

LIONS HEAD SOUTH ASSOCIATION, INC.

June 22, 2026 – July 13, 2026 Approved as Amended

Board of Trustees Standing Committee

Present: T. Behrens L. Bruzaitis B. Skelly
B. Strothmann S. Mazza M. Voto

Also, Present: L. Kolesa, Administrator
J. Cinosky, Treasurer

Absent: P. Krause

The open meeting was called to order by T. Behrens, Vice President at 9:01 A.M.

Actions Taken:

1. Motion made by L. Bruzaitis, seconded by B. Skelly to approve the minutes for the June 8, 2026 open meeting. **MOTION APPROVED: 5-0**
2. Motion made by M. Voto, seconded by B. Skelly to accept the June 10, 2026 Board of Trustee email approval for the fine increase for Failure to Submit an Architectural Application from \$250.00 to \$500.00 and change to the Resale Cover Letter verbiage reflecting required time for submitting resale documents.
MOTION APPROVED: 5-0
3. Motion made by B. Skelly, seconded by M. Voto to accept Arborsmith, June 9, 2026, estimate # 4369 for tree removal and trimming at 15 Tennis, 51 and 209 Lions Head Blvd, and 98 Yorkwood located in common grounds for the amount of \$4,691.50. **MOTION APPROVED: 5-0**
4. Motion made by M. Voto, seconded by B. Skelly to accept Arborsmith, June 17, 2026, estimate #4393 for tree removal at 14 Yorkwood located in common grounds for the amount of \$1,492.75. **MOTION APPROVED: 5-0**

5. Motion made by M. Voto, seconded by B. Skelly to accept Arborsmith, June 17, 2026, estimate #4390 for tree trimming at 8 Abbey located in common grounds for the amount of \$533.13. **MOTION APPROVED: 5-0**
6. Motion made by B. Skelly, seconded by L. Bruzaitis to approved G. Beeman as Election Committee Member. **MOTION APPROVED: 5-0**
7. Motion made by B. Skelly, seconded by M. Voto to accept the June 16, 2026 Board of Trustee email approval for the reformatting and additional verbiage to the Architectural Tree Trimming Application. **MOTION APPROVED:4-1**

Treasurer's Report: By: J. Cinosky

- The balance as of May 31, 2026 is \$ 1,273,588.13, of which includes the CD total \$59,000.00, stock total of \$245,531.92, cash total of \$592,223.67 and Treasury Ladder of \$376,832.54.

Standing Committee Reports:

ACC – By: J. Gilmour

Placement of Collected Funds – LHSA Policy, Rules & Regulations, #34, Page 24.

- The Council shall ensure that monies from activities of any of its committees, including but not limited to: social, travel, bocce, outdoor shuffleboard, and men's and women's indoor shuffleboard, be deposited into the Activities Coordinating Council checking account.
- All other monies deposited into the Activities Coordinating Council checking account shall be held in escrow until requested by a group at the end of their season.

Travel:

- Currently not making a profit.

Social:

- Is depositing as required.

Indoor & Outdoor Recreational:

- Not in compliance.
- June 29th - meeting with B. DeFeo, Recreation Committee Chair to discuss required protocol.

Monday – Ticket Sales:

- Any and all funds collected from Monday ticket sales are to be turned over to ACC on that day for deposit.
- Funds will be released upon receipt of required request

Recreation Committee:

- Any and all money collected by the committee that does not relate to committee association allocated funds must be turned over to ACC on that day for deposit.

Resident Update Regarding Revisions to Financial, Regulations and Purchasing Guidelines:

LHSA Policy Rules & Regulations – Guidelines for Making Purchases:

- Both are being revised.
- Residents will be made aware upon completion of the Policies, Rules and Regulations and instructed regarding obtaining copy.
- Committee chairs were notified of revisions to spending allowance and protocol to the Guidelines for Making Purchases.
- Fine & Fee Schedule – residents are informed at Residential Informational Meetings, Standing Committee Meetings, posted on the administrative bulletin board and website and also placed in the Pride.

Calendar of Events:

Men's Club:

- Bob Scott Show - Cancelled

Social Committee:

- Luau - July 10th

Travel Committee:

- River Lady Cruise – July 9th

Architectural – By: M. DeFillipo

Walk-Throughs:

- Being conducted now.

