

LIONS HEAD SOUTH ASSOCIATION, INC.

October 27, 2025 – Approved November 10, 2025

Board of Trustees Standing Committee

Present: K. Wright M. Tears P. Krause
B. Skelly T. Behrens B. Strothmann

Also, Present: L. Kolesa, Administrator

Absent: J. Cinosky

The open meeting was called to order by K. Wright, President at 9:12 A.M.

Actions Taken:

1. Motion made by P. Krause, seconded by B. Strothmann to approve the minutes for the October 13, 2025 open meeting. **MOTION APPROVED: 4-0**
2. Motion made by T. Behrens, seconded by M. Tears to accept Federal Irrigation, September 30, 2025, estimate #1376, for removal/replacement, and relocation of irrigation heads, and adding zones to golf course. Estimate to be included in the 2026 Budget, **MOTION APPROVED: 5-0**
3. Motion made by T. Behrens, seconded by M. Tears to accept Pest Pros, October 24, 2025, 2026 Blanket Termite Warranty & General Pest for the amount of \$1,012.94. **MOTION APPROVED: 4-1**
4. Motion made by B. Skelly, seconded by T. Behrens to approved G. Beeman as 2025 Nomination/Election Committee Member. **MOTION APPROVED: 5-0**

Treasurer's Report: By: M. Tears

- The balance as of September 30, 2025 is \$1,164,684.90, of which includes the CD total \$250,000.00, stock total of \$191,928.33, cash total of \$432,755.76 and Treasury Ladder of \$290,000.00.

Standing Committee Reports:

ACC – By: P. Comfort

- 2025 event dates were reviewed.
- Men's Club Bingo was cancelled.
- LHCC was updated to LHCC/WGA as a shared event.
- K. Ucci, requested committees to check Bingo inventory.
- BOT reviewed and approved 2026 scheduled dates.
- Committee Volunteer sheets will be posted on October 31st through November 17th.
- Updated Record of Deposit, Check Request, and Event Reporting forms were distributed to use going forward.

Architectural – By: M. DeFillipo

- Required 2025 tree replacement must be completed by November 15, 2025.
- 2026 all applications for siding and roof replacement must be completed within sixty (60) days of approved application.

Buildings and Grounds – By: T. Katakozinos

- Committee has completed common property walk-throughs.

By – Laws – By: B. Skelly

- Revised By-Law's scheduled for mailing October 27, 2025.
- November 10th – 5:00 PM - By-Law's Revision Presentation by T. Byczkowski, McGovern Law.
- A reminder will be included in the Sunday, November 9th Robo call.

Standing Committee Discussion:

BOT Bio's:

- Previously BOT Candidates provided a bio with a picture which was placed in the clubhouse and posted on the website.
- The BOT were informed by McGovern Legal; candidate bio posting is optional.
- The Election Committee will review 2026 candidate protocol and address accordingly for 2027.

Clubhouse – By: M. Halms

- Holiday decoration is scheduled for Thanksgiving weekend.

Community Awareness – By: D. Rodgers:

October 23, 2025 - Health Fair:

- Great turnout.
- Thirty-four (34) flu shots were administered.

October 7, 2025 - Mayors Senior Advisory Meeting:

Mayors Senior Advisory Meeting Minutes – LHSA Website:

JCP & L:

- October 27, 2025 – Mayor Crate will be meeting with JCP & L to discuss rate increases.

Food Angels Food Bank – SOS Building – 725 Mantoloking Road:

October 19th, November 2nd, November 16th and November 30th, 10:30 AM - 11:30 AM:

- Will be offering free meals.
- Offering seating and take-out.

New Businesses:

- Dunkin Donuts and Subway will open in the new sports complex.
- Tim Horton Donuts will be opening at the Shell Gas on Lanes Mill Road.
- Windmill picked up their permits and will be opening at 905 Rt. 70, Dunkin Donut location.

Preserved Land Use:

- Grants are provided to preserve open spaces.
- Eighty (80) acres have been preserved this year.

