

LIONS HEAD SOUTH ASSOCIATION, INC.

DECEMBER 15, 2025 – Approved January 12, 2026

Board of Trustees Standing Committee

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

Also, Present: L. Kolesa, Administrator

Absent: N/A

The open meeting was called to order by K. Wright, President at 9:00 A.M.

Actions Taken:

1. Motion made by P. Krause, seconded M. Tears to approve the minutes for the December 1, 2025 open meeting. **MOTION APPROVED: 6-0**
2. Motion made by B. Skelly, seconded by P. Krause to accept the Resolution for the Amended and Consolidated By-Law's as voted on by residents on November 27, 2025. **MOTION APPROVED: 6-0**
3. Motion made by B. Skelly, seconded by M. Tears to approve S. Mazza as a committee member for Finance & Insurance. **MOTION APPROVED: 6-0**

Treasurer's Report: By: J. Cinosky

- The balance as of November 28, 2025 is \$1,289,836.92, of which includes the CD total \$250,00.00, stock total of \$226,695.69, cash total of \$419,839.76 and Treasury Ladder of \$393,301.47.

Standing Committee Reports:

ACC – By: P. Comfort

Audit:

- All financial information has been submitted to the F & I Committee for the annual audit.

Breakfast with Santa:

- Was a great success.
- There were approximately fifty (50) children in attendance
- The magic show was so much fun.
- The level of organization was incredible.
- Many thanks to Mrs. K. Szymanski.

Christmas Car Parade:

- Enjoyed by residents.
- Parade circled the community twice successfully.

Social Committee:

- New Years Eve will be the last event of the year.

WGA Holiday Party:

- Luncheon was enjoyed by all.

Architectural – By: M. DeFillipo

2025 Architectural Applications:

- 2025 approved applications will expire December 31, 2025.
- A new 2026 application must be submitted for work that was approved and not completed in 2025.
- The committee extended many thanks to the board for their continued support.

Buildings and Grounds – By: T. Katakozinos

Meeting Schedule:

- 2025 meeting scheduled will be changed in 2026 as not conflict with scheduled board meetings.
- Schedule to be determined at the first 2026 meeting.

Painting Contract - Resident:

- No current contact.
- Funding was not included in the 2026 budget.
- 90% of the homes have been updated and resided.
- Approximately one hundred fifty-five (155) homes per rotation.
- Committee will be responsible for confirming scheduled houses and area requiring painting.
- Bids will be required.

December 15, 2025 - Standing Committee Discussion:

Pulse vs Website:

Pulse:

- Not affiliated with LHSA.
- Resident posts are opinions.
- Tool for resident communication.
- Association related - mis-information.

Website:

- Association funded.
- Information is provided by the association Board of Trustees, committee and club chairs.

Township Snow Removal:

- Did not provide salting of streets prior to snow.
- Snow plowing was delay most of the day.
- Plowing was not township standard.

By – Laws – By: B. Skelly

- Thanked the current and past committee members for all of their dedication and hard work.
- Both board and committee members have been working on the revisions for the past three (3) years.
- There were five (5) rejected articles.
- The rejected articles/sections have been revised to reflect the previously existing language.
- Once recorded and printed the residents will be notified regarding distribution.

Clubhouse – By: M. Halm

- Nothing to report
- The chorus did a wonderful job at the December 6th Holiday Open House.
- Breakfast with Santa was a great fun.
- Holiday clubhouse decorations look beautiful.
- Happy holidays to all.

Community Awareness – By J. Cinosky:

- No meeting.
- Township will advise of 2026 scheduling for association road repair.

Election Committee – G. Carbone

BOT Election Protocol – By-Law's Ballot Protocol:

- Informed the committee reviewed the policy and protocol for each and has submitted their recommendations to the board.
- Process for counting of ballots and election protocol will be included in the 2026 committee packet.
- Required protocol will be added to the policies and procedures.

Finance & Insurance – By: J. Cinosky

- No December meeting.

LHCC – By: P. DeCarlo

Marketing:

- The committee will be reviewing several new options for marketing.

LHCC Rules and Regulations:

- Have been submitted to the board for approval.

Membership Fee Schedule:

- Reviewing possibility of fee increases.

Course Season Closure:

- December 15th - course will close for the season.

Polar Bear Shoot-Out:

- December 31st – weather permitting

Recreation – By: B. Strothmann

- No meeting

Website –T. Bruzaitis:

Mobile Menu:

- Add links for Senior Resources
- Yoga - Missing information
- Indoor and outdoor scheduling required

Committees/Clubs:

- Require updated scheduling information

Committee Member Listings.

- 2026 Committee Chairperson and contact only.

Old Business:

Policy Resolution Amended and Consolidated By-Law's:

- Required motion to accept the Resolution for the Amended and Consolidated By-Laws as voted on by residents on November 27, 2025.

Motion.

Administrator's Report:

Proficient Plumbing & Heating:

- December 5th Addressed fill valve clogged in ladies rest room - \$239.91.

Hartford Boiler Inspection:

- December 9th – inspection completed – pass.

Common Ground Tree Replanting:

- December 10th – completed.
- Replanting of thirty-one (31) trees.

Game Room – Shuffleboard:

- December 10th notified of required alignment.

Travel – December 4th Atlantic City Trip:

- Residents arriving early to prepare for the trip, instructed maintenance staff to leave library lighting off as not to disturb them.
- Staff followed the resident request, which in turn delayed them from performing their job.
- Please direct all requests to the administrative office.

New Business- N/A

Motion made by B. Skelly, seconded by T. Behrens to adjourn the open meeting at 10:15 A. M. **MOTION APPROVED:6 -0**

The next meeting will be on January 12, 2026 at 9:00 A.M.

Submitted by,

L. Kolesa, Administrator