

LIONS HEAD SOUTH ASSOCIATION, INC.

OPEN

January 24, 2022 – Approved February 14, 2022

Board of Trustees Meeting

Present:

B. Skelly
P. Comfort

T. Behrens
J. Castellano

K. Wright

Also

Present: L. Kolesa, Administrator

Absent: J. Cinosky
D. Gregory

The open meeting was called to order by B. Skelly, President at 9:00 A.M.

Actions Taken:

- Motion made by J. Castellano, seconded by T. Behrens to approve the minutes for the January 10, 2022 open meeting as revised. **MOTION APPROVED: 4-0.**
- Motion made by T. Behrens, seconded by K. Wright to accept Ocean Fitness Equipment annual maintenance contract and resident orientation not to exceed \$1,000.00. **MOTION APPROVED: 4-0.**
- Motion made by J. Castellano, seconded by K. Wright to approve PNC initial deposit of \$10,000.00 for LHSA operating account. **MOTION APPROVED: 4-0.**
- Motion made by K. Wright, seconded by P. Comfort to allow Standing Committees and 40th Anniversary Committee to resume holding meetings effective February 1, 2022 in the Lion's Den with following stipulations; den back entrance only, sign-in and mask requirement. **MOTION APPROVED: 4-0.**
- Meeting pause – 9:57 A.M. Meeting resume 10:30 A.M.

Treasurer's Report By- J. Castellano:

- The balance as of December 31, 2021 is \$1,435,859.46 of which includes the CD total of \$360,569.64, stock total of \$302,610.12, and cash total of \$772,679.70.

Old Business:

Ocean Fitness – Maintenance Proposal:

- Review of annual maintenance contract.
- January 1, 2022 – December31-2022.
- Minor repairs performed during each regular visit at no charge.
- To furnish all materials and supplies to perform maintenance services listed.
- Will advise of required replacement parts. Replacement approval required.
- Reports upon request.
- No change to contract price.
- Motion.

COVID Testing Site – B. Skelly:

- Maintenance to set-up table outside at front entrance of clubhouse.
- Maintenance to cone lot entrance for traffic flow
- T. Behrens and four (4) Security Committee members to direct traffic.
- Rest room allowance for staffing and security members through front entrance only.
- Options for future scheduling.

PNC Bank – Open Account & Signature Cards:

- Discussed protocol and bank requirements for opening accounts.
- Board members to schedule for execution of signature cards.
- Motion.

Verizon – Resident Meet & Greet:

- Board met with Verizon representative to discuss final installation and residents meet and greet for sign-on package.
- One on one – thirty (30) minute intervals.
- Early termination refund-up to \$550.00.
- No annual contract.
- A la carte packages – three (3) year price lock.
- No hidden fees – state taxes only.
- Digital receipt given at sign-up.
- At completion of connection – resident to contact old carrier service for disconnect.
- Phone number and email address can be kept.

Architectural Trees– B. Skelly:

- Prior to year-end, updated Architectural Applications were submitted for committee review.
- Required tree list to be added to application as well as posted on website.
- Committee will review at next scheduled meeting.

Brick Permit Updates – Raised Bedding – B. Skelly:

- Township waiting on three properties to submit application.
- Township contacted for request to process applications received.

RV Electric:

- January 19, 2022 township inspection approved.
- Electrical permit approved.
- JCP & L to schedule for cable connection and meter connection.

RV Garage Door Replacement:

- B. Mathiasen, to submit proposals.

Pool Furniture – Lounge Return/Replacement:

- Sky's The Limit to schedule return.
- Replacement lounge has not been completed.
- Office instructed to contact Railside Furniture for pricing and shipping.
- P. Comfort to discuss with Recreation Committee at next scheduled meeting.

Special Audit Update:

- J. Castellano no update.
- L. Kolesa confirms same.

Pool Shed -Door & Electric:

- Installation of door, hardware, and frame work completed.
- Approved Giacinti Electric proposal for shed fan installation to be placed on hold until FWH Associates submit pool repair recommendations.

Clubhouse Opening:

- Standing Committees and 40th Anniversary Committees only will have allowance to hold meetings effective February 1, 2022.
- Back door of den entrance only.
- Masks and sign-in required.
- Motion.

Entrance Pond Stones:

- Brief discussion regarding rock size, placement and cost.
- Turfmasters rock proposal to be returned to Building & Grounds for recommendation.

New Business:
Administrator's Report – N/A

Trustee Contacts:

- Board review of contact information.

Standing Committee Guidelines:

- Discussion regarding protocol and requirements.
- Committee Chairs invited to meet prior to February 14, 2022 Standing Committee Meeting.
- Meeting will be scheduled to open at 8:45 A.M.
- Attendance is required.
- If chair is not available, co-chair or committee member must attend.

Motion made by P. Comfort, and seconded by J. Castellano to adjourn the open meeting at 10:40 A.M. **MOTION APPROVED: 4-0**

The next meeting will be on February 14, 2022 at 9:00 A.M.

Submitted by,

L. Kolesa, Administrator