

**LHS Board of Trustees**  
**Minutes of Residents Informational Meeting (Unapproved)**  
**June 8, 2026**

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

1. President Paul Krause called the meeting to order at 7:04 p.m. with the flag salute and moment of silence in memory of LHS resident Tino Yodice.
2. **Minutes** were approved from the April 13, 2026 Residents Informational Meeting (motion G. Carbone, Second M. Gregerson)
3. **Treasurers Report** - Assistant Treasurer Barry Strothmann
  - a. Total CD's - \$59,000.00
  - b. Total Stock - \$245,531.92
  - c. Total Cash - \$592,223.67
  - d. Treasury Ladders - \$376,832.54
  - e. Total Funds - \$1,273,588.13
4. **President's Report** - Paul Krause
  - a. Paul thanked the Chorus and Director, Bonnie Luton, for a wonderful concert that was enjoyed by a large audience. He also extended his appreciation to the maintenance staff for setting up the room for the concert on Saturday and resetting it on Monday for trustee meetings.
  - b. The pool is open and residents are reminded that you will need to use your key fob to enter the gate. The opening was a week late due to contractor delay as well as a computer problem at the township that delayed scheduling of inspections.
  - c. There was an incident with the pool speakers and sound system inside the clubhouse being tampered with. If you have an issue with the pool music, whether it's too loud or don't like the music selection, please let the office or the board know so that we can discuss it.
  - d. If Arborsmith is working on trees near your house, please do not ask them about cutting additional trees. They cannot do anything beyond what they were contracted to do. In addition, township permits are required for all tree removal. Please contact the office to report tree issues on common ground.
  - e. The board continues to work on the building project. Paul asked Tom Behrens to speak about it.
    - Tom said the board began planning the project shortly after the pool was completed. They are working with engineers FWH. He showed two binders of the final draft of specs for the project, one for the main clubhouse and the golf clubhouse, and a large binder just for the roof. He explained that the roof project is extensive to address problems that were not addressed in the past. He invited anyone to look at the binders.
    - The Buildings and Grounds and Architectural Committees also worked on the project. They recently picked colors for the dutch lap siding (sterling gray), porch batten board siding (white), trim (white), and roof (pewter gray).
    - Windows at both buildings are also included in the project. Tom said the board has saved some money by selecting Provia windows instead of the originally specified

Andersen brand after their research showed that Provia is more highly rated and less expensive.

- The project also includes some HVAC work at the country club.
- f. Tom Behrens addressed questions about the Country Club submitted by resident Jerry Byrnes:
  - Why is an ADA ramp being added at the Country Club? The engineering studies needed for any construction project are very expensive. Also, requirements change regularly. So, even though it is not required at this time, we are putting the ramp into this project to save money down the road.
  - Who did the ramp specifications? They were done by the engineering company and plans are available to view. The ramp will go across the front of the existing deck. The uneven concrete at the golf entrance will also be redone.
  - Will the exterior doors and toilets be made accessible? Yes, the doors will be enlarged to ADA standards. The toilets will also be accessible and grab bars installed.
  - Why not do a chair lift instead of a ramp? The board did research a ramp option but the cost was prohibitive, a certified operator is required, and there would be ongoing maintenance costs.
  - Why not charge for the pool like you charge for golf? When LHS first opened, the pool was an amenity owned by the community. The golf club was, at that time, a separate entity owned by the builder, who charged a membership fee. LHS purchased the course from the builder in 2001 (approved by 51% of the association membership at the time) but the fees remained necessary to offset the cost of operating the course.
  - Will the project cause a disturbance to the course or course play? It won't affect the course but it will likely affect the use of the clubhouse for a short time.
  - Why are you doing siding and windows together? Because it makes sense.
  - Why are you doing both buildings together? For financial purposes and the high cost of engineering plans, it is cost effective to do it all at once.
  - Mr. Byrnes asked about a member who was removed from the golf committee. It was explained that the Board cannot legally comment on that due to privacy rules. All the board can say is that it was a unanimous board decision, not made by any one person.
  - What is the reason why this building is in need of so much repair? Was it a termite problem that was overlooked? The problem with the siding is that it is a 43 year old building and the siding is deteriorating. Just this week a piece of siding blew off the building in the wind.
  - Mr. Byrnes inquired again about the reason for doing the handicapped ramp if it is not required and questioned whether the golf course was private or public. Tom answered that the golf course is open to the public, and adding the ramp is the right thing to do to provide access to all. He also noted the country club building is common property of the association.

