

# LIONS HEAD SOUTH ASSOCIATION, INC.

OPEN

July 13, 2026 – Approved July 27, 2026  
Board of Trustees Meeting

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**Present:**

P. Krause  
T. Behrens  
B. Strothmann

L. Bruzaitis  
S. Mazza

B. Skelly  
M. Voto

**Also**

**Present:** L. Kolesa, Administrator

**Absent:** N/A

The open meeting was called to order by P. Krause, President at 9:05 A.M.

**Actions Taken:**

1. Motion made by L Bruzaitis, seconded by T. Behrens to approve the minutes for the June 22, 2026, open meeting as amended. **MOTION APPROVED: 6-0**
2. Motion made by T. Behrens, seconded by M. Voto to approve 2026 annual tennis court cleaning to be provided by LHSA maintenance staff. 2027 commercial cleaning included in the 2027 Budget. **MOTION APPROVED: 6-0**
3. Motion made by T. Behrens, seconded by M. Voto to approve one (1) maintenance staff member to provide board assistance for the 2026 Volunteer Breakfast to be hosted on Saturday, November 21<sup>st</sup>. **MOTION APPROVED: 6-0**
4. Motion made by L. Bruzaitis, seconded by B. Strothmann to approve Mr. Softee solicitation allowance in the main clubhouse parking lot, on Thursday's & Sunday's, from 11:30 AM – 12:00 PM through the remainder of the 2026 pool season. **MOTION APPROVED: 6-0**

**Treasurer's Report By- :**

- The balance as of June 30, 2026 is \$1,360,313.42 of which includes the CD total of \$40,000.00, total Stock \$251,981.92, total cash of \$662,026.26 and Treasury Ladder \$406,305.24.

## **Old Business- N/A**

### **Administrator's Report:**

#### **McGovern Missing Invoices:**

- June 22<sup>nd</sup> – the office was informed of two (2) 2025 unpaid invoices totaling \$10,800.40.
- November 30, 2025, invoice #214475, totaling \$7,114.410 and December 31, 2025, invoice #215402, totaling \$3,686.00
- Further research by McGovern found the invoices were not forwarded.
- The invoices were reviewed; dates and fees were confirmed.
- Invoices scheduled for payment July 15, 2026.
- Amount to be included in 2026 unbudgeted items.

#### **ADA Push Door – FWH Response:**

- June 26, 2026 Johnson Control notified the request for the electrical permit submitted for the installation of a Handicapped Door Opener at the back entrance of the clubhouse was denied by the township.
- Township is requesting an engineer schematic and engineer seal.
- June 29<sup>th</sup> – request was forwarded to FWH Associates.
- July 6<sup>th</sup> – FWH confirmed request.
- To advise of scheduling ad fee schedule.

#### **Beach Ramp Railing Cover:**

- 2025 end of season the Recreation Committee requested an estimate for the purchase and installation of a pool beach ramp railing cover.
- Request was forwarded to Specialized.
- 2025 year-end, estimate not received
- 2026 request was resubmitted to Specialized.
  - Special Order- Custom Fit
  - July 7, 2026 - estimate #3277 - \$1,934.96
  - Colors Available – Royal Blue & Indian Teal
- Estimate was forwarded to the Recreation Committee for color choice.
- Committee to review and forward recommendation.
- Due to special order and time of season, cover to be added to the 2027 Budget.

#### **Turf Masters – Front Entrance Clearing:**

- June 22<sup>nd</sup> – Building & Grounds informed the administrative office; grass clippings and debris was not addressed properly after scheduled lawn maintenance.
- Turf Masters was informed and will be addressed.

#### Lions Head North - Requesting Shuffleboard Access:

- July 6<sup>th</sup> contacting requesting permission for use of the outdoor shuffleboards as their boards are currently being renovated.
- To forward scheduling.
- Board approved access.
- LHN to be notified.

