

LIONS HEAD SOUTH ASSOCIATION, INC.

OPEN

August 10, 2026 – Approved August 24, 2026

Board of Trustees Meeting

Present:

P. Krause
T. Behrens
B. Strothmann

L. Bruzaitis
S. Mazza

B. Skelly
M. Voto

Also

Present: L. Kolesa, Administrator

Absent: N/A

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

Actions Taken:

1. Motion made by T. Behrens, seconded by S. Mazza to approve the minutes for the July 27, 2026, open meeting as amended. **MOTION APPROVED: 6-0**
2. Motion made by L. Bruzaitis, seconded by S. Mazza to approve hosting the Brick Township Water Safety Class annually, the cost for providing lunch to be added to the annual budget. **MOTION APPROVED: 6-0**
3. Motion made by M. Voto, seconded by B. Strothmann to approve Arborsmith, August 6, 2026 estimate #4432, for the removal of a dead large multi-stem Chestnut Oak tree located at 163 LHB in common ground for the amount of \$2,050.00 plus tax. **MOTION APPROVED: 6-0**
4. Motion made by Motion made by M. Voto, seconded by B. Strothmann to approve Arborsmith, August 6, 2026 estimate #4432, for the removal of a dead large broken limb from a Cherry tree located in common ground for the amount of \$250.00 plus tax. **MOTION APPROVED: 6-0**
5. Motion made by T. Behrens, seconded by M. Voto, to request an estimate from Turf Masters for grading and fill for the area at the bottom of the white bridge located on the golf course and for the RV lot. **MOTION APPROVED: 6-0**

Treasurer's Report By- B. Strothmann:

- The balance as of July 31, 2026 is \$ 1,360,703.61 of which includes the CD total of \$40,000.00, total Stock of \$255,221.2, total Treasury Ladder of \$395,745.44 and total cash of \$669,736.91.

LHSA/LHCC – Roof/Siding/Window/ADA Push Door/ADA Ramp – Treasury Ladder:

- July 9th, August 6th & August 15th matured Treasury Ladders totaling approximately \$52,000.00 will be earmarked as replacement funds for the required deposit for the LHSA/LHCC Roof, Window, Siding, ADA Push Door, ADA Ramp deposit.

Old Business:

July 18, 2026 CPR Event Update– S. Mazza:

- The event was hosted by Community Awareness.

Life Vac:

- The Life Vac was demonstrated followed with an open discussion.

Life Vac Locations:

- Currently there are two (2) Life Vacs on site.
- One (1) is located at the pool attached to the fence near the emergency phone.
- One (1) is located in the kitchen, hanging on the wall closest to the door. There are also instructions for both the Life Vac and AED.
- A Life Vac has been ordered for the county club.

AED (Automated External Defibrillator):

- Use of the AED was demonstrated on a dummy followed with a Q & A for several different scenarios.
 - Beginning chest compressions within ten (10) seconds can be the difference between life and death.

AED Maintenance:

- One (1) AED is located in the clubhouse, hanging in the hallway outside of the billiards room. The machine has audio instructions.
- If the green light does not come or blink, the machine is not in working order.
- The machine will chirp loudly if replacement batteries are required.
- The AED pads – do have a shelf life, however, if they have never been used, they may work.
- The administrative office monitors expiration dates.
- One (1) AED unit costs between \$1,200.00 and \$3,000.00.
- A request for an AED unit for the country club will be placed as a 2027 budget request.
- It was suggested signs posting locations for each of the units be placed in other locations of the clubhouse.

Brick Township Police Camp Water Safety Class – Annual Budget – P. Krause:
2026 Water Safety Class:

- P. Krause offered a special thank you to T. Katakozinos for her help in scheduling the event.
- The 2026 class was held on Friday, July 31st.
- The event was a success.
- The students do not go into the pool.
- The students were very well behaved.
- The class was extremely impressive.
- Residents are welcomed to watch the presentation.
- After the class, the association provided pizza, water and ice pops.
- The township as well as the students were very appreciative.
- The township forwarded the event information to the Brick Township Face Book Page as well as the Ocean Star.
- As this event is extremely beneficial for the students and also offers an opportunity for LHSA to show our appreciation to the Brick Police for always answering our calls, the Board of Trustees would like to extend the offer to host the event annually. The cost for providing lunch will be included in the annual budget.
- Motion.

163 LHB – Arborsmith – August 6th - Estimate #4432:

- July 13th – administrator advised of resident request for the removal of a very large dead multi-stem Chestnut Oak tree located at 163 LHB in the common area.
- Board member requested confirmation common ground at that location.
- July 27th confirmation and board approval received.
- Township permit and removal estimate received.
- Replanting is required.
- Review of estimate.
- Motion.

Architectural Resident Front & Sidewalk Tree Trimming Application:

- Previously, an application was not required for trimming/pruning of resident front or side or back trees.
- Due to residents cutting and or pruning trees/limbs located on properties not belonging to them, in 2024, an application was created by the Architectural Committee for the protection of residents as well as common grounds.
- The revised application was reviewed and approved by the Board of Trustees.
- Residents were made aware of the revision i.e., Standing Committee Meetings, Pride and website.
- As the township does not require a permit for trimming or pruning the administrative office, Architectural Committee as well as residents found this added step to be more of a hindrance.
- The Architectural Committee has revised the application, requiring pruning/trimming of trees and shrubs in the Residential Buffer Zones only.

