

# LIONS HEAD SOUTH ASSOCIATION, INC.

June 23, 2025 – Approved July 14, 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:** N/A

The open meeting was called to order by K. Wright, President at 9:03 A.M.

### **Actions Taken:**

1. Motion made by M. Tears, seconded B. Skelly to approve the minutes for the June 9, 2025 open meeting. **MOTION APPROVED: 6-0**
2. Motion made by B. Skelly, seconded by B. Strothmann to approve J. Tompkins as Finance & Insurance/Advisory Committee member. **MOTION APPROVED: 6-0**
3. Motion made by M. Tears, seconded by B. Strothman to approve National Contractors, June 12, 2025 proposal for invasive inspections of the clubhouse and country club at the direction FWH for the amount of \$1,759.31. **MOTION APPROVED: 6-0**
4. Motion made by T. Behrens, seconded by M. Tears to approve FWH Associates, June 16 2025 invoice #176.0001DR-3 for additional required pool gate revisions and plans for the amount of \$1,456.25. **MOTION APPROVED: 6-0**
5. Motion made by M. Tears, seconded by T. Behrens to approve FWH Associates, June 16, 2025 invoice #1476.0001DR-4 for the preparation of clubhouse roof, siding, window and country club siding, window and door replacement specifications for the amount of \$2,437.50. **MOTION APPROVED: 6-0**
6. Motion made by T. Behrens, seconded by P. Krause to approved Arborsmith, June 12, 2025, estimate #4236 for the removal of trees located in common ground at 10 Thames Place, 6 Yorkwood Drive, 124 Lauren Lane and 215 Lions Head Blvd. for the amount of \$2,505.69. **MOTION APPROVED: 6-0**

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

- The balance as of May 31, 2025 is \$1,095,934.23 of which includes the CD total \$250,000.00 stock total of \$170,000.00 cash total of \$385,634.23 and Treasury Ladder of \$290,000.00.

**Standing Committee Reports:**

ACC – By: B. Skelly

**ACC Survey Results:**

- Committee reviewed survey results – copies to be distributed to board and committee chairs.

**Architectural** – By: M. DeFillipo:

**Architectural & Building & Ground:**

- Committee are working together for the inspecting of resident and common properties.

**Power Washing:**

- Less mold/dirt violations as a result of resident notification for compliance date.

**Sidewalk Repair:**

- Compliance for repair – one (1) year from date of violations.

**Leashed Pets:**

- All pets must follow leash regulations.
- Cats are included in leashed pets.

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

**Buildings & Grounds & Architectural Committee – Walk-through Inspections:**

- Reiterate committees are working very well together.

**Front Entrance:**

- Discussing options for updating the front entrance.
- Options include tree/bush trimming, power washing and signage.
- Garden Club will also be working with the committee.

**Brick Annual Summer Police Camp Water Safety Day - Request for Pool Access:**

- Brick Police has requested access to our pool for their August 1<sup>st</sup> water safety class.
- Class is held from 10:00 AM – 12:00 PM.
- Campers are eleven (11) – thirteen (13) years old.
- Attendance – fifty (50) campers – ten (10) instructors.
- Board of Trustees have approved allowance.
- Pool will be closed to residents during camp instruction hours.
- Lunch will be provided.
- Resident reminder Robo calls will be made.

**Berry Tree – Pickleball Court:**

- Informed office – berries fall on new pickleball court.
- Maintenance staff to address.

Common Ground Walkways:

- Committee is currently obtaining estimates for required repairs.

**By – Laws** – By: B. Skelly

- Last stages of finalizing.
- Policies, Rules & Regulations and Architectural Regulations are being revised as well.
- An information resident meeting will be scheduled upon finalization of the By-Law's

**Clubhouse** – By: M. Halms

Hallway Runners:

- Installed.

Lions Den Chairs:

- Expecting delivery schedule.

Shuffleboard:

- Delivery is expected prior to month end.

Committee Meetings:

- Meetings to resume in September.

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

Health Fair – October 23<sup>rd</sup>:

- Sign-up sheets on the committee bulletin board.
- Providing screenings only – flu shots will not be offered.
- LHN has been notified and a request to add the information to their resident Robo call.

County Connection – July 21<sup>st</sup>, August 18<sup>th</sup> & September 15<sup>th</sup> - 9:00 AM - 12:00 PM:

- Will be parked in a more visible space in the fitness center parking lot.
- Services provide:
  - Passport renewals
  - Veterans' information.
  - Notary available.
  - Collection for cell phones and American Flags.

Municipal Candidates – September 8<sup>th</sup>:

- Republican Party has confirmed attendance.
- Waiting on Democratic Party response.
- Total of eight (8) candidate.
- Instructions and questions will be reviewed by J. Cinosky, BOT Liaison.
- Both parties will have the opportunity to respond.
- Resident reminder Robo calls will be made.

Mayor's Senior Advisory – Meet the Mayor at the Library:

- Event will be held on August 1<sup>st</sup> at 10:00 AM & September 14<sup>th</sup> at 6:30 PM.

Windward Beach Car Show:

- To be held on August 8<sup>th</sup> at 6:00 PM.

**Election** – By: K. Wright

- Committee has begun the process of scheduling meetings for the pre-election procedures.