Architectural Tree Removal/Trimming Applications:

- An application for tree removal and trimming has always been required.
- Trees may be pruned/trimmed to a height of seven (7) feet from ground level.
- Branches may be pruned/trimmed a maximum of twelve (12) feet from the house foundation.
- The trimming application has been revised as follows:
 - Name – Application for Pruning/Trimming Trees/Shrubs
 - Added pruning and trimming description.

Fine & Fee Scheduled Revision:

- Failure to submit an Architectural Application – fee has been increased from \$250.00 to \$500.00.
- Architectural recommendation was submitted for review and approved by the Board of Trustees
- Resident were informed of the change at the June 8th, Residential Informational Meeting.
- Revised schedule of fees is posted on the administrative bulletin board and website and also placed in the July Pride.
- All homes including resales are to follow the same protocol.
- Revised fines can only be applied once the revised schedule has been provided accordingly.

Buildings and Grounds – By: T. Katakozinos

Common Ground Tree Removal/Trimming:

- Please inform the office if there are trees located in common ground that require trimming or removal.
- Removal and trimming of common ground trees follow the same residential required protocol.

Common Ground Contractual Trimming – Four (4) Year Cycle:

- Trees requiring trimming prior to their cycle will be addressed.

By – Laws – By: B. Skelly – N/A

Clubhouse – By: R. Ferrainolo

Life Vac – Defibrillator– Fire Blanket:

- Information regarding use and locations will be placed in the upcoming Pride.
- Information also to be provided to the website.

Life Vac -Locations:

- Clubhouse Kitchen – Left of the entry door – Hung on the wall – copy of instructions
- Pool
- Country Club

Fire Blanket:

- Clubhouse Kitchen – next to the Life Vac

Defibrillator

- Clubhouse hallway
- To provide for the country club.

ACC Residential Informational Meeting:

- Committee to consider hosting a safety informational meeting.

Clubhouse Room Rental – Notification of Events:

- Event scheduling notifications are posted on the white board located in the clubhouse library and on the door of the room where the event is being held.

Community Awareness – By: D. Rodgers:

CPR Class:

- July 18th – 10 A.M. in the Lion's Den
- Class – Hosts only twenty (20)
- Will inquire if Life Vac demonstration can be included

Health Fair – CVS:

- Health Department has been unable to provide scheduling confirmation.
- Scheduled with CVS – September 30th
- No confirmation of vaccines – Flu, RSV, Shingles

Mayor's Senior Advisory:

Caregiver Volunteers Merge With YMCA:

- Volunteers to receive free YMCA membership.
- Allow for additional senior programs.
- YMCA has thirty-six (36) mental awareness buildings throughout Ocean County.

Election: By G. Carbone.

- Meeting is scheduled for June 25th at 10:00 A.M.

By-Law's – Voting Machine -Ballot:

- Committee inquired regarding ballot protocol
- Information will be provided by the association attorney.
- Ocean County will provide the ballot facing
- Administrative office to provide mailing list
- Printer:
 - Print ballot
 - Other required documentation
 - Fold, stuff and mail
 -
- Committee will be responsible to confirmation resident in Good Standing at sign in desk.

Finance & Insurance – By: J. Cinosky

- Following trade for matured CD and Treasury Ladder held in cash has been approved by the Board of Trustees as follows:
 - \$39,000.00 in Treasury Ladder Securities and \$40,000.00 in a CD at best rate approximate 3.9% for three (3) months.
- Next meeting is scheduled for July 8th at 7:00 P. M.

LHCC – By: B. Corbyons

Memberships:

- To date – one hundred-eleven (111) members

Advertisement:

- Placement in Brick and Toms River times

LHCC Banner – Front Entrance:

- Two (2) banners have been purchased at \$50.00 each.
- Work order to be completed prior to installation.

Course

- Informed course looks great.

Course Trees:

- Fallen/hazardous trees have been addressed at the 5th and 9th hole.

Recreation – By: B. DeFeo

Shuffleboard:

- Season completed - Final luncheon – June 23rd.

Bocce:

- Season end – 3rd week of July

Fun Day:

- June 28th – was not a 250 Year celebration, however, decorated with red, white and blue.

