

LIONS HEAD SOUTH ASSOCIATION, INC.

December 18, 2023 – January 8, 2024
Board of Trustees Standing Committee

Present: J. Cinosky T. Behrens L. LaFerrera
D. Gregory P. Comfort B. Skelly

Also, Present: L. Kolesa, Administrator

Absent: K. Wright

The open meeting was called to order by J. Cinosky, President at 9:00 A.M.
The open meeting was briefly adjourned at 9:34 by J. Cinosky and recalled to order at 9:43 AM.

Actions Taken:

1. Motion made by T. Behrens, seconded by P. Comfort to approve the minutes for the December 4, 2023 open meeting. **MOTION APPROVED: 5-0**
2. Motion made by P. Comfort, seconded by B. Skelly to accept Arborsmith, December 8, 2023 invoice, #2461, to remove the fallen Pitch Pine located near the footpath, and one (1) small dead Pine adjacent, and one (1) dead Oak along the sidewalk at the golf course on the LHB side for the amount of \$746.38.
MOTION APPROVED: 5-0
3. Motion made by T. Behrens, seconded by B. Skelly to accept McGovern 2024 hourly and flat rate increases. **MOTION APPROVED: 5-0**
4. Motion made by L. LaFerrera, seconded by P. Comfort to accept Shore Technology 2024 fees to the Microsoft's Hosted Exchange.
MOTION APPROVED: 5-0
5. Motion made by B. Skelly, seconded by T. Behrens to accept Arborsmith, December 13, 2023, estimate #3907, to remove (one) double Oak tree behind 165 Lions Head Blvd. located in Common Ground, not to exceed the amount of \$959.63. **MOTION APPROVED: 5-0**

Treasurer's Report: By: D. Gregory

- The balance as of November 30, 2023, is \$1,053,622.41 of which includes the CD total 587,000.00, stock total of \$101,071.80 and cash total of \$365,550.51.

ACC – By: K. Fagan

- Looking forward to 2024 events.
- Scheduling of events for 2024 has been finalized.

Events:

LHCC:

Polar Bear Shoot – Out:

- December 31, 2023 – 12:00 PM – 2:00 PM

Social:

New Years Eve:

- December 31, 2023 – 8:00 PM – 12:30 AM.
- Music – Dessert & Coffee.

Architectural – By: M. DeFillipo

- Residents have been very productive with correcting violations and completing applications.
- Please note Architectural Applications are approved for a calendar year only.
- If you have an approved 2023 application, and the work has not been completed, you are required to return the window permit and submit a new application.
- Request to name for Co-Chair.
- Co-Chair to be approved at the January 8, 2024 Board of Trustees Meeting.

Buildings and Grounds – By: T. Behrens:

- Nothing to report.

By – Laws – By: J. Cinosky

- Revision to By-Law's to be completed in 2024.

Clubhouse – By: L. Kolesa for M. Voto

- Request for approval of estimate for removal and storage of Christmas tree decorations.
- Estimate submitted by Tropical Touch.
- Tabled to closed meeting.

Community Awareness – By: D. Rodgers

- No Report
- Commended the board for their patience regarding several resident's behavior during the December 4, 2023 Resident Association Meeting.
- There were several residents in attendance, whos' behavior was extremely unbecoming.

Finance & Insurance – By: B. Bigley

- Review of the December 12, 2023 minutes.
- Reviewed all financial statements.
- Members had several questions regarding spending, D. Gregory offered direct and thorough explanations.
- Discussed and forwarded to board; recommendations for reinvestments of matured and maturing CD's.
- Club audits are scheduled for January.
- Committee suggested scheduling annual meeting to include accountant, Board of Trustees and finance committee members.
- Submitted approval request to board to add a new committee member.

LHCC – By: P. DeCarlo

- 2023 Income as of November 30th well ahead of the budget at \$47,000.00.
- Exceeded guest fees by \$7,000.00.
- Forecasting 2024 to be a better year.
- More marketing.
- No increase to fees.
- Confirmed report of discarded items (florescent bulbs, beer bottles) in the water at the bridge.
- To consider placing tree/scouting cameras.
- Will research and forward estimates.

LHCC – P. DeCarlo – Last Meeting – By J. Cinosky

- J. Cinosky as well as all board and committee members offered thanks for stepping forward to fill the open position.

Nominating – By: C. Facciponti

- Very successful year.
- Looking forward to 2024.

Recreation – By: L. Adams

November – Game Night:

- Due to the inclement weather, we did not have as many residents as expected.
- We are hoping to add another to our February schedule

Security – By: T. Katakozinos
9th Hole Golf Course & RV Lot:

- Reports of empty mini (airline) alcohol bottles near the 9th hole and larger bottles of alcohol near the RV area.
- Brief discussion regarding posting “No Littering”.
- Will contact police for extra patrol.

Website – By – B. Skelly:

- Library TV now scrolling LHSA highlights.

Old Business:

LHSA Golf Course Fallen Tree - Arborsmith:

- December 8, 2023, Invoice #2461 reviewed.
- November 30, 2023 office was notified; due to the November 29th storm a Pitch Pine had fallen and was hanging over a foot path located on the golf course on the Lions Head Boulevard side.
- B & G Tree Removal Application and township permit were received.
- Office was advised of two (2) other dead trees in the same proximity.
- Removal was required and completed.
- Township will require replacement.
- Moton.

Administrator’s Report:

Resident HOA - Military Discount Request:

- Notified of resident request for HOA military discount.
- All resident requests must be addressed and recorded.
- Brief discussion.
- Unable to accommodate request.

New Business:

McGovern 2024 Legal Fees:

- Review of increases to 2024 fees.
- Increase of 5% - 5.2% for senior attorneys.
- ADR hourly fee was raised to \$375.00.
- Motion.

ADP – Hartford Workmen’s Comp Insurance Renewal:

- Review of 2024 policy.
- No increase.

Shore Technology 2024 Fees:

- Review of \$73.92 increase to 2024 fees to the Microsoft's Hosted Exchange.
- Motion.

165 LHB Common Ground Tree Removal – Arborsmith Estimate #3907:

- Review of estimate to remove (one) compromised double Oak tree behind 165 Lions Head Blvd., leaning towards 163 Lions Head Blvd., located in Common Ground.
- Application and permit received.
- Township requires replanting
- Motion.

Motion made by P. Comfort, seconded by B. Skelly to adjourn the open meeting at 9:54 A. M. **MOTION APPROVED: 4-0**

The next meeting will be on January 3, 2024 at 9:00 A.M.

Submitted by,

L. Kolesa, Administrator