

LIONS HEAD SOUTH ASSOCIATION, INC.

OPEN

September 8, 2025 – Approved September 22, 2025

Board of Trustees Meeting

Present:

K. Wright
B. Skelly
J. Cinosky

M. Tears
T. Behrens

P. Krause
B. Strothmann

Also

Present: L. Kolesa, Administrator

Absent: N/A

The open meeting was called to order by K. Wight, President at 9:03 A.M.

Actions Taken:

1. Motion made by B. Skelly, seconded by P. Krause to approve the minutes for the August 25, 2025, open meeting as amended. **MOTION APPROVED: 5-0**
2. Motion made by B. Skelly, seconded by M. Tears to approve FWH Associates, August 27, 2025, Invoice #1476 for professional services rendered through July 31, 2025 as approved per the existing, April 2, 2025 LHSA/LHCC building renovations proposal for the amount of \$4,162.50, reflecting percentage. **MOTION APPROVED: 6-0**
3. Motion made by B. Skelly, seconded by T. Behrens to approve the addition of buyer and attorney fines of \$1,000.00 to the 2025 Fine & Fee Schedule, for non-compliance of resale association requirements. **MOTION APPROVED: 6-0**
4. Motion made by J. Cinosky, seconded by to approve C. Florio as Finance & Insurance Committee Member. **MOTION APPROVED: 6-0**
5. Motion made by M. Tears, seconded by P. Krause to accept Shore Technology Group, August 27, 2025, Managed Service Agreement for LHSA for the year ending 2025, for the amount of \$733.94/monthly and the additional one-time fee of \$990.52 for the 2026 suggested network upgrades. **MOTION APPROVED: 6-0.**

6. Motion made by M. Tears, seconded by P. Krause to accept Shore Technology Group, August 27, 2005, Managed Service Agreement for LHCC for the year ending 2025 for the amount of \$87.20/monthly. **MOTION APPROVED: 6-0.**

Treasurer's Report By- J. Cinosky:

- The balance as of July 31, 2025 is \$1,020,401.45 of which includes the CD total of \$250,000.00, total Stock \$182,505.69 and total cash of \$297,895.76, Treasure Ladder \$290,000.00.
- As recommended and approved by the board the gain of 31,000.00 has been invested in Uranium and Nuclear, which has shown a 33% increase in the market this year.

Old Business:

FWH Pool Cement Inspection – Invoice #146-0001DR-7 - \$435.00:

- Review of invoice for request for on-site inspection of concrete pad/walkway located at pool shed.
- FWH & Specialized informed association fault due to salt.
- Maintenance and B & G confirmed association uses calcium chloride.
- Specialized had salt delivery. Salt bags located in the shed.
- Concrete is peeling/pitting.
- Received other inspection recommendations stating other factors, such as extreme heat, bad mix, water mix.
- Review date for cement.
- Placed on hold – September 15, 2025 FWH meeting.

FWH Drafts – August 27, 2025 - Invoice #1476.0001DR-6 - \$4,162.50:

- FWH April 2, 2025 – LSHA & LHCC Renovation RFP,
Contract amount - \$15,500.00.
- Payment for percentage of contact
- Place on hold – September 15, 2025 FWH meeting.

The Game Room – Billiards Table Cloth Replacement – Leveling:

Review of Estimates:

- August 29, 2025, Invoice PTO8285AS, for the required 9' replacement cloth, re-cushion and relevel for the amount of \$1,706.00.
- September 4, 2025, quote for the re-leveling of balance of three (3) billiard tables.
- Billiard table was damaged, cloth cut and required repair.
- Hold on balance of re-leveling.
- Motion.

Architectural Committee recommendation – Exterior Garbage Storage:

- Revised By-Law's to include revision for garbage storage. Requirements to be determined by current Architectural Rules and Regulations.
- Review of committee recommendations.
 - Only white vinyl enclosure and size requirement.
 - Concrete slab.
 - No wooden platforms.
 - Inquire utility allowance for location.
 - Return to committee for more specific requirements.

Administrator's Report:

Johnson Control:

- September 8th - on site for reinspection of fob electrical installation.
- September 8th - Johnson Control subcontractor on-site for fire inspection.