Kids Day:

- July 25th
- Rain or Shine
- Ticket purchase - providing wristbands
- Currently one hundred (100) tickets sold
- Selling tickets at Monday ticket sales.

Pool Maintenance Scheduling:

- Inquired to pool cleaning schedule.
- Maintenance is scheduled Monday & Thursday.
- Automatic pool floor cleaning system – daily 11:00 P.M. – 6:00 A.M.

Plaque – T. Yodice:

- T. Yodice was a large part of the community.
- Recreation to submit recommendation for plaque placement.

Website – By T. Bruzaitis:

- No June meeting
- Review of current forms – contacting office if updates are required.
- Continue review for additions/updates to county, state and national resources information.

Old Business:

Mah-jong – Recreation Request for Purchase:

- Committee to include purchase in the 2027 budget request.

2026 Fine & Fee Schedule – June 10th Revision:

- Record motion required for the June 10, 2026 Board of Trustee email approval for the fine increase for Failure to Submit an Architectural Application from \$250.00 to \$500.00 and change to the Resale Cover Letter verbiage reflecting required time for submitting resale documents.
- Motion

June 9, 2026 Arborsmith Estimate – #4369 – Common Ground Properties:

15 Tennis Court:

- Prune tree branches overhanging/growing towards home.
- Remove crown/raise any low branches interfering with mowing.
- Prune trees along rear common ground area encroaching on home and lawn.

51 Lions Head Blvd.:

- Remove dead small diameter Pine rear center.

206 Lions Head Blvd:

- Remove Pitch Pine with split half way up.
- Tree top leaning into others.

98 Yorkwood:

- Remove three (3) Pine in decline rear right.
- Remove Cherry rear left with decay on trunk.

Applications & Permits:

- Architectural Application and Township Permit received.
- Replanting required.
- Motion

June 17, 2026 Arborsmith Estimate #4393 – Common Ground Properties:

14 Yorkwood:

- Remove one (1) dead Pitch Pine.
- Remove one (1) Chestnut Oak at wood line.
- Architectural Application and Township Permit received.
- Replanting required.
- Motion

June 17, 2026 Arborsmith Estimate #4390 – Common Ground Properties:

- Trimming to reduce weight of leaning Pine behind home.
- Majority of trimming to be completed on side facing homeowners' property.
- Weight to be removed to minimize strain on root system, prevent structural failure.
- Motion

Administrator's Report – N/A

New Business:

New Committee Member – G. Beeman – Election Committee:

- Approval request for new committee member.
- Motion

Committee Meetings – Scheduling – T. Behrens:

- Reminded the committee of the required protocol for meeting scheduling and rescheduling.
 - K. Ucci, Administrative Activities Coordinator must review for date and location availability.
 - Upon confirmation information is placed on the weekly and monthly planner.
 - Schedule is posted to the website
 - Monthly planner is placed in the Pride for resident's information
 - Maintenance room set ups are completed.
 - It is important to keep in mind, change to scheduling affects BOT Liaison,

- committee members, resident's and maintenance schedule.
- Changes to time and location must also be approved by the BOT Liaison.

June 16, 2026 – Tree Architectural Application Revision:

- An application for tree removal and trimming has always been required.
- Trees may be pruned/trimmed to a height of seven (7) feet from ground level.
- Branches may be pruned/trimmed a maximum of twelve (12) feet from the house foundation.
- The trimming application has been revised as follows:
 - Name – Application for Pruning/Trimming Trees/Shrubs
 - Added pruning and trimming description.
 - Reformatting
- Motion

USA 250 Year Celebration Event – Clubhouse Front Entrance Flag Pole.

- M. Voto has requesting board approval to hold a gathering at the clubhouse flag pole to as promise of loyalty to the United States in honor the 250 Year Celebration.
- Residents will meet at the flag on July 4th at 1:00 P.M. to recite the Pledge of Allegiance.
- Approved

Motion made by L. Bruzaitis seconded by B. Skelly to adjourn the open meeting at 10:21 A. M. **MOTION APPROVED: 5-0**

The next meeting will be on July 13, 2026 at 9:00 A.M.

Submitted by,

L. Kolesa, Administrator