

# LIONS HEAD SOUTH ASSOCIATION, INC.

May 19, 2025 – Approved as Amended June 9, 2025

## Board of Trustees Standing Committee

**Present:** B. Skelly M. Tears P. Krause  
J. Cinosky T. Behrens B. Strothmann

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

**Absent:** K. Wright

The open meeting was called to order by B. Skelly, Vice President at 9:05 A.M.

### **Actions Taken:**

1. Motion made by M. Tears, seconded by P. Krause to approve the minutes for the April 28, 2025 open meeting. **MOTION APPROVED: 5-0**
2. May 5, 2025 meeting was cancelled. No minutes.
3. Motion made by T. Behrens, seconded by M. Tears to accept American Floor Mats, May 7, 2025 order #1920235 for one (1) front entrance mat for the amount of \$390.01. **MOTION APPROVED: 5-0**
4. Motion made by B. Strothmann, seconded by M. Tears to accept Amazon, May 7, 2025, order #113-7452311-83595406 for one (1) Waterhog Premier back entrance mat for the amount of \$597.79. **MOTION APPROVED: 5-0**
5. Motion made by P. Krause, seconded by T. Behrens to accept Superior Seating, April 6, 2025, order #500042236 for one hundred and fifty (150) Everett Stackable Steel Banquet Chairs for the amount of \$20,679.91. **MOTION APPROVED: 5-0**
6. Motion made by T. Behrens, seconded by J. Cinosky to accept Nickolaus Construction, February 20, 2025 estimate #3325 for the installation of four (4) permanent pickleball courts, estimate to include two (2) separate gates, crack fill, recoating and painting, for the amount of \$26,229.75. **MOTION APPROVED: 5-0**

7. Motion made by J. Cinosky, seconded by M. Tears to approve F&I Advisory, April 29, 2025 recommendation to place \$103,000.00 of the April 28, 2025, matured CD, for the amount of \$153,000.00 CD into a six (6) month CD at 4.1% and the balance of \$50,000.00 into the current stock account.  
**MOTION APPROVED: 5-0**
8. Motion made by T. Behrens, seconded by J. Cinosky to accept Arborsmith, April 30, 2025, estimate #4201 for the removal of one (1) dead Spruce located at the left entrance of the fitness center for the amount of \$479.81.  
**MOTION APPROVED: 5-0**
9. Motion made by T. Behrens, seconded by B. Strothmann to approve M. Wiggins as Architectural member. **MOTION APPROVED: 5-0**
10. Motion made by B. Strothmann, seconded by P. Krause to approve M. Brennon and D. Ewtusheck as Recreation Committee members. **MOTION APPROVED: 5-0**
11. Motion made by T. Behrens, seconded by P. Krause to accept Turf Masters, May 15, 2025 estimate to drain, remove material, clean structure and reinstall the front entrance fountain for the amount of \$1,800.00 plus tax.  
**MOTION APPROVED: 5-0**
12. Motion made by T. Behrens, seconded by B. Strothmann to approve facility access for the June 10, 2025 Annual Primary Election.  
**MOTION APPROVED: 5-0**

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

- The balance as of April 30, 2025 is \$1,103,448.72 of which includes the CD total \$147,000.00, stock total of \$170,000.00, cash total of \$496,448.72 and Treasury Ladder of \$290,000.00.
- Informed of Finance & Insurance Advisory April 29, 2025 recommendation to place \$103,000.00 of the matured April 28, 2025, \$153,000.00 CD into a six (6) month CD at 4.1% and the balance of \$50,000.00 into the stock account.

**Standing Committee Reports:**

**ACC** – By: B. Skelly

- Minor changes to event calendar.
- Next meeting is scheduled for June.

**Architectural** – By: M. DeFillipo

- The committee will be requesting board allowance to request residents attach a copy of contractual landscaping to the Architectural Application.
- Unfortunately, lately there have been incidences where work exceeded approved

allowance.

- Upon board approval Architectural Applications will be revised accordingly.
- Weather permitting; spring walk-through will begin June 5, 2025 will continue though the fall.
- The May 17, 2025 Robo call message included the incorrect date for residents to have completed power washing for mold and dirt.
- Power washing for removal of mold old dirt must be completed prior to July 15, 2025.
- Please be reminded replacement trees must be a minimum height of eight (8) feet above the ground.

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

**Pickleball Courts:**

- The new pickleball courts look great.
- The fence has been installed.

**Trees:**

- Removal of Common Ground trees required an inspection and approved permit prior to removal.
- The township will inform of required replanting.
- Stump grinding is dependent upon tree replanting/rooting requirements.
- If the surrounding area where the hazardous or dead tree is removed allows for a newly planted root system the tree is cut at ground level.

