

# LIONS HEAD SOUTH ASSOCIATION RESIDENTS MEETING MINUTES

## LIONS HEAD SOUTH ASSOCIATION

### RESIDENTS MEETING

**Approved October 13, 2025**

**DATE: JUNE 9, 2025**

#### ATTENDANCE:

KATHLEEN WRIGHT	X	MIKE TEARS	X
BARBARA SKELLEY	X	JOHN CINOSKY	X
TOM BEHRENS	X	PAUL KRAUSE	X
BARRY STROTHMANN	X		

MEETING CALLED TO ORDER BY KATHLEEN WRIGHT AT 7:03pm in the lion's den.

Pledge of allegiance

Moment of silence observed.

Motion to approve April 14<sup>TH</sup>, 2025 meeting minutes. Motion by: MIKE WIGGINS 2<sup>nd</sup> by: Sandy Laurie

**Treasurers Report:** total balance as of MARCH 31, 2025: \$1,108,642.61

#### **President report:**

1. POOL: NEW TOWN PERMIT OBTAINED LAST WEEK. KEY FOB INSTALLATION WILL BE BASED ON CONTRACTOR'S SCHEDULE.  
THE ADMIN. OFFICE WILL DETERMINE THE OPEN / CLOSING OF POOL ON A DAILY BASIS
2. 224 LHBS INCIDENT: IT DOES NOT INVOLVE LHSA AND IS BEING HANDLED BY BRICK POLICE DEPARTMENT AND IS UNDER POLICE INVESTIGATION. THAT IS CURRENT INFO WE HAVE.
3. PICKLE BALL COURTS: THE SURFACE WAS REPAIRED, 4 NEW COURTS INSTALLED, AND PAINTED CORRECT COLORS. THEREFORE, PICKLEBALL IS UP AND RUNNING.
3. OFFICE STAFF: THE RESIDENTS NEED TO START RESPECTING AND OBEYING OUR NEW CODE OF CONDUCT. THE CODE OF CONDUCT SHOULD HOLD US TO A HIGHER STANDARD OF BEHAVIOR TO ALL OUR STAFF. RESIDENTS SHOULD BE NICE, POLITE, CIVIL, AND TREAT THEM WITH RESPECT

#### **Committee reports:**

##### **ACC-MARY ELLEN KLOTZ-**

DISCUSSED THE SURVEY RESULTS.  
A few top results are as follows-  
Only RECEIVED 145 RESPONSES OF 615 RESIDENTS.  
75% WERE WOMEN RESPONDERS.  
TOP AGE BRACKET WAS AGES 61-70 at 23%.  
RESIDENTS WANT TRIPS TO AC, ZOOMBA, AND LINE DANCING CLASSES.

##### **Architecture- MARGARET DEFILLIPO-**

YEARLY WALK-THRU'S STARTING IN JUNE.  
RESIDENTS HAVE UNTIL JULY 15 TO POWER WASH SIDING TO REMOVE ALGAE, MOLD, AND DIRT.  
TREE MEETING HAD GOOD ATTENDANCE, AND RESIDENTS FELT THEY LEARNED VALUABLE INFORMATION.

##### **Building and Grounds-TIA KATAKOZINOS-**

BUTTERFLY GARDEN WAS COMPLETED.  
A/C IN FITNESS CENTER IS INSTALLED.  
B & G AND ARCHITECTURAL WILL BE DOING WALK TRUS TOGETHER  
WELLS AND SPRINKLERS- ARE OK.

TURF MASTERS- GOING OK – NO COMPLAINTS TODAY.  
FRONT ENTRANCE-LOOKING AT NEW IDEAS, NEW SIGNS, OR OTHER IDEAS FOR ENTRANCE REFRESH.  
TOOK SOME QUESTIONS-  
POTHOLE—CALL TOWN DPW.  
WHEN TM USES FERTILIZER, THEY ARE STILL USING FLAGS ON YOUR PROPERTY.  
JCP&L WILL BE BACK TO FINISH THE POWER LINE CONNECTIONS.

**BY-LAWS- BARBARA SKELLEY-**

THE B.O.T. IS CONTINUING TO MEET TO DISCUSS CHANGES TO RULES AND REGULATIONS  
WILL SCHEDULE A MEETING WITH OUR LAWYER FOR FINAL REVIEW.  
ONCE WE HAVE FINAL DRAFT THEY WILL BE PRINTED AND READIED FOR A COMMUNITY VOTE.

**CLUBHOUSE- MIKE VOTO-**

NEW HALLWAY AND ENTRANCE RUNNERS WERE PURCHASED AND WILL BE INSTALLED SOON.  
NEW CHAIRS FOR LIONS DEN WERE PURCHASED AND WILL BE DELIVERED IN 8-10 WEEKS.

**Community Awareness- DEB KRAUSE**

NO SPEAKER TONIGHT. NO REPORT

**ELECTION COMMITTEE- CHARLIE FACCIPONTI-**

FIRST MEETING WILL BE IN JULY AND WE WILL BE FOLLOWING OUR NORMAL PROCEDURE FOR THE B.O.T. ELECTION.

**FIN. AND INS. - JOHN CINOSKY-**

NO MEETINGS FOR JULY AND AUGUST.  
NEXT MEETING WILL START THE PROCESS FOR 2026 BUDGET.

**LHCC-PHIL DECARLO-**

GAVE SPECIAL THANKS TO WGA AND B&G FOR ALL THE VOLUNTEERS AND THE IMPROVEMENTS TO THE COURSE. THE COURSE LOOKS THE BETTER NOW THAN IN MANY YEARS.  
LHCC AND MEMBERS WANT THE PORT -A- POTTY BACK.

**RECREATION- LYNN ADAMS-**

KIDS DAY WILL BE SATURDAY JULY 26 FROM 12-5, A \$5 CHARGE FOR ADULTS TO SUBSIDIZE COST.  
POOL FUN DAYS ARE SCHEDULED – LAST SUNDAY OF JUNE, JULY AUGUST WITH A DJ FROM 1-5PM.  
OCTOBER EVENT IS BEING PLANNED – MORE DETAILS TO FOLLOW.  
WHEN OUR POOL CONTRACTOR IS CLEANING THE POOL- RESIDENTS MUST GET OUT OF POOL FOR SAFETY CONCERNS

**SECURITY- OPEN** NO REPORT

**WEBSITE- TONY BRUZAITIS -**

CHANGES IN THE WEB SITE ARE COMING

THANKS TO OUR GREAT HOSPITALITY LADIES FOR THE COFFEE AND TREATS.

**NEW RESIDENTS: NONE**

**Badge award: #226 was picked and LYNN ADAMS won**

**Motion to adjourn made by: Mike Wiggins 2<sup>nd</sup> by Peggy Comfort**  
**CLOSED AT 8:03PM.**

