shared misinformation caused negative effects throughout the community.

Office Staff:

- Resident disrespect towards the office regarding Architectural Violations and requirements is disgraceful.

Protocol – Architectural Violations:

- T. Linkin, Committee Co-Chair has on several occasions explained the protocol at the Residential Informational Meetings, and also informed; the Architectural Rules & Regulations can be found on the website.
- If you are unsure or have questions, please contact the office or Architectural Committee.

Committee Responsibility:

- Each committee member is assigned a residential zone.
- All committee members are responsible for conducting walk-throughs, writing violations, providing pictures supporting the violations, and completing the re-inspections.
- It is quite unfortunate, the information being circulated within the community is that I alone, conduct all inspections and process all violations.

Misinformation Traveling Beyond LHSA:

- It is extremely disheartening, that while I was attending gathering in Monmouth County, when asked where I lived, the responses were followed with;
 - LHSA – all they do is fine everyone for violations.
 - There were other negative comments made relating to me as Committee Chair, the Architectural Committee; and the community as a whole.
- It has gotten to the point, where I am being personally targeted by a specific group of residents.

BOT and Standing Committee Appreciation:

- The Board of Trustees along with the present Standing Committee Members, offered their thanks and appreciation for all of the time, and effort given by M. DeFillipo, as well as the Architectural Committee Members.
- Apologies were also offered to M. DeFillipo for the disgraceful backlash towards her and the committee.

Buildings and Grounds – By: T. Katakozinos

2026 Residential Painting:

- Garland Drive and Thames Place have been completed.
- Balance to be addressed within the next few weeks.

Garden Club – Common Ground Weeding Inquiry:

- Garden Club inquired regarding responsibility for weeding the common areas including the RV Lot corner, clubhouse and front entrance.
- Turf Masters contract includes weed pre-emergent weed control.
- Treatment applications are included in the annual lawn maintenance schedule.
- Turf Master does not weed.

- Weeding has always been addressed by the Garden Club in the areas the committee decorates and/or attends to plantings.

By – Laws – By: B. Skelly

Amendment to the By-Laws, Article III, Section 6 – Residential Painting:

- The residents voted in favor of eliminating the painting of the exterior trim of the residential living units.
- Thank you to G. Carbone, Election Committee Chair and all of the Election Committee Member for all the time and effort given.

Clubhouse – By: R. Ferrainolo

- No meeting.

Clubhouse Flooring:

- Two (2) estimates for flooring have been included in the 2027 budget requests.

Community Awareness – By: D. Rodgers:

Health Fair:

- October 29th & 30th.

Mayor's Senior Advisory Meeting:

Minutes

- Waiting on September 1st minutes.

Longest Table:

- September 19th, at Haven's Farm.

New Businesses:

- Raising Cane – Early October
- Chipotle, Starbucks - Rt 88
- Rustic Flats -Next to Icarus Brewery
- Windmill – Waiting on CO
- Garden State Distillery, Seven Brews – Being built
- Bagels 'O Brick,
- Rise and Shine Diner
- Bojangles
- Quick Way

Dispensary:

- No current location.

Election Committee By: G. Carbone:

Board of Trustees Election:

- 2027-2028 Election – nine (9) candidates
- Candidate Bio's and pictures will be posted on the Election Committee Bulletin Board in the clubhouse.
- As approved by the Candidates, five (5) of the nine (9) Candidate Bio's and pictures will be placed in the Pride and on the website.
- New Tally Sheets were created.

Trustee Candidates' Night:

- October 5th – 7:00 P.M.

Board of Trustee Ballot Return Presentation:

- Prior to concluding Trustee Candidates' Night, the Board of Trustees will present a short review of "How to Properly Complete and Return the BOT Election Ballot".

Committee Appreciation:

- Many thanks to the committee members for their dedication, time and effort given for the By-Law's Election as well as preparing for the Board of Trustees election.

LHCC – By: - A. O'Hara

- Due to the weather and a scheduling conflict the LHCC Annual Tournament has been postponed.
- Rescheduling will be made available as soon as possible.

Recreation – N/A

Website – By: T. Bruzaitis:

Completed Updates:

- BOT Committee Liaisons
- Committees
- Clubs

Area Resources:

- Will update descriptions to county, state and national resources.

Scavenger Hunt:

- Working session – reviewed and addressed required corrections.

Old Business:

6 Floral Dive – Arborsmith #4448 – BOT Email Approval September 16th:

- Advised of two (2) Common Ground hazardous Pitch Pine trees located at 6 Floral Drive.
- B & G application approved.
- Township permit received -replacements required.
- Arborsmith recommendation and estimate requested.
- Arborsmith estimate #4448, was reviewed and approved by the board via email on September 16th, for the amount of \$1,386.13.
- September 16th motion recorded.

Common Ground Sidewalk - Thames Place – Guerreros Landscaping,

Estimate, #EST-GL-011– BOT Email Approval September 16th:

- Advised of approximately sixty-five (65) square feet of common ground sidewalk located at the cul-de-sac on Thames Place required removal and replacement.
- Guerrero's Landscaping LLC recommendation and estimate requested.
- B & G application approved.
- Township permit received.

- Guerrero's Landscaping LLHC, estimate #EST-GL-011, was reviewed and approved by the board via email on September 16th, for the amount of \$2,2772.25
- September 16th motion recorded.

Turf Masters 2027 Storm Water Basins Proposal – BOT Email Approval September 14th:

- P. Krause informed; at the September 14, 2026 BOT Open Meeting, the board reviewed and approved Turf Masters 2027 Storm Water Basins Proposal to maintain fifteen (15) storm water basins located within Lions Head South for the year 2027.
- Annual maintenance includes quarterly DEP Private Storm Water Management Checklist & Maintenance Action Reports including pictures to be submitted to the Brick Township of Engineering as required by DEP Tier A Municipal Storm Water Discharge Permit Revision of January 1, 2018.
- Maintenance includes removal of trash, silt, leaves from retention basins, detentions basins and out flow pipes.

Administrator's Report:

2026 Residential Painting:

- Confirmed Garland Drive and Thames Place was completed.
- Balance to be completed weather permitting within the next few weeks.

New Business:

Pickleball Advanced - Saturday's Through October – BOT Email Approval September 16th:

- Board reviewed and approved via email, the September 16, 2026 request to extend hosting advanced pickleball Saturdays through October.
- September 16th, motion recorded.

Johnson Controls – Upgrade Fire/Security Cellular– Bot Email Approval September 24th.

- Johnson Controls Security LLC, September 17, 2026, upgraded Fire/Security Cellular Communications System Contract was reviewed and approved by the board via email on September 24th, for the amount of \$4,725.41
- September 17th contract to replace the existing contract expiring 2027.
- Contract difference of \$.01.
- September 24th motion recorded.

Motion made by L. Bruzaitis, seconded by S. Mazza to adjourn the open meeting at 9:44 A. M. **MOTION APPROVED: 6-0**

The next meeting will be on October 5, 2026 at 9:00 A.M.

Submitted by,

L. Kolesa, Administrator