

LIONS HEAD SOUTH ASSOCIATION, INC.

OPEN

November 10, 2025 – Approved November 17, 2025

Board of Trustees Meeting

Present:

K. Wright
B. Skelly
J. Cinosky

M. Tears
T. Behrens

P. Krause
B. Strothmann

Also

Present: L. Kolesa, Administrator

Absent: N/A

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

Actions Taken:

1. Motion made by M. Tears, seconded by P. Krause to approve the minutes for the October 27, 2025, open meeting. **MOTION APPROVED: 5-0**
2. Motion made by J. Cinosky, seconded by M. Tears to accept Carpet Value, November 6, 2025, proposal for carpet removal and replacement of commercial Cobalt Guard Floating Click System in the conference room for the amount of, \$2,711.90. **MOTION APPROVED: 6-0**

Treasurer's Report By- :

- The balance as of September 30, 2025 is \$1,164,684.09 of which includes the CD total of \$250,000.00, total Stock \$191,928.33, total cash of \$432,755.76, and Treasury Ladder of \$290,000.00.
- November 12, 2025, F & I will be meeting with Merrill Lynch to review investment options for the matured November 7th CD.
- Recommendations will be forward to the board for approval.

Old Business:

LHSA Common Properties – 2025 Tree Replacement:

- Total required replacement - thirty-one (31)
- Clubhouse front left tree to be earmarked for 2026 renovations.
- Township permit for clubhouse tree valid through 2026.
- B. Skelly to update the Architectural Committee.
- Tennis Court replacement may require alligator bag.
- Total not to exceed \$24,000.00.

Jacques Caterers – Update – B. Skelly:

- One hundred fifty (150) – invitations.
- IRSVP count – One hundred twenty-five (125).
- Twenty-five (25) more than 2024.
- Jacques Exclusive Caterers – revised due to additional responses.
- Original estimate - \$1,745.34 – Paid in full.
- Additional - \$413.17.
- Total estimate - \$2,158.51

Administrator's Report:

80/20 Rule:

Age Restrictions:

- To maintain the community's age focus, at least one (1) deeded resident in the home must be 55 years of age or older.

80/20 Rule:

- Based on federal law, this rule requires that 80% of homes must be occupied by at least one person 55 of age or older. This ensures the community remains age-restricted while allowing some flexibility.

Age Considerations:

- 20% - allows for younger spouse/significant other, or adult child/children eighteen (18) years of age or older.
- Children under the age of eighteen (18) cannot live in these communities, visits are allowed with specific guidelines.

Shuffleboard – Game Room:

- November 7, 2025 –Game Room Store completed the releveling of the shuffleboard.

Boiler Inspection – Rescheduled:

- HSB annual boiler inspection has been rescheduled from November 17th to December 7th.

New Business:

Conference Room Flooring Estimates:

- Review of estimates provided by Avalon Flooring and Carpet Value.
- Carpet Value approved.
- Clubhouse Committee to be contacted for recommendation of flooring color.
- Motion

Committee Meetings – Room Availability:

- Due to events and or committee meetings scheduled concurrent or overlapping, meeting will be set-up in the card or billiards room.
- Notification of closure to residents will be posted accordingly.
- 2026 – Indoor recreational activities will require annual scheduling with the Recreation Committee.
- Information stating same will be included in the Presidents Message of the December Pride.

Motion made by B. Skelly, seconded by P. Krause to adjourn the open meeting at 9:58 A.M. **MOTION APPROVED: 6-0**

The next meeting will be held on November 17, 2025 at 9:00 A.M.

Submitted by _____
L. Kolesa Administrator