

# LIONS HEAD SOUTH ASSOCIATION, INC.

July 27, 2026 – August 10, 2026 Approved as Amended

## Board of Trustees Standing Committee

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

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

**Absent:** N/A

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

### **Actions Taken:**

1. Motion made by B. Skelly, seconded L. Bruzaitis to approve the minutes for the July 13, 2026 open meeting. **MOTION APPROVED: 6-0**
2. Motion made by B. Strothmann, seconded by T. Behrens to accept the Finance & Insurance Committees recommendation to hold the next three (3) matured Treasury Bills for either deposit allocation of the upcoming LHSA/LHCC project or reinvest into a three (3) month CD at an interest rate ranging between 3.8% and 4.1%. **MOTION APPROVED: 6-0**
3. Motion made by LHSA Board of Trustees to approve the Amendment to the By-Law's, Article III, Section 6, to eliminate the Board's duty to paint the exterior trim of the Living Units, as more fully detailed in the ballot Amendment. **MOTION APPROVED: 7-0**
4. Motion made by T. Behrens, seconded by M. Voto to accept Federal Irrigation July 15, 2026, estimate #1494, for the amount of \$1,322.11, for irrigation repair on common ground at 116 Lauren Lane and 16 Tennis court. **MOTION APPROVED: 6-0**
5. Motion made by T. Behrens, seconded by B. Skelly to accept Eastern Shore AC, July 13, 2026, invoice #811109014, for the amount of \$615.76, for required service and the July 14, 2026, estimate #87327611, for fan motor replacement for the amount of \$959.00. **MOTION APPROVED: 6-0**

6. Motion made by B. Skelly, seconded by T. Behrens to accept Arborsmith, July 22, 2026, estimate #3118, for the amount of \$4,265.00 for the removal of a fallen tree on common ground located at 102 Yorkwood Drive.

**MOTION APPROVED: 6-0**

7. Motion made by L. Bruzaitis, seconded by B. Strothmann to approve C. Florio and M. Talty as LHCC Committee Members. **MOTION APPROVED: 6-0**

**Treasurer's Report:** By: J. Cinosky

- The balance as of June 30, 2026 is \$1,360,313.42 of which includes the CD total \$40,000.00, stock total of \$251,982.72, cash total and cash equivalent \$662,026.26 and Treasury Ladder of \$406,305.

**Standing Committee Reports:**

ACC – By J. Gilmore:

ACC Committee Lockbox:

- Thanked the administrative office for promptly addressing their request for a lockbox replacement.
- The lockbox has been installed and keys have been distributed accordingly.

Recreation – Fund Accountability:

- June 29<sup>th</sup> – met with the Recreation Committee to review the policy changes regarding collecting of funds.
- All collected event funds must be submitted to the ACC Committee on the date of collection.
- Money should never be held by a committee or club chair or member.
- Monday ticket sale collections going well.

Men's Club:

- Ice Cream Gala – August 15<sup>th</sup> – August 16<sup>th</sup> Rain Date

Recreation/Social:

- Recreation will be combining their September 6<sup>th</sup> Fun Day with the Social Committee Fall Festival.
- The Fall Festival will be held on September 20<sup>th</sup>.
- Recreation and Social will be meeting with ACC for event funding clarification.

ACC Tent Purchase and Tent Event Set-up:

- Committee inquired regarding fund reimbursement and liability.
- Purchases cannot be made without prior Board of Trustee Committee Liaison approval.
- Residents that set-up or dismantle the tent are not covered under the Association insurance liability policy.

- Set-up and dismantling must be completed by an association staff member.
- T. Behrens mentioned; he had observed residents trying to set-up the larger tent, and was concerned as it was obvious, residents were having difficulty with the installation due to size.
- Tent reimbursement inquiry to be placed on the Board of Trustee Closed meeting for further discussion.
- ACC will be updated by the board liaison.

