

LHS Board of Trustees
Minutes of Residents Informational Meeting (Unapproved)
April 13, 2026

Present: Paul Krause, Lee Bruzaitis, Barry Strothmann, Barbara Skelly, Sue Mazza, Mike Voto
Absent: Tom Behrens

1. President Paul Krause called the meeting to order at 7:00 p.m. with the flag salute and moment of silence.
2. Paul introduced the guest speakers for the evening, Officers Finelli and Ferguson from the Brick Township Police Department who spoke about scams, traffic safety and other related topics.
3. Minutes were approved for the Dec. 1, 2025 and Feb. 9, 2026 Residents Informational Meetings
4. **Treasurers Report** - Assistant Treasurer Barry Strothmann
 - a. Total CD's - \$59,000.00
 - b. Total Stock - 235,186.09
 - c. Total Cash - \$518,672.42
 - d. Treasury Ladders - \$387,916.44
 - e. Total Funds - 1,200,774.95
5. **President's Report** - Paul Krause
 - a. Paving Project - The township street paving project has begun. More information is on the Buildings & Grounds bulletin board and the website.
 - b. Open Meetings - The board holds two open meetings a month on Monday mornings, which residents are welcome and encouraged to attend. Currently some meetings are held in the conference room. Effective in May, all open meetings will be held in the Lions Den to allow more space for residents to attend. Paul said that the board wants residents to attend and give us your input.
 - c. Building Project - The board is currently working out details for the upcoming building project, which will replace the roof, siding and windows on the main clubhouse and the siding, windows and an ADA ramp on the country club. All County Exteriors was selected as the contractor for the project through a bid process. The board recently chose siding and roof colors, based on a recommendation from the Buildings & Grounds and Architectural Committees. The siding color will be Sterling Gray, and the roof color will be Pewter Gray.
 - d. Pool Schedule
 - The pool schedule for the year is now out. Paul said that the board is aware that there have been comments in the community about the changes, and the board knows that they cannot please everyone with these decisions.
 - The pool hours in the past (before the new pool) were always 10AM until about 7PM. Last year, because the previous year was shortened, the board expanded the hours to 8AM-8PM. It was discovered that the 8AM opening did not work. Those 8-10AM hours are needed to make sure the pool area is clean and the pool is tested. So the opening hours are going back to 10AM-8PM on the weekdays, and 8AM-8PM on the weekend.
 - The pool will open on Memorial Day weekend (5/23) and close in late September (9/26). Paul explained that last year the pool opened earlier in May but the weather was too cool and it did not get much use, so this year it will open later in May and then stay open when it is warmer in September.
 - Children's hours (ages 2-15) will be the same every day, Sunday through Saturday 11AM-1PM and 5PM-8PM. Paul said the board wrestled with this schedule, but this is a 55+ community and people who work during the week want those prime midday hours without children. He said that this year the number of hours for children is the same (5

hours a day), just at different times. He also noted that there have been many complaints about children misbehaving and parents/grandparents not addressing it. There will also be a Kids Day on July 18 and several holidays when children will be allowed all day - Memorial Day, 4th of July and Labor Day.