Request for Additional Fine & Fee:

- Administrative request to add fine/ fees for non-compliance for re-sale requirements.
 - Posting of open house signage – property window only.
 - Resale cover letter currently requires proof of age is upon executed Contract of Sale.
 - Letter states non-compliance will result in a \$1,000.00 fine to both buyer and buyers' attorney.
 - Change to required date for balance of documents Resale Notification Form and Compliance Agreement required seven (7) business days prior to closing.
 - Updated schedule to be posted and updated to be posted on website.

New Business:

F & I - New Committee Member - C. Florio:

- Request approved.
- Motion.

Shore Technology - 2026 LHSA Contract:

- Review of 2026 MSP - Managed Service Agreement.
- 2025 MSP - \$733.94.
- No fee schedule change for 2026.
- An additional optional attachment for a network upgrade was added for the amount of \$990.52.
- Current equipment is outdated and lacks the speeds and security updates.
- Not included is an upgraded WIFI access point for the amount of \$250.00

- Upgrades include removal of existing firewall, replace with faster, more secure device, speeds up to 1GB
- Upgrade closet switch.
- License new Proofpoint enhanced security suite for firewall device.
- WIFI not required.
- Motion.

Shore Technology – 2026 LHCC Contract:

- Review of 2026 MSP - Managed Service Agreement.
- 2025 MSP - \$87.20.
- No fee schedule change for 2026.
- Motion.

Travel Club – New Members:

- T. Calvo
- L. Calvo
- Informational only.

Greens Masters – August 25th & 26th Estimates:

Topsoil & Seeding:

- August 25, 2025 - Twenty-four (24) tons of Screened Topsoil & Blue Tige Certified Seed - \$3,200.00.

Pathway installation between Hole 2 Green & Hole 3 Tee:

- August 25, 2025 – New pathway on the green at hole #2 and tee at hole #3.
- Construct a pathway 300 feet long X 8 feet wide.
- Install twenty-six (26) tons of ¾ inch crushed Blue Stone.
- Total - \$2,750.00.

Pathway installation between Hole 8 Green & Hole 9 Tee:

- August 26, 2025 – Pathway installation between the green at hole #8 and tee at hole #9.
- Construct pathway 100 feet long X 6 feet wide - \$650.00.
- Estimates were reviewed and returned for LHCC recommendation:

Recreation Committee Recommendation – Pool Resident Consent Form:

- During the August 25, 2025 Standing Committee Meeting the committee requested board approval to require residents to review and sign annual pool rule consent form.
- Return to the committee to review and forward recommendations.

Architectural Committee Recommendation – 7/1/25 Minutes - Front Foundation Flower Bed Extension & Change to Seasonal/Holiday Decorations:

- Recommendations presented by B. Skelly:

Front Flower Bed Extension-Request for extension up to five (5) feet.

- Approval is not required for the plantings around the house as follows:
- The three (3) foot foundation area on the sides of the house, and the five (5) foot foundation area in the front of the house.
- No plantings are allowed along the length of the back patio.
- Plantings in the side and front areas of the house are limited to foliage, flowers and shrubs. This area may not contain any permanent structures or furniture.
- Extensions of existing porches on any model are prohibited.
- The corner of the house foundation requires Architectural Committee approval.
- Planting selections - Approved.
- Front foundation area - extension to five (5) feet – Denied.
- Front foundation area – may not contain any permanent structures - Will remain.
- Extensions of existing porches on any model are prohibited - Will remain.

Seasonal/Holiday Decorations – XVIII – All Common & Residential Areas:

- All seasonal decorations shall be removed as follows;
- Winter - March 15th.
- Spring - June 15th.
- Summer - October 15th.
- Fall - December 15th.
- Approved.
- Request for removal of white reindeer after current holiday time frame of forty-five (45) days
- To be returned to the committee for further discussion
- White twinkle lights are considered decorative and may remain all year.
- Approved.

Motion made by J. Cinosky and seconded by M. Tears to adjourn the open meeting at 10:51 A.M. **MOTION APPROVED: 6-0**

The next meeting will be held on September 22, 2025 at 9:00 A.M.

Submitted by _____
L. Kolesa Administrator