#### Activities Coordinating Council Meetings:

- Previously, ACC hosted six (6) meetings annually.
- Going forward, ACC will be reinstating scheduling evening meetings.
- A tentative meeting has been scheduled for 7:00 P.M., Monday, September 14<sup>th</sup> in the Lion's Den.
- The committee is hoping to schedule an instructional AED and Life Vac Class presented by Ocean County Library.
- The class will accommodate up to one hundred-fifty (150) residents.
- Class will not provide certification; class will be instructional only.
- Refreshments will be served.
- Upon confirmation; further information will be provided on the website.
- The board will review the 2026 calendar for other available dates.
- Committee to be updated accordingly.

#### Architectural – By: T Linkin

##### Tree Trimming Application:

- All committee members were updated regarding pruning and trimming of trees.
- Information and applications can be obtained from the administrative office. Forms as well as information can also be found on the website.
- Front tree trimming does not require an application.
- A trimming application is only required for trees located in the Residential Buffer Zone.
- Residents are not permitted to address any trees in the Common Properties.
- Alert the office if a tree in the Common Property needs to be addressed.
- For informational purposes the revised Tree Trimming Application has also been placed in the September Pride edition.

##### Architectural Violations – Walk-Throughs:

- Walk-throughs are currently being conducted.
- Totals to date:
  - Violations – 103
  - Corrective Compliance -21
  - 2<sup>nd</sup> Violation -1
- Please be sure to complete an Architectural Application prior to beginning work.
- Please contact the Architectural Committee or the Administrative Office if you have questions or concerns regarding requirements.
- There are distinct differences between an Architectural Violation and an Architectural Fine:

- Violation – thirty (30) days to meet compliance
- 2<sup>nd</sup> Violation – additional fifteen (15) days to meet compliance (warning of fine if not completed within the fifteen (15) days).
- 1<sup>st</sup> Fine - Repetitive Offenders Architectural Violation Fine Letter (Allowing additional fifteen (15) days to for compliance)
- 2<sup>nd</sup> Fine – Equals total of (60) day allowance – Non-compliance after sixty (60) days results in a \$10.00 daily until compliance is met.
- Upon request the Architectural Committee and Board of Trustees will review for consideration allowances.

#### Exterior Storage of Trash, Garbage or Supplies:

- Initiated by a resident petition, garage storage of garbage containers was addressed in 2025 Amended By-Law's.
- Upon notification of the petition, and in preparation of the approved amendment, the Architectural Committee spent countless hours reviewing property placement, and material options.
- Committee recommendations were forwarded to the Board of Trustees for review and approval.
- The amendment for outdoor placement was approved.
- Amended B-Law's were mailed to all owners.
- Residents were informed of the garbage storage approval via:
  - Board of Trustee Open Meeting.
  - Residential Informational Meeting.
  - Robo call
  - Posting on the clubhouse white board.
  - Information was included in both President and Architectural messages in the Pride.
  - Exterior placement stipulations were provided by the Architectural Committee at both Standing Committee and Residential Meetings.
  - Residents were also informed; Architectural Regulations, LHCC Rules & Regulations as well as Policies, Rules & Regulations were also being revised.
  - Residents were informed as revisions were completed, copy was placed on the LHSA Website for resident review.
  - Residents were informed storage of garbage containers and storage specifications and requirements were included in the revised Architectural Regulations.
  - Upon completion of the Policies, Rules & Regulations, Policies, Architectural and LHCC Rules will be forwarded to the printer for print and binding.
  - Residents will be notified upon completion.

#### Pulse:

- It is unfortunate, most of the information shared regarding Architectural policy, applications, violations and fines are being shared incorrectly.
- Incorrect information is damaging to both committee members as well as residents.

- Damaging to all of the committee members who have stepped forward giving time and energy to the committee. Time and energy for no other reason than to offer help in continuing to keep their community a place they are proud to call home.
- Damaging to those same members who are now being forced to reconsider remaining as members due to the disheartening backlash,
- Incorrect information can be more damaging to your neighbors as well, as you are circulating false information that could and has led them to receiving violations and or fines.
- If you are not correctly informed, please respond accordingly.

#### **Buildings and Grounds** – By: T. Katakozinos

- The committee has been receiving concerns/complaints regarding required attendance to outdoor recreational facilities.
- T. Katakozinos informed; the common denominator is the complaint not being reported properly. Residents are complaining, but when asked if they had reported their concern or complaint to the administrative office the answer more often than not is no. No, they did not inform the office of a potential problem.
- The administrative office must be made aware of the complaint or concern, if not informed it cannot be addressed.
- In regards to the complaints, misinformation and hostile rhetoric from the same few residents or group of residents, is now leaving the committee reluctant to continue the common ground walk-throughs and or remaining on the committee.