- e. Key Fob Pool Access
 - In order to ensure that all residents are aware of the current pool rules, residents will be asked to sign an acknowledgement that they have read and agree to abide by the rules before having their key fob activated for pool access.
 - There will be several Thursdays and Saturdays when you may come into the clubhouse to sign the form. At the same time, you may pick up your 2026 Resident Directory. Listen to the robocall and check the website for the schedule.
 - f. Rules & Regulations Changes
 - The Board is working on updating the Policies, Rules & Regulations.
 - One new rule that has recently been put into effect is that in order to be on the Finance & Insurance, Buildings & Grounds, and Architectural Committees, you must be a deeded owner. The reasoning behind this is that those committees are dealing with contracts, finances, inspecting people's properties and writing violations and the board believes that it is important on these three committees, we have deeded owners. Residents who are not deeded owners may be a member of any other committee.
 - Paul addressed the question of why all residents do not get to vote on everything. It would be impossible to get anything done if that was the case. Residents do vote. They vote every year for the Trustees to represent you and the best interests of 615 homes. He said the board wrestles with every issue and spends lots of time in discussion. Each of us is a volunteer and each of us understands that we cannot please everyone all the time. So we ask you to please disagree without being disagreeable.
 - g. Trustee Code of Conduct - this year, upon the suggestion of new board member, Lee Bruzaitis, the Board agreed to create a Board of Trustee Code of Conduct and Ethics. All of the Board members signed it this morning. Paul read the document and said it would be posted on the bulletin board outside the office, on the website, and will be in the June Pride.
 - h. Resident Code of Conduct - Paul reminded residents that we already have an existing Code of Conduct for the entire community and read that document, which is also posted on the bulletin board.
 - i. Paul introduced the Trustees. He also announced that the Sergeant at Arms position is vacant and the Board is looking for someone to fill that position.
6. Standing Committee Reports
- a. ACC - J. Gilmour
 - Upcoming events include: WGA Luncheon, Social Cinco de Mayo, Recreation Ice Cream at the Pool, Chorus Concert, WGA Bingo, Mens Club Bob Scott Game Show.
 - b. Architectural - B. Skelly
 - Spring walk-throughs will begin in May.
 - c. Buildings & Grounds - T. Katakozinos
 - Turfmasters lawn schedule is in the Pride, on the website
 - No final date yet for sprinklers being turned on but will be within 2 weeks
 - B & G does walk-throughs of resident properties that border common areas, beginning in May. Nothing should be placed on any common area (beyond the green stakes) - you will be asked to remove it.
 - d. Community Awareness - D. Rodgers
 - County Connection coming April 20 - they no longer do passports

- Brick Farmers Market begins May 2 on Saturdays
 - Town Wide Yard Sale for our area is Oct. 3
 - Currently planning a Health Fair for October, also a possible CPR class and Safety Fair
 - e. LHCC - C. Florio
 - Club is doing well, with many outside golfers coming in, and membership doing well with 96 members so far
 - Hosting a free golf clinic in April
 - Selling monthly raffle tickets
 - f. Recreation - B. Defeo
 - Outdoor Shuffleboard, Bocce are starting - will be using the website for schedules.
 - Sunday May 24 Ice Cream at the pool
 - Sunday Funday with Food and DJ planned for June 28
- 7. Trustee Comments
 - a. B. Skelly said it's been a busy year so far for the trustees and we appreciate your support and appreciate you coming out.
- 8. Resident Questions
 - a. Mike Wiggins expressed his displeasure with a letter he received telling him that he could no longer serve on the Architecture, Bylaws and Buildings & Grounds Committees after having served on those committees for many years. He said he thinks it is a poor decision to keep willing volunteers with experience off of these committees because they are not deeded owners. He also said that the letter was not kind, and that he was disappointed that no board member called him. Mike's wife, Diane Chapin, also expressed her displeasure with the decision and the way it was handled.
 - b. Paul Krause responded with an apology and explained that the board really wrestled with the decision to change this rule.
 - c. Lori Hedricks questioned why all the residents are not asked to vote on these decisions. Paul answered that residents vote on bylaws changes and vote every year for board members to represent them.
 - d. Faith Morley objected to the change in children's hours at the pool and said she thinks the kids behave better than most of the adults here. She said she wondered who was complaining and that nobody asked her.
 - e. Lynn Adams asked if the board could rethink when they are making major changes to have a vote - maybe a box where people could fill out a form.
 - f. Kathryn Szymanski said she agreed that the residents cannot vote on everything. She said that when you vote for your trustees, just like you vote for your government representatives, they make decisions for you and you don't have day-to-day input into every decision. She also noted that residents have the opportunity to attend the public meetings, listen to what is being discussed and have an opportunity to give feedback.
- 9. Badge Award - won by Rose Szpara
- 10. Meeting Adjourned at 8:35 p.m. - motion by D. Krause, second by G. Carbone