**By – Laws** – By: B. Skelly

- Copy of the final revisions has been forwarded to the attorney.
- Upon receipt we will begin to prepare for the next phases for the resident voting process.

**Clubhouse** – By: M. Voto

**Den Stackable Banquet Chairs:**

- One hundred-fifty (150) stackable banquet chairs have been ordered.
- Everett Stackable Steel Banquet Chair is steel frame with a Bronze Sparkle finish; the seat and back upholstery is Impulse Cloth.
- Delivery is expected within twelve (12) weeks.

**Front and Back Entrance Runners:**

- Both entrance runners have been received. The areas will be cleaned and the new mats will be placed by the maintenance staff.

**Meeting Schedule:**

- No meeting in held in May.
- Next meeting to be scheduled in September.

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

**May 12, 2025 - County Connection Van:**

- Good turnout.
- Next scheduled event – June 16, 2025.

- Van to be parked in a more visible area of the parking lot.

May 17, 2025 -Town Wide Garage Sale:

- LHS had twenty-two (22) home registered.

Municipal Candidates Night:

- Drafted letter has been approved by the committee.
- Letters will be sent to Mayoral and Counsel Candidate's.

Summer Fest - Windward Beach:

- July 3<sup>rd</sup> - Super Trans Am
- July 10<sup>th</sup> - The Brit Pack
- July 17<sup>th</sup> – Suit & Mai Tai
- July 24<sup>th</sup> – Aftershock

Summer Fest - Trader's Cove:

- August 6<sup>th</sup>, 13<sup>th</sup>, 20<sup>th</sup> – Rain Date - August 27<sup>th</sup>

Affordable Housing:

- Brick is not agreeable to build three hundred twenty-two (322) affordable housing units.
- The Township is not in agreement with the state's obligation numbers.
- Brick has twenty-nine (29) units and will continue to be recognized as correct number.
- The township can meet obligations in other ways such as converting existing units, include existing group homes, and researching other locations that may meet veteran's choice options.
- The township is allotted ten (10) years to meet compliance.

Older Americans Act Keep the Act Intact – Brick Councilwomen Heather DeJong:

- Committee is requesting board permission for the flyer to be posted on the website and allowance to submit to residents for signature support.
- Committee will prepare a for resident distribution.
- Flyer notes concern regarding proposed changes and cuts to the Older Americans Act.
- Board to review and advise.

Committee Minutes:

- To be forwarded to the administrative office.

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

- Refer to Treasurer's Report.

**LHCC** – By: P. DeCarlo

Golfers:

- Starters registered at; one hundred nineteen (119) golfers and seven (7) guests for the month of May.

Fall Tournament:

- B. Begley, J. Cummings and E. Jenson will be organizing the upcoming event.
- P. Whyte created the flyer which will be included in the July and August Pride editions.

**Sponsorship:**

- Sponsor brochure will be revised next season to reflect increased guest fees.
- Currently working to revise the sponsor free play tickets system.
- Gift certificates are available at the country club.

**Entrance Golf Signage:**

- Request to update the entrance golf signage.

**Election** - By: N/A

**Recreation** – By:

**Outdoor Game Fun Day – May 16<sup>th</sup>:**

- Due to forecasted rain, the event has been rescheduled to May 30<sup>th</sup>.

**Kids Day – July 26<sup>th</sup>:**

- A meeting will be scheduled closer to the event day.

**Pool Yoga:**

- Previous instructor will not be returning.
- Sign-up posting will be placed on the recreation bulletin board. If there are a sufficient number of interested residents, the committee will continue to search for a replacement instructor.

**Other Events:**

- Costco ice cream social – May 25<sup>th</sup>.
- Mr. Softee – July scheduling.
- Requests DJ scheduling for July and August.
- Outdoor movie night – October scheduling.
- Will again host indoor game night – information to follow.

**Pool Furniture:**

- Please remember to return the chairs and close umbrellas.

**Security** – By: B. Strothmann:

- No report.

**Website** – P. Krause:

- No report.

