

# 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 APPROVED: 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 9<sup>th</sup> – Night at the Races
- December 13<sup>th</sup> – Breakfast with Santa

**Social Committee:**

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

**Travel Committee:**

- December 4<sup>th</sup> - Atlantic City Dance to the Holidays – sold out

**WGA:**

- December 3<sup>rd</sup> - 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 10<sup>th</sup>, 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 – 6<sup>th</sup> Annual Thanksgiving Market:

- Saturday, November 22<sup>nd</sup> - 8:30 AM – 1:30 PM

Township Christmas Tree Lighting:

- December 3<sup>rd</sup>.

**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 17<sup>th</sup>.

**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 6<sup>th</sup> – 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 10<sup>th</sup> – 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 12<sup>th</sup>, 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