

# LIONS HEAD SOUTH ASSOCIATION, INC.

August 24, 2026 - September 14, 2026 Approved as Amended

## Board of Trustees Standing Committee

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

**Also, Present:** L. Kolesa, Administrator

**Absent:** N/A

The open meeting was called to order by P. Krause, President at 9:07 A.M.

### **Actions Taken:**

1. Motion made by L. Bruzaitis, seconded T. Behrens to approve the minutes for the August 10, 2026 open meeting. **MOTION APPROVED: 6-0**
2. Motion made by M. Voto seconded by B. Strothmann to accept SureFire Audio Visual, August 12, 2026, estimate #1914, for the removal and reinstallation of all clubhouse and country club security cameras due to the upcoming roof and siding replacement for the amount of \$2,132.50. **MOTION APPROVED: 6-0**
3. Motion made by T. Behrens, seconded by S. Mazza to accept Giacinti Electric, August 20, 2026, estimate #2624, for the removal and replacement of a lamp post head located at the clubhouse near the frog pond for the amount of \$1,042.75. **MOTION APPROVED: 6-0**
4. Motion made by B. Strothmann, seconded by S. Mazza, to accept the Board of Trustees August 13, 2026 email approval for Guerrero's Landscaping LLC, August 13, 2026 estimate for the removal and replacement of approximately 20' x 4' (80 sq. Ft) of existing concrete sidewalk for the amount of \$2,559.00. **MOTION APPROVED: 6-0**
5. Motion made by T. Behrens, seconded by M. Voto, to accept the Board of Trustees August 19, 2026 email approval for TurfMaster's Residential Lawn Access Addendum. **MOTION APPROVED: 6-0**

6. Motion made by T. Behrens, seconded by B. Skelly to approve Shore Technology August 20, 2026, Annual MSP Agreements. LHSA 2027 Annual MSP Agreement for the amount of \$9,645.84 and LHCC for the amount of \$1,253.28.

**MOTION APPROVED: 6-0**

**Treasurer's Report:** By: J. Cinosky

- The balance as of July 31, 2026 is \$1,360,703.61, of which includes the CD total \$40,000.00, stock total of \$255,221.26, cash total of \$669,736.61 and Treasury Ladder of \$395,745.44.
- All county deposit for the amount of \$60,000.00 for the upcoming LHSA/LHCC project was processed from the Capital Replacement account.
- Upcoming maturing investments for the amount of \$52,000.00 will be allocated back to the Capital Replacement account.

**Standing Committee Reports:**

ACC – By: J. Gilmour

Residents Informational Meetings – 50/50 Raffle

- After many years of overseeing the Residents Informational Meeting 50/50, J. Pedersen will be stepping away.
- We would like to thank her for all of the time and energy she has so freely given.
- We will be looking for someone to step forward to continue overseeing the raffle responsibilities.

**Architectural** – By: M. DeFillipo

Architectural Pruning/Trimming of Trees/Shrubs:

- There have been changes to the Architectural Trimming Applications.
- An application will be required only for pruning or trimming trees/shrubs located in the Residential Buffer Zone areas.
- An application will not be required to trim front yard trees or tree limbs hanging over your sidewalks.
- The revised application can be found on the website and included in the Pride's September edition.

Architectural & Building & Ground Walk-Throughs:

- Both committees are still actively conducting their walk-throughs.

**Buildings and Grounds** – By: T. Behrens

2026 Cycle of Residential Trim Painting:

- 2026 cycle residents will be notified prior to scheduling.

LHCC:

Trees:

- All trees requiring attention have been addressed.

Hinkley Bridge – Completed by GreensMasters – N/C:

- The existing green outdoor carpet has been removed and non-skip strips have been placed.
- The area at the bottom of the bridge has been graded, filled and seeded.

RV Lot Grading – Completed by TurfMasters – N/C:

- The RV lot driveway has been graded and fill has been placed at no cost to the association.
- Many thanks to GreenMasters and TurfMasters for all that you do.