#### Ocean County Health Department – Annual Pool Inspection:

- July 9<sup>th</sup> – Ocean County Health Department (OCHD) Annual Pool Inspection.
- Pass received.
- Items to be addressed:
- 2026 Adult Supervisor Contact Required:
  - Informational signage posted immediately.
- Depth Markings:
  - Current pool depth markings are located on the immediate exterior of the pool on the pool deck at each 4 ft. and 6 ft. areas as recommended by Specialized and FWH. OCHD is requiring pool depth to be visible either vertically on the interior of the pool or to be posted on the fence at each area of depth change. – Immediate display of depth change was posted to the fence areas as required. Posted displays will remain for the balance of the 2026 pool season. Other options will be reviewed for the 2027 pool season.
- 5 Year Electrical Bonding:
  - Electrical Bonding requirements – Annually and 5 Year.
  - Annual has been received and is posted as required.
  - 5 Year Bonding inspection has been completed by Westlund Electric permits are being submitted.
  - Permit will be posted upon receipt.

#### Thompson Roof Cleaning – Court Cleaning:

- 2026 budget – allocated amount for commercial cleaning,
- July 9<sup>th</sup> received reminder email for scheduling if required.
- Other than the back left court side, court seems to be in good condition.
- Maintenance to schedule for power washing for 2026 season.
- Motion.

#### Clubhouse AC:

- Front clubhouse air conditioning units not in service.
- Eastern Shore Heating & Air Conditioning contacted for service.
- July 10<sup>th</sup> - service scheduled – between 1:00 PM & 4:00 PM – office contacted at 4:00 PM notifying of delay in service window 6:00 PM – 6:00 PM notified rescheduling is required.
- July 13<sup>th</sup> - service rescheduled – service window 2:00 PM – 5:00 PM
- To update accordingly.

LHCC – Greens Masters – April 27<sup>th</sup> Estimate Stone 9<sup>th</sup> Tee Golf Path:

- July 6<sup>th</sup> – Greens Masters completed installation of seven (7) tons of crushed stone to restore and stabilize the golf path located at the 9<sup>th</sup> tee/
- Stone placement to enhance drainage, improve playability, and provide a safer more consistent surface.
- Estimate to be processed at \$1,119.56.

**New Business:**

B & G Request – BOT to JCP & L:

- June 22, 2026 B & G inquired regarding other follow to JCP & lag time for addressing pole lights.
- Administrative office to inquire regarding direct contact and forward letter of concern.

2026 Volunteer Breakfast – B. Skelly:

- Distributed the Volunteer Breakfast check list to the board members.
- All board members to attend.
- Reminded the breakfast is held in appreciation of the resident committee members who provide time and energy all year.
- Brief discussion regarding caterer.
- Jacques Caterers - past year done a wonderful job. Board agreed no change required.
- Board request to approve maintenance staff help with set-up and clean-up.
- Motion.

163 LHB – Common Ground Trees:

- July 10, 2026 – resident requested inspection for two (2) dead trees on common ground.
- Request was submitted to Arborsmith for inspection.
- B. Skelly requested confirmation of common property.
- Administrator to confirm and advise.

Recreation Request – Mr. Softee:

- Recreation requesting the Board of Trustee's approval allowing Mr. Softee's clubhouse parking lot access to sell ice cream twice weekly thorough the end of the 2026 pool season.
- Onsite days – Thursday & Sunday – 11:30 AM – 12:00 PM.
- Motion.

Thames Common Ground Fencing – Cul-de-sack & Behind Retaining Wall:

- Administrator reminded board; both fences will require inspection and request for estimate for required repair.
- Repair/Replacement if required to be included in the 2027 Budget.

Election Committee – Absentee Ballot Requirement:

- July 10<sup>th</sup> – the election committee requested attorney clarification for submitting Absentee Ballots if the election is being conducted solely by mail.
- Attorney Response:
  - Absentee Ballots as well as Proxy Ballots are required to be included in the election packet.

Motion made by L. Bruzaitis and seconded by M. Voto to adjourn the open meeting at 9:45 A.M. **MOTION APPROVED: 6-0**

The next meeting will be held on July 27, 2026 at 9:00 A.M.

Submitted by \_\_\_\_\_  
L. Kolesa Administrator