

LIONS HEAD SOUTH ASSOCIATION, INC.

OPEN

May 4, 2026 – May 18, 2026 Approved as Amended Board of Trustees Meeting

Present:

P. Krause
T. Behrens

L. Bruzaitis
S. Mazza

B. Skelly
M. Voto

Also

Present: L. Kolesa, Administrator

Absent: B. Strothmann

The open meeting was called to order by P. Krause President at 9:00 A.M.

Actions Taken:

1. Motion made by T. Behrens, seconded by L. Bruzaitis to approve the minutes for the April 27, 2026, open meeting as amended. **MOTION APPROVED: 5-0**
2. Motion made by T. Behrens, seconded by M. Voto to accept Federal Irrigation, April 24, 2026, Invoice #4359 for irrigation repair caused by a fallen tree and tree trunk during the 2026 windstorm for the amount of \$1,532.88.
MOTION APPROVED: 5-0

Treasurer's Report By- T. Behrens:

- The balance as of March 31, 2026 is \$1,200,774.95 of which includes the CD total of \$59,000.00, total Stock \$235,186.09, total cash of \$518,672.42 and Treasury Ladder \$387,916.44.

Old Business:

Federal Irrigation – April 24, 2026 Invoice #4359.

- Review of estimate for irrigation repair due to a fallen tree and tree trunk during the 2026 windstorm for the amount of \$1,532.88.
- Fallen tree at 54 Yorkwood Drive – removal completed by property owner.
- Required repair location in common ground.
- Motion.

Yorkwood/Ashford – Residential Buffer Zone Tree Responsibility:

- The office was notified; 2022 tree planted by the association in the Residential Buffer Zone located at 38 Ashford had been damaged during winter snow and windstorms.
- 2022 - Brick Township Engineering Department informed LHSA between 2004 & 2021 over thirty (30) trees were removed from the Residential Buffer Zone between Ashford Drive and York wood Drive without submitting Architectural Applications or township permits.
- The township is requiring replanting.
- Effective spring 2022, the township required, an approved LHSA Architectural Application, township tree removal permit, and township inspection prior to any removal.
- Failure to meet compliance will result in township and EPA fines.
- The Board of Trustees, discussed at length and approved replacement up to two (2) trees on each affected property at no cost to the resident.
- A total of thirty-six (36) trees were replanted.
- July 11, 2022, property owners received written notification informing of the board's decision to replant.
- Owners were also informed of owner responsibility for following the association and township requirements for both removal and replacement of trees.
- Owners were informed LHSA will not assume any additional expenses for the replacement of trees located in the Residential Buffer Zones behind their homes.
- Owners were to be responsible for any and all additional maintenance.
- A resident responsibility reminder letter will be prepared and sent to those properties affected.

Standing Committee Member Requirements – Deeded Owner in Good Standing:

P. Krause:

- Board of Trustees have received several resident requests to review the March 10, 2026 and March 23, 2026 decision requiring committee members be deeded owners in good standing for the following committees:
 - Architectural
 - Buildings & Grounds
 - By-Law's
 - Finance & Insurance

- The board has taken into consideration the residents' concerns, and on May 1, 2026 moved to rescind the committee requirements for the Architectural and Buildings & Grounds Committees.
- Due to the sensitivity of the By-Law's and Finance & Insurance committee member requirements will remain, requiring all members to be deeded owners in good standing.
- Requirement for Committee Chair and Vice Chair will remain.

Resident Inquires:

K. Wright - inquired regarding protocol for resident update.

- May 1, 2026 revision, recorded in May 4, 2026 BOT Open Minutes.
- President's Message – Pride June Edition
- Posting on website.
- Included in Sunday May 10th Robo Call.

P. Comfort inquired clarification – Board of Trustee/ Residential /Staff Code of Conduct:

- P. Comfort requested clarification of Code of Conducts read by P. Krause at the April 13, 2026 Residential Information Meeting.
- P. Krause reiterated what was read:
 - March 23, 2026 Board of Trustee Code of Conduct/Ethics, which can be found posted on the Administrative Bulletin Board.
 - Currently there is no Resident Code of Conduct, however there is a notice which was read; "This Community Belongs to All of Us! We are committed to a culture where all are treated with respect and compassion. Aggressive or Disruptive Behavior is not acceptable. There are noted examples. The notice is also posted on the Administrative Bulletin Board.
 - Personnel information can be found in LHSA Policies, Rule & Regulations.

BOT Approved Pickleball - Advanced Team Competitions – T. Katakozinos, B. Pair:

- Requested to speak with the board regarding a few resident complaints regarding the Saturday, 10:00 AM – 12:00 PM, through September for LHSA Advanced Pickleball Players Competitions.
- It was explained several of the local 55+ communities have been hosting for the weekly competitions for past five (5) to six (6) months.
- Currently, Greenbriar Woodlands, Four Season, Princeton Commons and Leisure Village are included in co
- Level of play is normally 1, 2, and 3. The players on these competitive teams are very advanced.
- Teams consist of fourteen (14) players, two (2) sit out.
- The majority of players are LHSA residents.
- Three (3) of the courts are reserved for competitions.
- One (1) court remains open and is available for play.
- Since the start of the competitions the fourth court has remained available.

- The request to approved by both the Recreation Committee and Board of Trustees.

P. Krause:

- Informed the Board of Trustees motioned approval on April 7, 2026.
- There is one (1) court open and available to residents
- The courts are only reserved for two (2) hours, and will only continue through September.
- The allowance for use of three (3) courts from 10:00 AM – 12:00 PM though September 26th shall stand.

Administrator's Report:

Specialized Pool:

- May 4th, onsite for pool cover removal.

Pool Outdoor Tables:

- It was noted two (2) metal outdoor pool table tops were bent.
- One (1) has loosened bolts. – Table top has been secured.
- One (!) table top was found to have a slight warped.
- Tables are not stacked when stored.
- No confirmed date for damage.
- Table is usable.

Seaboard Fire Safety:

- May 4, 2026 – annual fire extinguisher inspection.

New Business – N/A:

Motion made by T. Behrens, and seconded by S. Mazza to adjourn the open meeting at 9:20 A.M. **MOTION APPROVED: 5-0**

The next meeting will be held on May 18, 2026 at 9:00 A.M.

Submitted by _____
L. Kolesa Administrator