**By – Laws** – By: B. Skelly

Residential Painting Ballot:

- Ballots have been mailed.
- Ballots must be received by September 23, 2026, 12 Noon.
- Ballots will be counted by the Election Committee.
- Residents are welcome to observe.

**Clubhouse** – N/A

**Community Awareness** – By: D. Rodgers:

Mayor's Advisory Committee:

- Will resume holding meetings in September.

AARP Smart Driving Class:

- Scheduled - September 10<sup>th</sup> – 8:30 A.M – 3:00 P.M.
- Cost - \$20.00
- Payment is due upon sign-up – cash is not accepted.
- New Jersey Driver's License is required.
- Event will begin at 8:00 A.M. beginning with a Continental Breakfast.
- There will be a half hour lunch break, participants are encouraged to bring a bag lunch.
- Maximum class of twenty-five (25) – five (5) tickets remain available.

Health Fair – Hosted by CVS:

- A count for vaccines will be required.
- Sign-ups to begin August 31<sup>st</sup>.

**Election** – By: G. Carbone

Revisions to the Election Tallying & Resident Ballots:

- The committee has worked together in revising the protocol for election tallying and resident ballot notification and ballot returns.
- The revisions for ballot tallying will be implemented in the upcoming painting vote and the Board of Trustees Election.

**Finance & Insurance** – N/A

**LHCC** – By: B. Corbyons

**Members:**

- Currently there are one hundred twenty-three (123) members.

**Revenue:**

- As of July 31, 2026 - \$67,426.00.

**Starters:**

- We are still having difficulty with members stepping forward as starters.
- Starters are required to volunteer for two (2) weeks of the year,
- Starters receive a free membership.

**Country Club Interior Wall Relocation – Four (4) Feet:**

- The committee has submitted a request and recommended schematic for relocation of the interior wall at the front entrance to the country club.
- The room is extremely small – the current location of the counter does not leave access for free movement.
- The committee is requesting the wall relocation be included in the upcoming LHSA/LHCC upgraded revisions.

**Recreation** – By: B. DeFeo

**Pool Railing Covers – Color Recommendation:**

- Pool railing covers will be included in the 2027 budget.
- Color choices included; Royal Blue or Indian Teal.
- The committee has forwarded their recommendation of Royal Blue.

**Fall Bocce:**

- Beginning on September 12<sup>th</sup> or 19<sup>th</sup>.
- Saturday play only.
- Casual play – six (6) to seven (7) weeks.
- Halloween Tournament.

**2027 Recreation Facilities Requests:**

- Committee will be discussing items to be included in the 2027 budget request.
- Some items being considered currently:
  - Lightning Detection System
  - Mahjong Tables.
- Committee to research options and costs.

**Recreation Committee – Social Club – Fall Festival:**

- The Recreation Committee and Social Club will be working together to host a Fall Festival at the pool.
- The event is scheduled for Sunday, September 20<sup>th</sup>.
- The pool will be open for regular pool hours.
- The DJ cost will be funded through the available recreation budget,
- The Social Club will be required to submit a projected event fee schedule to ACC.

**Website** – T. Bruzaitis:

- No Meeting.

**Old Business:****SureFire Audio Visual – August 12, 2026 Estimate - Camera Removal & Replacement:**

- Review of August 12, 2026, estimate #1914, for the removal and reinstallation of the clubhouse and country club exterior security cameras due to the coming roof and siding replacement for the amount of \$2,132.50.
- Motion.

**Recreation Committee – Pool Railing Covering – Royal Blue:**

- Review and approval of the Recreation Committee recommendation for the 2027 purchase of Royal Blue pool railing covers.
- Motion.

**Giacinti Electric – Lamp Pole Head – Estimate #2624 – BOT Email Approved 8/20/26**

- Administrative office was notified the lamp pole at the clubhouse located near the frog pond was out.
- Inspection and estimate requested.
- Replacement lamp head is required.
- Requesting lamp head match existing lamps located at the pool and main parking lot.
- Replacement estimate #2624 for the amount of \$1,042.75 was reviewed and approved by the Board of Trustees via email on August 20, 2026.
- Motion.