## **5. Standing Committee Reports**

- a. ACC - J. Gilmour
  - June activities include WGA Bingo, Womens Club Luncheon, Mens Club Bob Scott Game Show, Art Show, Fun Day at the Pool, River Lady Trip (Travel), and Social Luau coming July 10.

b. Architectural - M. DeFillipo

- Walk-throughs begin June 15. All patios, homes and walkways must be cleaned of dirt and mold by July 15. Effective May 6, residents will receive notification that their applications were approved or disapproved no later than 10 days after the meeting. Please do not call the office - you will receive a call when your permits are ready.
- Please be sure to use the correct 2026 forms and fill them out completely. Incomplete applications will be denied.
- LHS rules for tree planting supersede Brick Township. Arborvitaes are not permitted as new plantings in LHS because of a disease they get. Any arborvitaes you see in the neighborhood were planted prior to this rule.
- Effective today, fines for doing work with no application are increased to \$500 for each occurrence. When in doubt, fill it out.
- There was a question about the current form for tree trimming. A resident said she was told the form she downloaded from the website was not current. Margaret said she would check to make sure the most up to date forms are provided for the website.
- A resident asked, why do we need approval to trim the front tree on our property? Barbara Skelly said that the decision was made that applications are needed for any work being done to trees. Tom Behrens explained that the reasoning behind this was that residents are not clear about which trees are theirs, in a buffer zone, or on common property. Requiring an application for all tree work eliminates this confusion.

c. Buildings & Grounds - T. Katakozinos

- B&G walk-throughs begin June 15. These are only for properties that are adjacent to common ground, which typically are indicated by the green stakes. The purpose is to make sure you are not using common property as your own - no storage, furniture, grills, etc. should be there.
- Letters were sent to owners whose homes are on the exterior painting schedule for this year to see if they want to have their homes painted or opt out of the program. The deadline is approaching on July 12. The committee and board are looking at contractor proposals for this work.

d. Community Awareness - D. Rodgers

- AARP Smart Driving Class Sept. 10 - signups in August.
- Health Fair Sept. 30 will include vaccines by CVS and various testing services by Hackensack Meridien Health
- Working on getting a CPR class
- Everyone should be aware that there is an AED defibrillator at the end of the hallway in the clubhouse and a Life Vac for choking is in the kitchen.
- New businesses - Gap Factory, J. Crew, 7th Street Burger
- The reservoir is reopening for walking
- Check the bulletin board, website, and the Pulse for more info

e. Elections - G. Carbone

- The Election Committee's job is to take care of the election ballots and counting. They do not nominate candidates. Residents are encouraged to consider running for the Board of Trustees. A call for candidates will be coming in the fall.

f. Recreation - B. Defeo

- Outdoor Shuffleboard, Bocce coming to a close soon
- June 28 - Fun Day at the Pool

- Kids Day - July 25 (date changed from original schedule)
- g. Website - T. Bruzaitis
  - All upcoming activities mentioned tonight are on the website
  - Working on making sure all forms are up to date; creating a resource section with links to county, state and federal sites; and a Things to Do section

**6. Resident Questions**

- a. Bill Begley asked several questions about finances. Why is there \$500,000 in cash - why is that not invested? Why are there non-investment accounts included in the investment schedule? Paul Krause said that those questions need further research from Finance and Insurance to answer.
- b. There was a question about whether or not residents are permitted to attend the Finance and Insurance Committee meetings. Board members said they would clarify exactly what the rule is.
- c. Carol Powell, Editor of the Pride, announced that Sue Auer will no longer do the Recipe column in the Pride and she is looking for someone to take it over. Contact Carol or Sue.
- d. A resident asked if the benches at the old bocce court would be covered again so that people can sit in the shade. Tom Behrens replied yes - they are waiting for parts.

7. **Badge Award** - won by Andrew O'Hara

8. **Meeting Adjourned** at 8:35 p.m. (motion by B. Skelly, second by D. Rogers)

*Respectfully submitted by Lee Bruzaitis, Board of Trustees Secretary*