

LIONS HEAD SOUTH ASSOCIATION, INC.

November 17, 2025 – Approved December 1, 2025

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:

The open meeting was called to order by K. Wright, President at 9:08 A.M.

Actions Taken:

1. Motion made by M. Tears, seconded B. Skelly to approve the minutes for the November 10, 2025 open meeting. **MOTION APPROVED: 6-0**
2. Motion made by M. Tears, seconded by T. Behrens to approve Finance & Insurance's November 13, 2025 recommendation for the November 10, 2025 matured CD of \$103,000.00, \$50,000.00 into three (3) month and six (6) month CD's, the balance into a Treasury Ladder. **MOTION APPPROVED: 6-0**
3. Motion made by B. Skelly, seconded by T. Behrens to accept Specialized, November 13, 2025, estimate # 1148, for the amount of \$3,405.00 reflecting an increase of \$737.00 for the required additional tree. **MOTION APPROVED: 6-0**

Treasurer's Report: By: J. Cinosky

- The balance as of October 31, 2025, is \$1,310,66.99, of which includes the CD total \$250,000.00, stock total of \$221,138.51, cash total of \$500,688.23 and Treasury Ladder of \$338,830.25.

Standing Committee Reports:

ACC – By: P. Comfort

Men's Club:

- December 9th – Night at the Races
- December 13th – Breakfast with Santa

Social Committee:

- December 13th - Christmas Car Parade (In need of additional cars)
- New Year's Eve ticket sale available.

Travel Committee:

- December 4th - Atlantic City Dance to the Holidays – sold out

WGA:

- December 3rd - Cordi's - Awards Luncheon

Architectural – By: M. DeFillipo

- Reminder all approved Architectural Applications expire December 31, 2025.
- If you have not completed prior to end of year, a new 2026 application must be submitted.
- Most of the required front yard tree replanting has been completed.

Buildings and Grounds – By: T. Katakozinos

- The committee has been informed residents have been dumping their leaves into the sewer drains.
- Reminder fallen leaves are to be bagged for township pick-up. Dumping of leaves into the sewer drains will cause back up and flooding.
- Informed of committee rules and regulations:
 - Committee Chair's may remove a member if the member is not fulfilling the member requirements.
 - Only members attending meetings where a vote is required, may vote.
 - Excluding health reasons - any member missing more than three (3) meetings will be removed.
 - Residents may join committees thought the year by contacting the office for committee sign-up sheets.

By – Laws – By: B. Skelly – N/A

Clubhouse – By: M. Halm

By-Law's:

- M. Halm thanked the Board of Trustees for all of their hard work, time and energy placed into the revising of the By-Law's.

Conference Room Flooring:

- November 10th, board approval was received for carpet removal and replacement of commercial Cobalt Guard Floating Click System.
- The committee has reviewed flooring color, and have submitted their recommendation of Mirage to the board for approval.
- Board to review and advise.

Holiday Decorating:

- Decorating of the clubhouse will begin Thanksgiving weekend.

Community Awareness – By: D. Rodgers:

Senior Center.

- Will begin flooding repair in August.

Windward Beach – 6th Annual Thanksgiving Market:

- Saturday, November 22nd - 8:30 AM – 1:30 PM

Township Christmas Tree Lighting:

- December 3rd.

Election/Nominating – By: G. Carbone

- The Election and By-Law's Committee members will be working together to complete ballot tally.
- The Election Committee to meet next week to review the 2025 BOT Election protocol for revisions and requirements.

Finance & Insurance – By: J. Cinosky

- Completed required investment scheduling recommendations for 2025.
- Review of 2026 Treasury Ladder investment scheduling will be due every six (6) months.
- 2026 – insurance policy renewals to be expected mid-December.

LHCC – By: P. DeCarlo

- Marketing committee has begun preparing for 2026 advertising.
- Reviewing and revising the current committee rules and regulations.
- Items being reviewed:
 - Membership age requirement
 - Fee schedule
 - Starter allowances
- Completed recommendations will be forwarded to the board for approval.

Recreation – By: B. Strothmann

- No meeting.

Security/CA - By. D. Rodgers

- No meetings scheduled for November and December.

Website – P. Krause:

- Meeting is scheduled for November 17th.

Old Business:

Thames Place Tree Replacement – Specialized Contracting Services Invoice #1148:

- Review of approved July 1, 2025, Invoice #3003 totaling \$2,668.00 and November 13, 2025, Invoice #1148, totaling \$3,405.00, reflecting an additional amount of \$737.00.
- Additional tree replacement required.
- Motion.

Clubhouse Recommendation Color– Conference Room Flooring:

- Submitted recommendation to board for approval.
- Color choice – Mirage.

Administrator's Report:

HSB Boiler Inspection:

- December 6th – inspection required by insurance annually.

Pool Fence:

- Damage done to two (2) rungs during lawn maintenance.
- Repair to be completed by Turf Masters.

November 12, 2025- Annual Brick Township Fire Safety Inspection:

Fire Code Violations:

Outdoor Recreation Building #5:

- Portable fire extinguisher – not charging
- Seaboard Fire & Safety notified.

Clubhouse "Exit" Sign:

- Illumination not bright enough
- Electrician contacted.

Lion's Den – Obstructed Egress:

- Card table placed near the piano during chorus practice.
- Table redirected.

Common Ground Required Tree Replacement – Turf Masters:

- November 10th – board approved replacement of thirty-one (31) trees not to exceed \$24,000.00.
- Tree replacement to adhere to Architectural and township planting, species and height requirements.
- November 16, 2025, estimate reflected total cost of \$19,995.00.
- Tree replacement to be completed by mid to end of the month.

New Business:

F & I Recommendation - November 7, 2025 Matured CD - \$103,000.00:

- November 12th, F & I Advisory Members met with Merrill Lynch to discuss the best options for the \$103,000.00 CD which matured on November 7, 2025.
- November 13, 2025, F & I recommendations submitted to the board for approval as follows:
 - \$50,000.00 – to be deposited into three (3) and six (6) month CDs.
 - The balance will be deposited into a twelve (12) month Treasury Ladder.
- Motion

Greens Masters – November 11, 2025 Estimate Golf Course Hole #8 Pathway Extension:

- Estimate was requested by LHCC Committee.
- Committee did not inform B & G Committee or administrative office of request.
- The additional request was not included in the previous approved proposal.
- As the request was not received prior to the 2026 budget preparation it was not included as a budget request.
- Tabled

Motion made by B. Skelly seconded by T. Behrens to adjourn the open meeting at 9:45 A. M. **MOTION APPROVED: 6-0**

The next meeting will be on December 1, 2025 at 9:00 A.M.

Submitted by,

L. Kolesa, Administrator