#### **Additional Staff:**

##### **HOA Increase:**

- T. Behrens, reiterated the importance of committee members.
- Maintenance staff is part-time; the alternative is to hire week-end staff.
- Additional staff would require increases to the HOA.

#### **Bricktown Police Water Safety Class:**

- The association will be hosting the Brick Water Safety Class on Friday, July 31<sup>st</sup>.
- The pool was closed for swimming, although residents were welcomed to observe.
- The class was held from 9:00 AM – 11:00 AM.
- The students do not enter the pool.
- Class consisted of:
  - Students ages ranging from 12–14-year-old.
  - Ten (10) instructors.
  - One (1) scuba diver
- Pizza, soda and an ice pop was served after the class.
- The event was a great success.
- We are hoping to continue to host the event annually.

**By – Laws** – By: B. Skelly  
**Policies, Rules & Regulations:**

- The board and committees have been working diligently working to finalize the revisions.
- Residents will be notified upon completion.

**Resident Painting – By. P. Krause:**

**Board is Requesting Resident Amendment to 2025 Amended By-Law's:**

**Resident Notification – to be mailed early August:**

**P. Krause read:**

- Last year the Board of Trustees, with your assistance, accomplished a major rewrite of the LHSA By-Law's. Most of the recommended changes were approved by the Community and we truly appreciate the time and effort that you showed in your understanding as to why these changes needed to take place.

You are receiving this as there is one (1) additional change that we, the Board of Trustees, would like to present for your consideration. We are requesting the elimination of the painting of the exterior trim of residential homes (Article III, Section 6A-2, Page 8).

When the community was built in 1982, as a buyer incentive the builders offered residential painting of the exterior wood trim for each of the six hundred-fifteen ( 615) living units. Wood trim was to be painted white. Painting consisted of a fresh coat of paint only; it did not include standard prior pre-painting preparation such as sanding or trim repair. The painting was placed as a four (4) year cycle.

Over the past forty-four (44) years residents continued to upgrade their siding, which would then eliminate their need for trim painting.

Although the number of homes requiring trim painting has decreased, unfortunately, the fees for contractual services have continued to increase.

For many years one contractor continued to renew the painting contract with minimal increase. Unfortunately, he has decided to retire and advised he will no longer be submitting an annual contract.

Previous cost for painting was as follows:

|               |                    |
|---------------|--------------------|
| ○ <b>2025</b> | <b>\$17,847.78</b> |
| ○ 2024        | \$15,539.61        |
| ○ 2023        | \$15,500.00        |
| ○ 2022        | \$15,500.00        |
| ○ 2021        | \$12,000.00        |

After extensive searching for potential contractors offering the same painting service, unfortunately, only two (2) bids were submitted.

The first of the two (2) bids submitted was for the amount of **\$21,900.00**, the second bid submitted was for the amount of **\$50,000.00**.

For this year, as required by our By-Law's, we will continue to provide this service at the lower bid, however, we are concerned about the future with both the escalating cost for this service, as well as lack of qualified bidders.

After lengthy discussions, the Board of Trustees has decided to bring this information to the Community so that an informed decision might be made. Although every year fewer residents utilized this service, we are concerned that this expense will continue to increase at a rate will not be able to control, which in turn will certainly affect the annual HOA fee.

Therefore, we believe this would be a reasonable change in addressing expense control; the Board of Trustees is seeking your support in asking you to vote YES to revise the By-Law's and eliminate "the painting of exterior trim on all living units according to a schedule set by the Board of Trustees".

- The packet will contain association cover letter, Notice of Amendment to the By-Laws and the ballot.
- Motion made, and approved by all seated board members stating names accordingly; P. Krause, T. Behrens, B. Strothmann, L. Bruzaitis, S. Mazza, B. Skelly, M. Voto.

**Clubhouse** – By: R Ferrainolo

- Nothing to report.
- No meeting scheduled for July and August.
- Committee members continue to monitor the clubhouse.