**Old Business:**

**American Mat - Clubhouse Entrance Mats:**

- Review of American Floor Mats, May 7, 2025 order #1920235 for one (1) front entrance mat for the amount of \$390.01.
- Motion

**Amazon – Clubhouse Back Entrance Mat**

- Review of Amazon, May 7, 2025, order #113-7452311-83595406 for one (1) Waterhog Premier back entrance mat for the amount of \$597.79.
- Motion

Superior Chair – Lions Den Stackable Chairs:

- Review of Superior Seating, April 6, 2025, order #500042236 for one hundred and fifty (150) Everett Stackable Steel Banquet Chairs for the amount of \$20,679.91.
- Upholstery – Impulse Cloth.
- Frame finish – Bronze Sparkle.
- Upgrade – metal slides.
- Motion

Nickolaus Construction Co. Inc – Pickleball Court:

- Review of Nickolaus Construction, February 20, 2025 estimate #3325 for the installation of four (4) permanent pickleball courts for the amount of \$26,229.75.
- Chain link fence – two (2) gate to separate four (4) courts.
- Recoat new court area with two (2) coats of sand filled acrylic.
- Fill and touch-up any cracks on the two (2) tennis courts
- Paint new court kitchens dark and light blue.
- Motion

**Administrator's Report:**

Surefire – Den Microphones – May 2, 2025:

- Removed existing wireless microphones.
- Replaced with new 8 channel mixer.
- Six (6) wireless microphones with stands and microphone stands.
- Replaced all Mic cables inside AV rack.

Coastal Refrigeration - Clubhouse Ice Machine - May 6, 2025:

- Completed sanitizing service.
- To forward six (6) month reminder.
- Do not offer annual contracts.

Pool Updates:

Specialized – Punch List - April 29, 2025:

- Review of list for preparation of pool opening.
- Shower is still leaking – to be replaced.
- Residents must exit the pool during contractual servicing.

Brick - Inspection - May 5, 2025

- Inspection completed – pass received.

J. R. Henderson Labs – May, 6, 2025:

- Initial season water testing completed.
- Tuesday scheduling.
- Residents must exit the pool during contractual testing.

Johnson Control – Pool Gate Fob System – May 13, 2025:

- Revised permit package has been submitted.
- To be reviewed week of May 26<sup>th</sup> due to limited township personnel.

Delaware Valley Utility –Subcontractor for JCP & L – May 1, 2025:

- Will be onsite beginning May 5<sup>th</sup> for installation of two (2) new 7,200 bolt primary power lines at Ashford Drive, LHB South, and Lauren Lane North.
- Water, gas, sewer, electric and phone/cable will be marked accordingly.
- Common property and residential grass area will be cut and placed back.
- A Robo call will be made prior to start of work.

Eastern Shore Heating & Air Conditioning - Clubhouse Boiler – May13, 2025:

- Boiler control board installed.

Seaboard Fire & Safety - Common Facility Inspection – May 14, 2025:

- Annual fire extinguisher inspection completed.
- Inspection fee - \$478.75.

JCP & L - Abbey Well Electric – May 5, 2025

- Giacinti Electric notified.

Township Noise Ordinance -7:00 AM – 10:00 PM:

- Administrative office received several call inquiring of contractor allowances for scheduling of early morning work.
- Please be advised of the ordinance allowance – 7:00 AM – 10:00 PM.

The Game Room Store – Indoor Shuffleboard:

- Delivery is running closer to eight (8) weeks.
- Expecting June delivery.

**New Business:**

F & I Advisory Recommendation – April 28, 2025 Mature CD:

- J. Cinosky informed of recommendation for April 28, 2025 \$153,000.00 maturing CD.
- Motion

Arborsmith Estimate #4201 – Common Property - Fitness Center Tree Removal

- Review of Arborsmith, April 30, 2025, estimate #4201 for removal of one (1) dead Spruce located at the left entrance of the fitness center for the amount of \$479.81.
- Architectural Committee approval.
- Township approval and permits received.
- Tree replacement required by township.
- Motion

New Committee Member:

- M. Wiggins - Architectural Committee
- Motion

#### New Committee Members

- M. Brennon - Recreation Committee
- D. Ewtushek - Recreation Committee
- Motion

#### Turfmasters Estimate – Entrance Fountain Professional Cleaning

- Review of Turf Masters, May 15, 2025 estimate to drain, remove material, clean structure and reinstall the front entrance fountain for the amount of \$1,800.00 plus tax.
- Motion

#### June 10, 2025 – Facility Access – Annual Primary Election:

- Review of May 15, 2025 request for facility access for the June 10, 2025 Annual Primary Election.
- Voting machine placement – June 4<sup>th</sup> – 5<sup>th</sup>.
- Voting machine pick-up – reverse order
- Requires building access – 5:00 AM
- Voting hours – 6:00 AM – 8:00 PM
- Motion

Motion made by T. Behrens seconded by M. Tears to adjourn the open meeting at 10:06 A. M. **MOTION APPROVED: 5-0**

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

Submitted by,

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L. Kolesa, Administrator