

LIONS HEAD SOUTH ASSOCIATION, INC.

August 25, 2025 – Approved September 8, 2025 as Amended

Board of Trustees Standing Committee

Present: K. Wright M. Tears P. Krause
B. Skelly T. Behrens B. Strothmann

Also, Present: L. Kolesa, Administrator

Absent: J. Cinosky

The open meeting was called to order by K. Wright, President at 9:10 A.M.

Actions Taken:

1. Motion made by B. Skelly, seconded by M. Tears to approve the minutes for the August 11, 2025 open meeting. **MOTION APPROVED: 5-0**
2. Motion made by T. Behrens, seconded by B. Strothmann to approve removal of the green wooden storage box located at the tennis court.
MOTION APPROVED: 5-0
3. Motion made by M. Tears, seconded by B. Strothmann to approve payment of \$718.65 to Ocean Auto Tech, Inc. for required association truck brake replacement
MOTION APPROVED: 5-0
4. Motion made by B. Skelly, seconded by P. Krause to approve payment of \$529.50 to Ocean Fitness Equipment for required Fitness Center Treadmill motor replacement. **MOTION APPROVED: 5-0**

5. Motion made by P. Krause, seconded by M. Tears to accept the following Turf Masters Common Ground Maintenance Contracts for the years beginning 2026 through 2029 as written. **MOTION APPROVED: 5/0**

Storm Basins:

- Fifteen (15) each Storm Basins, for the amount of \$2,230.00 plus tax each quarter for the year of 2026.

Lawn Maintenance Contract:

- 2026 – to reflect a 5% increase over the 2025 contract rate.
- 2027 – to reflect a 4% increase over the 2026 contract rate.
- 2028 – to reflect a 4% increase over the 2027 contract rate.
- 2029 – to reflect a 4% increase over the 2028 contract rate

Common Ground Maintenance Contract

- 2026 – to reflect a 5% increase over the 2025 contract rate.
- 2027 – to reflect a 4% increase over the 2026 contract rate.
- 2028 – to reflect a 4% increase over the 2027 contract rate.
- 2029 – to reflect a 4% increase over the 2028 contract rate.

Core Aerate to Slice Seeding for the 2025 season.

- To revise approved core aeration application to slice seeding for the 2025 season for 615 homes for the amount of \$36, 900.00 plus tax.

6. Motion made by P. Krause, seconded by M. Tears to accept Greens Masters Landscaping, LLC, Addendum to the Golf Course Contract beginning January 1, 2026 – December 31, 2029 as written.

MOTION APPROVED: 5/0

- 2026 – to reflect a 5% increase over the 2025 contract rate.
- 2027 – to reflect a 4% increase over the 2026 contract rate.
- 2028 – to reflect a 4% increase over the 2027 contract rate.
- 2029 – to reflect a 4% increase over the 2028 contract rate

Treasurer's Report: By: M. Tears

- The balance as of July 31, 2025 is \$1,020,401.45 of which includes the CD total \$250,000.00, stock total of \$182,505.69, cash total of \$297,895.76, and Treasury Ladder of \$290,000.00.
- Welcome to S. Mazza as Finance & Insurance Committee Chair.
- August 20, 2025, the F & I Advisory Committee and V. Stricker of Merrill Lynch met to discuss investment options for the matured Treasury Ladder amount of \$31,000.00.
- Recommendation to reinvest the funds in the VanEck Uranium and Nuclear ETF was submitted to the board and approval was received.
- Funds were reinvested according.

Standing Committee Reports:

ACC – By: M. Koltz

Men's Club:

- September 2, 2025 - meeting to resume.

Social Committee:

- Next event – Halloween Social.

WGA:

- August 26, 2025 – Tricky Tray
- August 27, 2025 - Tournament

Women's Club:

- September 17, 2025 - Bagels and Bingo.
- 9:30 AM - doors open.
- Cost - \$10.00 – allows for one (1) free bingo card and continental breakfast.

Architectural – By: M. DeFillipo

Annual Inspections:

- Recent addition to resident Robo call notifications have helped to improve resident awareness.
- July 1, 2025 - Committee recommendations for extension allowance from three (3) feet to five (5) feet for front flower beds and display allowance for seasonal holiday decorations were submitted to the board for approval.
- September 2, 2025 – Committee will complete and submit their final review for required regulations outdoor garbage storage.

Buildings and Grounds – By: T. Katakozinos

- Request for removal of green wooden display/storage box located at tennis court:
 - No longer required.
 - Wood is declining in quality.
- Committee following request for removal of common ground dead trees, one (1) Maple located behind the pool pergola and one (1) Spruce located in the wooded area left of the fitness center.
- Administrator confirmed applications and permits were received, trees scheduled for removal.

By – Laws – By: B. Skelly

- Confirmed revisions have been completed and approved.
- Attorney to provide revised copy.
- August 27, 2025 – Election Committee scheduled for review of Radburn elections printing, mailing and ballot count regulations.
- November 10, 2025 – T. Byczkowski, Esq. will be present for the BOT Ballot counting in the afternoon and 5:00 P.M. for the By-Law's Revision Informational Meeting.

Clubhouse – By: M. Voto

Lion's Den Banquet Chairs:

- After three (3) long years of researching for replacement chairs, we are happy to inform the chairs have been received.
- Older chairs will be donated to Habit for Humanity.
- Chairs will be picked up on September 11, 2025.
- Chairs that are in still serviceable will be stored.