**Community Awareness** – By: D. Rodgers:

**Mayor's Senior Advisory Meeting:**

- No Mayor's Senior Advisory Meetings scheduled for July or August.

**Residents Informational Meeting:**

- Mayor Lisa Crate will be the guest speaker at the August 10<sup>th</sup> Residents Informational Meeting.
- It is hoped the Mr. Ron Gaskil, Emergency Management Office will also be in attendance.

**AARP Smart Driving Course:**

- September 10<sup>th</sup> – 8:30 AM – 3:00 PM
- Cost – AARP Members - \$20.00 – Non-members - \$25.00
- Checks only – No cash.
- Payment due at sign-up.
- Driver's license is required to sign-up.
- Continental breakfast beginning at 8:00 AM.

#### Hackensack Meridan Health Fair:

- September 30<sup>th</sup> – 10:00 AM – 1:00 PM.
- Requested vaccine count required;
- Vaccines offered:
  - Flu
  - RSV
  - Pneumonia
  - Shingles.

#### Election Committee – By: G. Carbone

##### BOT Election:

- Information on the upcoming election will be included in the Pride.
- A Call for Candidate's Letter will be mailed to owners.
- Hoping residents will step forward to become more involved.
- Board members with expiring terms will no longer be receiving the "Letter of Intent" they will be required to complete the full BOT Candidacy packet.

##### Policies, Rules & Regulations:

- The committee has been working to update the election process.
- We are at the final stages and hope to be completed very soon.

#### Finance & Insurance – By: J. Cinosky

##### Mature Treasury Bills – July 8<sup>th</sup> Committee Recommendation:

- Next three (3) matured bills to be held in cash until August 15, 2026. Upon maturity total funds in the amount of \$52,000.00 be invested into a CD at a rate ranging between 3.8% and 4.1% for a period of three (3) months or hold earmarked I for the deposit for LHSA/LHCC Roof, Siding, Windows, LHCC ADA Door Extension, HVAC, ADA Ramp if required. Treasury Bill maturity dates as follows:
  - July 9, 2026 - \$10,960.18
  - August 6, 2026 - \$10,929.27
  - August 15, 2026 - \$29,859.90
  - Total - \$51,749.35 – interest to be determined
- Email recommendation was forwarded and approved by the Board of Trustees via email.
- Recorded email approval.
- Motion

#### F & I Committee Suspension – By: P. Krause

- Advised due to several resignations and member reevaluation the committee has been suspended.
- Informed of the July 22, 2026 Committee Letter, stating reasoning for the board decision to suspend the committee effective immediately.
- the board has received several committee resignations which were effective upon receipt.

- Each of the resignations stated; the decision to resign follows a period of careful consideration. The letters then include reasoning unacceptable to meeting etiquette.
- The letters included statements such as member lack of respect and professional decorum to the extent it has compromised the committee's ability to serve effectively.
- Informed; the board's decision did not come lightly. The board considered each committee member, their time on the committee, knowledge of the committee's purpose and lastly their conduct during meetings as well as representing the committee outside of meetings.
- As the committee's responsibility was to forward recommendations regarding association investments, and to prepare the budget, J. Cinosky, Association Treasure will continue with Merrill Lynch to monitor and forward recommendations.

#### **LHCC** – By: B. Corbyons

##### **Meeting:**

- No meeting minutes submitted.

##### **Course:**

- Green outdoor carpet at the foot of the bridge is unraveling.
- Greens Masters to address;
  - Remove green outdoor carpet – replace with non-stick strips
  - Water pooling at the bottom of bridge – grade and fill.
- No Tee Time – First Come First Serve

##### **Entrance Banners: - Memberships Available:**

- Banners have been ordered and received.
- Maintenance to install at entrance.
- Banner to read: Lions Head South Country Club  
Semi-Private – 9 Hole – Par 3  
MEMBERSHIPS AVAILABLE  
Daily Rates 732-477-7277  
[www.lionsheadsouth.com/golf](http://www.lionsheadsouth.com/golf)

##### **Ocean County -1<sup>st</sup> Tee Program:**

- Instructional program offered to children ages 8 -10.
- Committee to research further for special event hosting – equal to BTPD Water Safety Class.
- Great opportunity for revenue.
- Current course regulations – Allowance for children twelve (12) years and over to be accompanied by an adult.

