

LIONS HEAD SOUTH ASSOCIATION, INC.

OPEN

December 2, 2024 – Approved December 16, 2024
Board of Trustees Meeting

Present:

J. Cinosky
K. Wright
M. Tears

T. Behrens
L. LaFerrera

P. Comfort
B. Skelly

Also

Present: L. Kolesa, Administrator

Absent: N/A

The open meeting was called to order by J Cinosky, President at 9:05 A.M.

Actions Taken:

1. Motion made by M. Tears, seconded by P. Comfort to approve the minutes for the November 18, 2024 open meeting. **MOTION APPROVED: 6-0**
2. Motion made by K. Wright, seconded by M. Tears to approve contract execution of Greens Masters, LLC, October 29, 2024 proposal for LHCC 2025 Golf Course Maintenance for the amount of \$184,500.00 plus tax as accepted on November 4, 2024 **MOTION APPROVED: 6-0**
3. Motion made by T. Behrens, seconded by P. Comfort to approve the 2025 Hartford Insurance Workmen's Compensation and Employers Liability for the estimated amount of \$3,294.00. **MOTION APPROVED: 6-0**

Treasurer's Report By- M. Tears:

- The balance as of October 31, 2024 is \$1,056,112.33 of which includes the CD total of \$450,000., total Stock \$120,457.47, total cash of \$345,654.86, and Treasury Ladder of \$140,000.00.
- B. Begley to advise of upcoming committee meeting scheduling.
- Merrill Lynch will be contacted upon confirmation to meet with F & I to discuss upcoming maturing CD's and Treasury Ladder.

Old Business:

Greens Masters - 2025 Golf Course Maintenance Proposal:

- Review the October 29, 2024 proposal for LHCC 2025 Golf Course Maintenance for the amount of \$184,500.00 plus tax as accepted on November 4, 2024.
- Motion.

2024 FWH Engineer Study – November Draft:

- Brief discussion regarding review noting items missing and/or requiring corrections.
- Compiled report to be forwarded requesting corrections.

Administrator’s Report:

Pool Gate Fob Access:

- As requested by Johnson Controls, contacts were forwarded to Giacinti Electric.

Chem – Dry – Clubhouse Hallway:

- November 25th, as requested vendor returned to apply a second application to a larger stain located in the clubhouse hallway.
- Maintenance staff to continue spot cleaning until balance of residue has diminished.

Brick Township Fire Safety Annual Inspection:

- November 25th – completed inspection.
- Notified of failure of four (4) Emergency Exit Lights. Three (3) located in the clubhouse and one (1) located at the country club.
- Allowance of fifteen (15) days to address.
- November 25th – Giacinti Electric was contacted.
- November 26th replacement and installation completed.

Sidewalk – LHB at Golf Course:

- Office notified of small lift in sidewalk.
- Area has been marked with orange spray print for resident safety.
- Area to be addressed accordingly.

New Business:

The Hartford Insurance – 2025 Workmen’s Compensation and Employers Liability:

- Review of Policy Number - 76 WEG AU9PKJ.
- Motion.

Common Ground Tree Removal:

6-8 Ashford Drive at Golf Course:

- Office notified of required removal of tree located on the golf course, leaning towards street between 6 & 8 Ashford Drive.
- B & G permit approved and submitted to township for inspection.
- Request for removal estimate submitted.

94 Yorkwood Drive:

- Office notified of required removal between 94 & 96 of small dead Pine and fallen Pine.
- B & G permit approved and submitted to township for inspection.
- Request for removal estimate submitted.

Motion made by P. Comfort and seconded by T. Behrens to adjourn the open meeting at 9:24 A.M. **MOTION APPROVED: 6-0**

The next meeting will be held on December 16, 2024 at 9:00 A.M.

Submitted by _____
L. Kolesa Administrator