Annual Clubhouse Carpet Cleaning:

- Carpet will be commercially cleaned this fall season.

Holiday Decorating:

- Will begin the end of the fall season.

Committee Meetings:

- Meetings will resume September 10, 2025.

Community Awareness – By: D. Rodgers:

Municipal Candidates Night:

- Invitational letters were sent to both parties.
- Candidates Night is scheduled for Monday, September 8, 2025.

Election – By: G. Carbone

Committee Meeting:

- 1st meeting was held on September 3, 2025.
- Review of the time lines and protocol submitted by LHSA attorney.
 - Longer process.
 - No flyers.
 - No committee recruiting.
 - All residents will receive a Call for Candidate letter.
 - Voting will be accepted by residents in Good Standing only.
 - Residents not in Good Standing will receive administrative notification informing of their status and five (5) day prior to election for allowance to address.
 - Ballot count will be completed in an open forum.

Finance & Insurance – By: S. Mazza

- Thanked J. Cinosky for bringing his invaluable knowledge, structure and leadership to the committee.
- Beginning discussion for 2026 Budget review.

LHCC – N/A:

Recreation – By: M. Klotz

Pool Regulations:

- Informed many of the residents are not adhering to current Pool Rules and Regulations:
 - Not following children's hours.
 - Not adhering to regulations regarding float apparatus – noodle allowance only.
- Rules, Regulations and pool hours will be reviewed and revised for the 2026 season.
- Committee has discussed the need for monitors especially on weekends. Committee will review options for the 2026 season.

Pool Closing Event:

- Event is scheduled for Sunday, September 7, 2025.
- DJ is scheduled.

Horseshoe Pit:

- There has been a request to rebuild the horseshoe pit. The committee has submitted a recommendation for rebuilding at a cost of \$100.00 to be completed by maintenance staff.

Team Leaders:

- Those representing indoor and outdoor activities must attend committee meetings.

Website – T. Bruzaitis:

- Website is live.
- Home page has been revised.
- Has identified some issues and is working to correct.
- Is still missing updated Committee and Club descriptions.

Old Business:

Pool Gate Fob:

- Is in the 2nd phase.
- Activation fob has been installed.
- Awaiting township inspection.
- Residents will be updated upon completion.
- Until all phases are completed, please continue to use the pool entrance gate closed to the pool shed

Committee Volunteer Breakfast – By: B. Skelly:

- Scheduled for November 15, 2025.
- Please be sure to review your active committee list and forward any changes to the office.
- K. Ucci will update/revise as required.

Administrator's Report – N/A

New Business:

Recreation Outdoor/Indoor Shuffleboard/Bocci & Chorus – Printing Material:

- The administrative office has always provided requested copies as requested.
- Fees for printing has previously been absorbed in the administrative budget.
- Going forward, a pre-approved amount will be allocated to Recreation.

Association Truck - Brakes:

- Review of estimate for replacement brake rotor, pads and fluid.
- Motion.

Ocean Fitness Equipment– Fitness Center Treadmill – Motor Replacement:

- Review of August 19, 2025 estimate for one (1) replacement Treadmill motor.
- Motion.

Turf Masters – DEP Stormwater Water Basins:

- Review of August 20, 2025 2026 contract to perform quarterly inspection so all areas and provide any maintenance necessary.
- Submit quarterly reports.
- Remove all trash, silt leaves, branches, from retinting basins, detention basins and out flow pipes to ensure proper drainage.
- Price does not include tree removal.
- Motion.

Turf Masters Lawn Maintenance Contract:

- Review of August 20, 2025 proposal for the contact years beginning January 1, 2026 through December 31, 2029.
- 2026 – to reflect a 5% increase over the 2025 contract rate.
- 2027 – to reflect a 4% increase over the 2026 contract rate.
- 2028 – to reflect a 4% increase over the 2027 contract rate.
- 2029 – to reflect a 4% increase over the 2028 contract rate
- Motion.

Turf Masters Common Ground Maintenance Contract:

- Review of August 20, 2025 proposal for the contact years beginning January 1, 2026 through December 31, 2029.
- 2026 – to reflect a 5% increase over the 2025 contract rate.
- 2027 – to reflect a 4% increase over the 2026 contract rate.
- 2028 – to reflect a 4% increase over the 2027 contract rate.
- 2029 – to reflect a 4% increase over the 2028 contract rate.
- Motion

Turf Masters Core Aerate & Seed:

- Review of August 20, 2025 proposal for Slice Seeding for 2025 Season.
- Contract amount does not exceed approved 2025 budget approved amount of 43,280.00
- Motion.

Greens Masters – Golf Course Maintenance Contract:

- Review of August 20, 2025 proposal for the contract years beginning January 1, 2026 through December 31, 2029.
- 2026 – to reflect a 5% increase over the 2025 contract rate.
- 2027 – to reflect a 4% increase over the 2026 contract rate.
- 2028 – to reflect a 4% increase over the 2027 contract rate.
- 2029 – to reflect a 4% increase over the 2028 contract rate

Motion

Motion made by M. Tears, seconded by P. Krause to adjourn the open meeting at 10:25 A. M. **MOTION APPROVED: 5-0**

The next meeting will be on September 8, 2025 at 9:00 A.M.

Submitted by,

L. Kolesa, Administrator