#### **Recreation** – By: D. DeFeo

##### **Beach Entrance Railing Cover:**

- Board requested committee to review and submit recommendation for color choice.
  - Indian Teal – Royal Blue

- Committee requesting material clarification.

#### Outdoor Recreation Facilities:

##### Tennis Courts:

- Committee requesting maintenance soft wash rather than power wash.

##### Pool:

- Committee inquired regarding maintenance.
  - LHSA maintenance staff – Monday – Friday
  - Specialized – Service on Monday & Thursday
  - Specialized – Full vacuum on Thursday
  - Pool contract made available in Committee Chair Packet.  
Available for review.

#### Website – T. Bruzaitis:

##### Meeting Schedule:

- Next meeting - September 14<sup>th</sup>

##### Website Issues:

- Committee reviewed and approved the revised web page and will continue to identify additional content.

##### Missing Updates:

- Travel committee has not forwarded updates.
- Website directs to the Travel Bulletin Board in the clubhouse.

#### Old Business:

##### Federal Irrigation Repair – July 15<sup>th</sup> BOT Email Approval:

- Review of July 15, 2026, estimate #1494, for the amount of \$1,322.11, for irrigation repair on common ground at 116 Lauren Lane and 16 Tennis court.
- July 15<sup>th</sup> estimate was reviewed and approved by the board via email.
- Approved email recorded.
- Motion

##### Eastern Heating and Air Condition – July 15<sup>th</sup> Email Approval:

- Review of July 13, 2026, invoice #811109014, for the amount of \$615.76, for service due to blown amp fuses at office. Fuses replaced, coolant R22. Unit outside of library requires fan motor replacement.
- Review of July 14, 2026, estimate #87327611, for fan motor replacement for the amount of \$959.00.
- Invoice and estimate reviewed and approved by the board via email.
- Approved email recorded.
- Motion

##### Arborsmith Estimate #3118 102 Yorkwood – Fallen Tree:

- Review of July 22, 2026, estimate #3118 for the amount of \$4,265.00 for removal of tree fallen on common ground at 102 Yorkwood Drive.
- Motion

163 LHB – July 13<sup>th</sup> Request for Tree Removal:

- July 13<sup>th</sup>, administrator advised of required tree removal located in common ground at 163 LHB.
- Board requested confirmation for common ground.
- Common ground location confirmed.
- Architectural Application approved, request for township permit submitted.
- Replacement will be required.
- Approved.

**Administrator's Report:**

Arborsmith – 102 Yorkwood Tree Removal:

- July 16<sup>th</sup> & 17<sup>th</sup> – removal completed.

LHCC Banner:

- July 20<sup>th</sup> – purchase of banner approved and ordered.

CPA Final Review 2025 End of Year:

- July 21<sup>st</sup> – final review received.
- Forwarded to board for review and approval.

Manasquan Bank – LHSA/LHCC Project – Loan Approval:

- July 22<sup>nd</sup> – approved, executed.

NJNG – Repair Roadwork:

- July 22<sup>nd</sup>, repair required.
- Work order submitted

Westlund Electric - Pool Bonding:

- July 22<sup>nd</sup>, 5 Year Bonding received.
- Copy forwarded to OCHD.

Clubhouse Air Conditioning – Maintenance and Repair

- July 27<sup>th</sup> – annual maintenance completed.
- Fan motor - removal and installation completed.

**New Business:**

Website – Request for Posting – Religious Grief Support:

- Committee member inquired regarding allowance for placing information on the website.
- Offers support at no charge.
- Support Group offers booklet for \$25.00
- Board did not approve – Secular only.

New Committee Members – LHCC:

- Request for C. Florio and M. Talty.
- Motion.

Microphones – Request for Use at Standing Committee Meetings:

- Request recorded and approved.

Motion made by T. Behrens seconded by S. Mazza to adjourn the open meeting at 10:40 A. M. **MOTION APPROVED: 6-0**

The next meeting will be on August 10,2026 at 9:00 A.M.

Submitted by,

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L. Kolesa, Administrator