**2027 Committee Sign-up Sheets:**

- 2027 Committee Sign-up Sheets will be posted in the clubhouse on the committee bulletin boards on October 30, 2026 and will be removed on

**Administrator's Report:****Johnson Control:**

- August 12<sup>th</sup> – Tyco Panel installed.
- Request for communication upgrade was submitted.
- To reschedule to designate key panel locations.

**LHCC Life Vac – AED (Automated External Defibrillator).**

- A request to purchase a Live Vac and AED Machine for the county club was received.
- A Life Vac was ordered and received.
- Currently there is an AED machine located in the county club.
- As the expiration date was not located on the AED machine, a request to purchase a replacement will be included in the 2027 budget.
- New AED pads were purchased.

**New Business:****Guerrero's Landscaping – Clubhouse Sidewalk – BOT Email Approval 8/13/26:**

- Request for removal and replacement of sidewalk located in front of the clubhouse street side.
- August 13<sup>th</sup> the Board of Trustees reviewed and approved via email, Guerrero's Landscaping LLC, August 13, 2026 estimate for the removal and replacement of approximately 20' x 4' (80 sq. Ft) of existing concrete sidewalk for the amount of \$2,559.00
- Township permit application fee of \$150.00 and escrow fee of \$500.00 was submitted.
- Township permit was received.
- Motion.

**TurfMasters – Residential Lawn Access Obstruction Regulations – BOT Email Approval August 19, 2026:**

- Clear access for all contractual lawn maintenance has always been a requirement, however, due to a shift in residents leaving lawn ornaments and other outdoor items on and around their lawns causing obstructions for lawn maintenance an addendum has been required.
- TurfMasters, August 19, 2026 Residential Lawn Access Obstruction Regulations Addendum to the 2025- 2029 existing contract was reviewed and approved by the Board of Trustees via email on August 19, 2026.
- The list of Clear Access Requirements will be posted in the clubhouse on the Architectural Committee Bulletin Board, the website and a future edition of the Pride.
- The access requirements are as follows:
  - All lawn areas must remain free of objects, plantings, and other obstructions that could interfere with or restrict the safe and efficient operation of mowers, spreaders, sprayers, aerators, and other lawn maintenance equipment.
  - Areas outside established shrub beds.
  - Flowers, vegetable gardens, landscape plants, decorative borders, stakes, fencing, hoses, toys, furniture, ornaments, lighting, and similar items placed or planted in lawn areas outside the established shrub or landscape beds surrounding a residence are not included within the contractor's maintenance responsibility.
  - Contractors right to by-pass. The Contractor may bypass any lawn area that is obstructed or cannot be serviced safely with the equipment normally used under the Agreement. Special hand mowing, hand trimming, relocation of objects, or maintenance of homeowner-created gardens is not included unless separately authorized in writing by the Association and Contractor.

- Responsibility for items and plantings. The Contractor will not be responsible for damage to, or the condition of, any item or planting left in a lawn area or installed outside an established shrub or landscape bed when such damage occurs during ordinary lawn-maintenance or fertilizer operations. The homeowner and/or Association is responsible for removing or relocating such items and for restoring clear access before scheduled service.

Shore Technology – LHSA & LHCC 2027 Annual:

- Review of Shore Technology August 20, 2026, 2027 Annual Master Professional Services Agreement (MPS) for LHSA & LHCC.
- LHSA 2027 MPS Agreement is for the amount of \$9,645.84.
- LHCC 2027 MPS Agreement is for the amount of \$1,253.28.
- Motion.

Motion made by B. Strothmann seconded by M. Voto to adjourn the open meeting at 10:00 A. M. **MOTION APPROVED:6-0**

The next meeting will be on September 14, 2026 at 9:00 A.M.

Submitted by,

---

L. Kolesa, Administrator