

Minutes of LHS Board of Trustees Residents Informational Meeting (Unapproved) February 9, 2026

Present: Paul Krause, Tom Behrens, Lee Bruzaitis, Barry Strothman, Barbara Skelly, Sue Mazza, Mike Voto

1. President Paul Krause called the meeting to order at 7:04PM. He reminded the audience that the residents meetings are for residents only and no one else should be in attendance.
2. Minutes from the December budget presentation meeting will be revised and posted on the office bulletin board and website to be approved at the next meeting. Paul explained that because the secretary was asked to serve as Sergeant of Arms at that meeting, he was unable to take detailed minutes. Another board member took personal notes, and those notes will be incorporated into the revised minutes to provide more detail.
3. Treasurer's Report - Barry Strothmann, Asst. Treasurer
 - a. Total Funds - \$1,129,362.17
 - b. Total CD's - \$50,000.00
 - c. Total Stock - \$227,558.49
 - d. Total Cash - \$457,464.73
 - e. Treasury Ladders - \$394,338.95
4. President's Report
 - a. Paul said he is challenging the board and residents for a culture change:
 - Asking Board members to be more civil to one another, show kindness, not be defensive when questions come up, to see questions as questions, not complaints, and to provide answers
 - Trustees have been asked not to react on the Pulse - all documents and information will be posted on the website and office bulletin board. Please do not take documents from the bulletin board, ask the office for a copy.
 - Asking residents also to show kindness and compassion to the board members and staff - don't see us as adversaries, we're here to work together.
 - b. Some of the work the board is doing right now:
 - Planning for clubhouse work - siding, windows, roof
 - Planning for Country Club work - siding, windows, ADA ramp
 - Working on adopting a BOT Code of Conduct
 - Looking at administrative software to improve what we have, including having private areas for residents - for next year's budget
 - c. Introduced 2026 BOT - Paul Krause - President, Tom Behrens - Vice President, Lee Bruzaitis - Secretary, Barry Strothmann - Asst. Treasurer, Sue Mazza, Barbara Skelly, Mike Voto
 - d. Treasurer is John Cinosky - Paul explained that he board is allowed to appoint any member in good standing to this position, they do not need to be a board member.
5. Committee Reports
 - ACC - Joanne Gilmour
 - Held 2 meetings and are transitioning well with all new committee members. Upcoming events are Mens Club Superbowl Party, Social Potluck 2/15, Womens Club Pajama lunch 2/18, Mens Club meets 3/4, Travel AC trip to Resorts 3/11, Womens Club Bingo 3/18
 - Architectural - Margaret DeFillipo

- All applications without proper documentation will not be processed - must include description of materials, dimensions, color chips if applicable. Make sure to use the current application from the office or on the website. Applications are needed for all work on the exterior of the home, including trees. When in doubt, fill it out.
- Buildings and Ground - Tia Katakozinos
 - Committee is just starting for 2026. They oversee activities and projects for buildings/common areas. New members are welcome.
- Bylaws - Barbara Skelly
 - The new Bylaws were mailed to all residents. Updated Rules & Regulations and Architectural Rules will be coming soon. Thank you all who helped in the revision process.
- Community Awareness - Deb Rogers
 - Shared info from Brick Senior Advisory Council meeting, where officials spoke about the snowstorm response. The minutes from that meeting will be posted on the Community Awareness section of the website.
- Recreation - Bob DeFeo
 - Have not met yet, but hope to have pool parties and another kids day this year. The committee oversees the pool, bocce, shuffleboard, pickleball, billiards, pin pong, more. They need new members.
- Website - Tony Bruzaitis
 - Focus this year on ensuring forms, rules/regs, etc are all up to date. Residents are asked to contact him if you see anything missing or incorrect on the site or if you have any suggestions. They are hoping to expand Senior Services, Things to Do sections this year.

6. Trustee Comments - Tom Behrens spoke about snow removal

- a. Turfmasters clears fire hydrants - if you see a fire hydrant that is not cleared call the office
- b. The order for snow removal (min. of 4 inches) is:
 - Brick Township
 - Driveways
 - Walkways (from your door to the driveway)
 - Mailboxes
 - Fire Hydrants
- c. Turfmasters does not salt or clear ice, only snow.

7. Questions

- a. Tom Behrens answered questions from residents about snow removal
 - Turfmasters contract does not include city sidewalks, which are those that are along the road. If provided, this would cost \$8,000 for one time removal of 8-10 inches of snow. With the prediction of a heavy snowstorm in late January, trustees decided to contract extra funds to provide sidewalk clearing. However, with the ice that accumulated, Turfmasters was unable to do the sidewalks.
 - How much did the snowstorm cost us? \$15,082 so far this year, which is already \$5,000 over budget.
- b. A resident asked if the Finance Committee had been formed. Paul reported that John Cinosky was recently appointed chairperson, with Sue Mazza as Trustee Liaison, and the committee will meet after the chair returns from Florida in late February.

8. Meeting adjourned at 7:40PM (motion by Peg Comfort, second by Margaret DeFillipo)