**Finance & Insurance** – By: J. Cinosky

Insurance Response – Residents - No Personal Coverage or Association Property

- Informed of policy representative response to resident allowance for use of personal equipment and/or common maintenance on common grounds.
- The insurance company represents the association and does not cover residents in the event of injury or property damage that could occur as result of residents' permissible use of equipment or common maintenance procedures.

**LHCC** – By: P. DeCarlo

Committee Minutes:

- None presented.

Golf Porta-Potty:

- Request for approval for seasonal installation of a porta-potty.

Board Response:

- Previous removal due to Ashford resident complaint regarding quality of life.
- Board approved revising for placement with receipt of four (4) Ashford resident acceptance of porta-potty.
- Board to discuss further options.

Revnuue:

- Advised committee is reviewing options for additional review.

**Recreation** – By: M. Wiggins

Request for Revision to Children Pool Access During Holiday Pool Hours:

- Committee is requesting board approval to allow children to attend the pool with families on holidays.
- Request for children's hours - Open to 5:00 PM.

June 29<sup>th</sup> – Sunday Fun Day with DJ:

- DJ will be present.
- Hot dogs will be served.

Pool Fun Day & Recreation Fun:

- Discussing combining to utilize all outdoor facilities.

Pool Gate Fob:

- Recreation Committee members will continue to be responsible for the closing of the pool weeknights and weekends.
- Closure also includes re-arranging pool furniture and turning down umbrellas.
- Responsibilities include close and open during lightning.

Kids Day:

- Will advise accordingly.

**Security – By: B. Strothmann**

Committee Chair – Resignation:

- Due to other commitments, C. Tooker has resigned as Committee Chair.

Meeting Scheduling:

- Postponed to August.

**Website – By T. Bruzaitis:**

New Link:

- Members were provided with a link to the new website.
- Members were requested to review and advise of issues.

**Committee & BOT Updates:**

- Request to review, revise and update.

**Old Business:**

Well Pump Shed – Donald’s Estimate:

- Estimate for renovation of two (2) pump sheds was submitted by LHN resident.
- Estimate included removal and replacement of roof, doors, siding and framing.
- Request for ground debris to be addressed, electrical boxes and piping to be moved prior to work commencing.
- Total estimate - \$8,000.00
- Placed on hold.
- Request for other estimates/options.
- Maintenance to inspect and advise.

**Administrator’s Report:**

Clubhouse Tyco Alarms - Service:

- June 10<sup>th</sup> – battery replacement.

Surefire Audio – Microphone Service:

- June 13<sup>th</sup> – microphone inspections.
- Received complaints for non-consistency.
- Inspection completed – reported microphones must be held directly in front of speaker.
- WIFI interference.

Brief Discussion – Regarding Instruction & Placement:

- Board Liaison to meet with Audio Visual Committee to inform of use requirements.
- Use of microphone stands and brief instruction prior to use.

Nicholaus – Pickleball Fence Post Inspection:

- June 13<sup>th</sup> – contactor inspection.
- Fence was sub-contracted by Nicholaus.
- To be addressed by Nicholaus.

National Contractors– LHCH Roof Inspection:

- Sub-contracted by FWH for invasive inspections.
- Scheduled for June 26<sup>th</sup>.

The Game Room – Shuffleboard Delivery:

- Delivery confirmed for June 27<sup>th</sup> between 9:00 & 10:00 AM.
- Removal of existing/installation of new – few hours.
- Billiards room will be closed to residents until installation is completed.

**New Business:**

New Committee Member:

- J. Tomkins – Finance Advisory.
- Motion

National Contractors, Inc. Proposal 3031:

- Review of National Contractors, June 12, 2025 proposal for invasive inspections of the clubhouse and country club at the direction FWH for the amount of \$1,759.31.
- Motion.

FWH Invoice #1476.0001DR-3 – Pool Gate:

- Review of FWH Associates, June 16 2025 invoice #176.0001DR-3 for additional required pool gate revisions and plans for the amount of \$1,456.25.
- Motion.

FWH Invoice #1476.0001-4 – LHSA & LHCC Prep – Roof Windows, Siding:

- Review of FWH Associates, June 16, 2025 invoice #1476.0001DR-4 for the preparation of clubhouse roof, siding, window and country club siding, window and door replacement specifications for the amount of \$2,437.50.
- Motion.

Arborsmith #4236 – Common Ground Tree Removal:

- Review of Arborsmith, June 12, 2025, estimate #4236 for the removal of trees located in common ground at 10 Thames Place, 6 Yorkwood Drive, 124 Lauren Lane and 215 Lions Head Blvd. for the amount of \$2,505.69.
- Architectural and township approvals.
- Tree replacement required.
- Motion.

Request Bocce Bench Purchase:

- Bench cost - \$1,099.00
- Existing benches located on common ground one (1) each at Thames and Meadowbrook.
- One (1) bench to be re-located to bocci area.

Entrance Flags – Public Golf Course:

- Three (3) quotes were received.
- Administration to contact township regarding requiring permits.
- To advise accordingly.

Motion made by M. Tears, seconded by B. Strothmann to adjourn the open meeting at 10:30 A. M. **MOTION APPROVED: 6-0**

The next meeting will be on July 14, 2025 9:00 A.M.

Submitted by,

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L. Kolesa, Administrator