

LIONS HEAD SOUTH ASSOCIATION, INC.

May 18, 2026 – Approved June 8, 2026

Board of Trustees Standing Committee

Present: P. Krause B. Strothmann B. Skelly
 T. Behrens L. Bruzaitis M. Voto

Also, Present: L. Kolesa, Administrator
 J. Cinosky - Treasurer

Absent: S Mazza

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

Actions Taken:

1. Motion made by T. Behrens, seconded by M. Voto to approve the minutes for the May 4, 2026 open meeting as amended. **MOTION APPROVED: 4-0**
2. Motion made by T. Behrens, seconded by B. Skelly to accept the May 6th Board of Trustees email approval for the annual maintenance of the bocce court for the amount of \$1,433.04. **MOTION APPROVED: 5-0**
3. Motion made by L. Bruzaitis, seconded by T. Behrens to accept the Board of Trustees May 6, 2026 email approval allowing resident notification of reviewed Architectural Applications no later than ten (10) days after the monthly scheduled meeting. **MOTION APPROVED: 5-0**
4. Motion made by T. Behrens, seconded by B. Skelly to approve the following as 2026 committee/club members:
 - G. Beeman - Buildings & Grounds
 - M. Wiggins - Building & Grounds
 - S. Laurie - Social Club**MOTION APPROVED: 5-0**
5. Motion made by T. Behrens, seconded by B. Strothmann, to approve/accept the following removal/resignation of 2026 committee members as follows:
 - C. Florio – LHCC
 - D. Ewtushek – Finance & Insurance

6. Motion made by L. Bruzaitis, seconded by M. Voto to accept the Board of Trustees May 12th email to accept the Finance & Insurance Committee recommendation to hold in cash the \$9,807.00 mature May14, 2026 Treasury Ladder. Cash to be reinvested with the June 2, 2026 maturing Treasury Bill and CD.

MOTION APPROVED: 5-0

Treasurer's Report: By: J. Cinosky

- The balance as of April 30, 2026 is \$1,279,005.23, of which includes the CD total \$59,000.00, stock total of \$245,263.72, cash total of \$587,965.62 and Treasury Ladder of \$386,775.89.

Investment Recommendation:

- Maturing May 14th -Treasury Bill, for the amount of \$9,807.00 plus interest to be held in cash and reinvested at best option with June 2nd maturing \$25,000.00 CD.
- Approval to be recorded in June 3, 2026 F & I Minutes.

LHSA & LHCC Project – Bank Loan:

- Manasquan Bank Meeting – The board is expecting project totals from All County Exteriors within the next few weeks.
- Upon receipt, the board will schedule a meeting to discuss loan options.

Standing Committee Reports:

ACC – By: J. Gilmour

Meeting:

- No May Meeting
- Next meeting – June 11th - 10:15 AM

Architectural – By: M. DeFillipo

Common Properties:

- Recent incident – resident removed trees and placed mulch in common property.
- Resident did not submit an Architectural Application – had the required application been submitted, the resident would have been made aware of restrictions.
- Resident was fined and required to replace trees and remove mulch.
- Resident has addressed fine and compliance.

Increases to Fine & Fee Schedule:

- Due to reoccurring resident non-compliance, the committee will be reviewing the Fine and Fee Schedule at the next scheduled meeting.
- Recommended increase recommendations will be submitted to the Board of Trustees for review and approval.

Property Walk-throughs:

- Architectural and Buildings & Grounds Committee Member walk-throughs are scheduled to begin mid-June and will be continuing through fall.
- Siding, patios, and walkways should be cleaned by July 15th.
- Relating information will be placed in the June Pride and a resident Robo reminder

will be made.

Buildings and Grounds – By: T. Katakozinos

Common Ground Property – Walk-throughs:

- Scheduled to begin walk-throughs beginning mid-June and continuing through fall.

Golf Course 5th Hole– Dead/Hazardous Tree:

- Informed of dead/hazardous tree located on the golf course at the 5th hole.
- Administrative office is addressing.

Front Entrance – Landscaping:

- Contacted the administrative office requesting Turf Masters be informed clippings & debris are not being cleared from the front entrance curbing.

Designated Smoking Area:

- Currently, there is allowance for smoking within the common property at designated smoking areas.
- Due to resident complaints, a request and recommendation for relocation and/or removal of the bench and outdoor cigarette ashtray canister located at the main and fitness center parking lot has been submitted to the board.
- Recommendation was approved and the bench and canister have been removed and relocated several times.
- The bench and canister is located on the sidewalk between the main and fitness center parking lot.
- As the smoke travels towards the pool, the committee is still receiving resident complaints.
- The committee is requesting the bench and canister be relocated further away from the outdoor recreational areas.
- Other options are to request changing to a smoke free environment.
- To be added to the May 18, 2026 Board of Trustees Closed Meeting for further discussion.

By – Laws – N/A

Clubhouse – By: M. Halm

Meeting:

- No April meeting.
- Meetings will be scheduled as required.

Community Awareness – By: D. Rodgers:

Meetings:

- Next scheduled meeting – June 10th – 10:00 A.M.

AARP Smart Driving Class:

- September 10, 2026
- Continental Breakfast – 8:00 A. M.
- Start of Class – 8:30 A.M.

- AARP Member Fee - \$20.00
- Non-Member Fee- \$25.00
- Most insurance companies discount 5% for three (3) years.
- Check with your insurance carrier to confirm discounts.

Health Fair:

- September 30, 2026 – 10:00 A.M. – 1:00 P.M.
- Health Department has not confirmed flu shot availability.
- CVS has notified of interest in providing flu shots.