- The current revision was reviewed and approved by the Board of Trustees on July 27, 2026.
- The revised application has been placed in the September Pride as well as on the website.
- Trees in the common grounds are only to be addressed by the association.
- Please contact the administrative office if a tree located in common grounds requires attention.

Volunteer Breakfast – B. Skelly:

- 2026 Volunteer Breakfast is scheduled for Saturday, November 21st.
- Event to be catered by Jaques Exclusive Caterers.
- Expecting approximately one hundred (100).
- 2025 cost was \$15.95 per head, expecting slight increase.
- Waiting on the contract.

Architectural Violation vs Architectural Fine:

Violation:

- 1st Violation – Resident is allotted thirty (30) days to address to meet compliance.
- 2nd Violation – Resident is allotted an additional fifteen (15) day to address to meet compliance.
- 2nd Violation notice informs of warning of fine if not completed within that additional allotted time of fifteen (5) days.
- Time frame from 1st violation to 2nd violation – resident is allotted forty-five (45) days.
- If additional time is required or there are extenuating circumstances, the resident need only to contact the administrative office. The information will be forwarded to the Architectural Committee. The Architectural Committee as well as the Board of Trustees will do their best to allow for considerations.
- 1st Fine Letter – Repetitive Offenders Architectural Violations Fine Letter, informs the property has been fined \$100.00. The resident is again allotted and additional fifteen (15) days to address the violations. The letter informs if the violations are not addressed within the additional fifteen (15) days, the property will be fined \$10.00 daily until compliance has been met.

Pulse – Resident Responses:

- Several residents attended the open meeting to inform the Board of Trustees of their concerns and frustration regarding recent resident posts on the Pulse.
- Years ago, when the Pulse was formed, the intent was to allow residents to share information, i.e. contractor contacts, upcoming events, garbage day reminders etc.
- As unfortunate as it is, it seems the same few have much to say, although the information, at best, is incorrect.
- It has now come to a point where residents are responding with a blatant lack of respect for each other as well as the association as a whole.

Addressing Responses:

- Freedom of Speech vs Opinions:
 - Freedom of Speech is a constitutional right.
 - Opinions – are personal thoughts and beliefs.
 - Everyone has a legal right to express your opinion; however, freedom of speech does not protect anyone from social or private reactions by other people.

How then, can this be rectified.

- The Pulse is not affiliated with LHSA, therefore it is up to the residents to patrol each other, to confirm information prior to posting.
- There are rules posted regarding response content, the Pulse is monitored and the monitor has the right to remove any response or responses that are incorrect, misleading, or inflammatory.
- Residents can add a response stating the response information is incorrect, and perhaps share the correct information or offer direction in finding that information.
- Residents, read, pause, and prior to responding; ask yourself, will your response be beneficial to your neighbor by informing correctly and respectfully or will you be advising incorrectly and perhaps navigating towards a financial misstep for them.
- The consensus of the residents in attendance is to shut down the Pulse, thus giving the residents the option to create a Face Book Page.

Administrator's Report:

Road Repair – Between 3 & 5 Meadowbrook:

- August 4th – resident informed of a sinkhole at the storm sewer located between 3 and 5 Meadowbrook.
- August 5th – Brick Public Works initiated work order.
- Will advise accordingly.

Comcast Pedestals:

- July 31st – requested forwarded to Comcast – inspect resident cable pedestals for repair and or replacement.
- K. Crecco, Comcast Account Executive to

Johnson Control – Clubhouse ADA Door Installation:

- FWH confirming component compatibility of all components with the existing door.
- Upon confirmation draft plan will be revised.
- Will forward completed draft to G. White, Johnson Control,
- G. White to submit to township for required permit.

LHCC Golf Course & RV Lot Grading & Fill:

- Grading and fill required at the bottom of the white bridge located on the golf course and in the RV lot.
- Administrator requested allowance to obtain an estimate to address grading and fill for pot holes at both areas.
- Motion.

New Business:

6 Marta Court - Arborsmith – August 6th - Estimate #4432:

- Resident request for the removal of a large limb hanging from a Cherry tree located at 6 Marta Court in the common area.
- Review of the estimate.
- Motion.

39 Yorkwood - Arborsmith – August 6th - Estimate #4432:

- Resident request for the trimming/pruning of a five (5) large Cherry trees located at 39 Yorkwood overhanging the sidewalk in the common area.
- Review of the estimate.
- Board member request to confirm trees are located in the common area.
- Place on hold until confirmed.

Giacinti – Lamp Pole Repair:

- August 7th – resident informed of clubhouse lamp post light outage.
- August 8th, Giacinti Electric, estimate #2624, remove and replace one (1) LED post top with newer open style for the amount of \$1,134.32.
- Post top – not same style as current, will be similar to pool/parking lot pole light.
- Hold – request estimate for matching pool/parking lot post top.

Motion made by L. Bruzaitis, and seconded by B. Skelly to adjourn the open meeting at 9:50 A.M. **MOTION APPROVED: 6-0**

The next meeting will be held on September 14, 2026 at 9:00 A.M.

Submitted by _____
L. Kolesa Administrator