Senior Services:

- Property tax rebate books are due October 31, 2025.
- Wednesday walk-in is still available.

Security:

Light Poles:

- Last report – six (6) light poles still not in working order.

Pot Holes – Lauren Lane:

- Most of the pot holes have been addressed.

Finance & Insurance – By: S. Mazza

Annual Budget:

- Currently reviewing the 2026 Annual Budget.
- Review and recommendations will be completed and submitted to the board for the November 3, 2025 Board of Trustees Budget Review Meeting.

2025 Club Audits:

- Will be contacting the clubs for scheduling.

Finance Report:

- Committee recommendation for the October 9, 2025 matured CD in the amount of \$147,000.00 was forwarded to the board as approved.
- Dispersed as follows:
 - \$70,000.00 placed into a twelve (12) month Treasury instrument at 4.11% interest.
 - \$30,000.00 placed into the stock portfolio.
 - \$47,000.00 placed into the operating account.
 - Existing accounts to be placed into a Sweep designation increasing interest .03% to an interest of 3.45%.

LHCC – By: P. DeCarlo

2026 Budget:

- Has been submitted.
- There are a few items requiring further bids.

Membership – Age Requirement:

- Committee informed of further discussion prior to approving changes to the age requirement.

LHCC Rules & Regulations:

- Revisions have been forwarded to the board for review and approval.

Nominating/Election – By: G. Carbone

Board of Trustee Election:

- Ballots received after the deadline of 12 Noon, Monday, November 10, 2025 will be Null and Void.
- Tallying will begin at 1:00 PM.
- The committee will meet on Thursday, November 13, 2025 to review protocols for the 2027 election.

Recreation – By: B. Strothman

- Committee has begun review of 2026 Pool Rules & Regulations.

Website – T. Bruzaitis:

- Content searches have had positive results.
- Members reviewed required revisions.
- Top Five (5) Website Statistics:
 - Rules & Regulations
 - Golf/LHCC
 - Contacts
 - About
 - Lions Pride
- Uptick allows subscriber to merger calendars.

Standing Committee Discussion:

Committee Chair and Members Listing on LHSA Website.

- 2026 listings will reflect Committee Chairs and Co-Chairs.

Social Club Members:

- Club members will continue to be posted on the website.

Old Business:

Federal Irrigation - Golf Course Irrigation & Zone Addition:

September 30, 2025, Estimate #1376:

- Estimate for irrigation installation and or modification.
- Removal/replacement and relocation of heads and adding zones to golf course.
- Estimate to be included in the 2026 Budget.
- Motion.

Administrator's Report:

October 10, 2025 Fire Marshall – Johnson Control:

- Due to a misread in fire security system, the Brick Fire Marshall was required to conduct an onsite inspection.
- All clear was received.
- Johnson Control was contacted to inspect and address.
- System was addressed and received all clear.

Township Road Paving Contract Phase II:

- The township has not awarded a contract for the township paving.
- Contractors are currently surveying for Phase II.
- The township will contact us once they have awarded a contract to advise of scheduling.

Game Room Card Table:

- October 16, 2025 – Game Room completed recovering of one (1) card table.

Clubhouse Boiler Inspection:

- November 17, 2025 - as required by Selective Insurance, HSB Inspection Services will complete the annual boiler inspection.

New Business:

Nomination/Election New Committee Member – G. Beeman:

- Request approved.
- Motion.

Pest Pros – 2026 Annual Blanket Termite Warranty & General Pest Proposal:

- Review of Pest Pros, October 24, 2025, 2026 Blanket Termite Warranty & General Pest for the amount of \$1,012.94.
- Motion.

Motion made by B. Strothmann seconded by P. Krause to adjourn the open meeting at 10:30 A. M. **MOTION APPROVED: 5-0**

The next meeting will be on November 10, 2025 at 9:00 A.M.

Submitted by,

L. Kolesa, Administrator