CPR Class:

- Waiting on EMT response.
- To advise accordingly.

DEP – Pot Holes:

- DEP is currently working on addressing pot holes.

Finance & Insurance – By: J. Cinosky

Investment Recommendation:

- Maturing May 14th -Treasury Bill, for the amount of \$9,807.00 plus interest to be held in cash and reinvested at best option with June 2nd maturing \$25,000.00 CD.
- Approval to be recorded in June 3, 2026 F & I Minutes.

Meeting - 7 PM, June 3, 2026

Guest - Vlad Stricker, Merrill Lynch

LHCC – N/A

Nominating – By: G. Carbone

- Completed scheduling time line for the Board of Trustee Election.
- Information will be placed in the July and August Pride Editions.

Recreation – By: B. DeFeo

AC Unit at Bocce Court:

- The new bocce court is located closer to the maintenance sheds.
- B & G was notified the unit has sharp edges and required covering.
- Thank you to B & G and maintenance for their prompt response in addressing the unit.

Pool Ice Cream Social:

- Ice cream social is scheduled for May 23rd, weather permitting.
- Inclement weather – event will be rescheduled and residents will be advised of scheduling change.

Kid's Day:

- Due to a scheduling conflict Kid's Day will be rescheduled from July 18th to July 25th.
- Resident reminders will be posted.

Outdoor Bocce & Shuffleboard:

- Has begun and is running smoothly.

Pool Deck Box – Pool Sign-in Sheets:

- Monday through Friday – close of day; the committee is responsible for collecting and returning the pool sign-in sheets to the clubhouse.
- Saturday and Sunday the committee is responsible for retrieving the sign-in sheets from the clubhouse, collecting and returning to the clubhouse at pool close.
- The committee has requested a deck box for overnight placement of the sign-in sheets.
- All pool security items are hung on the pool fence for easy access, sign-in sheets are the only item to be brought out and returned to the clubhouse.
- No other items require deck box storage.
- Request for purchase deemed not necessary.

Mahjong:

- Currently there are approximately forty (40) residents playing Mahjong.
- Resident also scheduling time to teach.
- Upcoming class with sixteen (16) residents.
- The committee was contacted regarding purchasing an electronic table.
- There are other options such as table top.
- 2026 budget did not include a request for purchase.
- The committee is required to submit at least three (3) proposals.
- Proposals will be held as a 2027 budget request.

Website – T. Bruzaitis:

Meeting:

- Scheduled for May 18th – 3:00 P.M.

Old Business:

Zelle – LHCC Golf:

- Course offers daily play for non-residents and guests of owners.
- Sign in and payment are required.
- Starters would normally oversee sign-in and payments.
- Due to starter shortage, other options were reviewed.
- Zelle would provide payment security.
- Email address has been secured.
- Notification will be provided upon completion of bank required documents.

Administrator's Report:

Pool – Season 2026:

- Administration has been advised permits and inspection are on target.

Pool Fence Repair:

- Administration notified during lawn maintenance damage was done to three (3) rungs of the pool fence.
- May 5th repair was completed.

Nickolaus Construction - Tennis Court Nets & Reels:

- May 14th, installation completed.

Fitness Center Equipment – Bicycle Base Cover:

- Administrative office notified of damage (cracked) to bicycle base cover.
- May 14th – inspection completed by Ocean Fitness.
- Cover required replacement.
- Replacement cover ordered.

Treadmill

- May 14th Ocean Fitness informed the treadmill motor may require replacement.
- To provide estimate to be placed in the 2027 budget.

Turf Masters – May 13, 2026 Fuel Sir Charge:

- May 15th – Received notification for minimal fuel sir charge.
- Board and B & G review.
- Minimal fees.
- Approved.

Contractor Door Knockers:

- Lions Head South – No allowance for solicitation.
- May 15th administrative office was notified of contractor solicitation.
- Residents had contacted the police department.
- Contractors produced a township permit.
- Township provides permits for public door knocking.
- Permit is not to include communities -listed as no allowance.
- Administrator to contact the township to confirm protocol allowances.

New Business:

Southwest Bocce Maintenance – BOT Email Approval:

- Board reviewed and approved Southwest Greens, March 23, 2026 estimate for annual maintenance service for the amount of \$1,433.01.
- Court maintenance services included in the 2026 budget.
- Motion.

Architectural Application – Revision to Application Return Date:

- Committee submitted a request for revision to Architectural Application Procedures (VI. Application Procedures, Pages 3 & 4).
- May 6, 2025, Board of Trustee email approval:
 - Applications shall be submitted no later than seven (7) business days before the monthly meeting.
 - Action on applications will be completed no later than ten (10) days after the monthly meeting.
- Motion.

New Committee Members:

- Approval request for new 2026 Committee/Club Members
 - Buildings & Grounds – G. Beeman
 - Buildings & Grounds - M. Wiggins
 - Social Club – S. Laurie
- Motion.

Removal/Resignations 2026 Committee Member:

- Board approval for committee/club removal and/or resignation
 - LHCC – C. Florio
 - Finance & Insurance - D. Ewtushek
- Motion

LHCC – Dead Tree – 5th Fairway:

- May 14th - administrative office notified of dead tree located on the golf course at the 5th Fairway.
- Arborsmith contacted for inspection and recommendation.

Motion made by T. Behrns, seconded by B. Skelly to adjourn the open meeting at 9:34 A. M. **MOTION APPROVED: 5-0**

The next meeting will be on June 8, 2026 at 9:00 A.M.

Submitted by,

L. Kolesa, Administrator