

LIONS HEAD SOUTH ASSOCIATION, INC.

OPEN

September 9, 2024 – Approved September 23, 2024

Board of Trustees Meeting

Present:

J. Cinosky
K. Wright

M. Tears
T. Behrens

L. LaFerrera
P. Comfort

Also

Present: L. Kolesa, Administrator

Absent: B. Skelly

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 T. Behrens to approve the minutes as amended for the August 26, 2024 open meeting. **MOTION APPROVED: 4-0**
2. Motion made by K. Wright, seconded by T. Behrens to accept Arborsmith, August 26, 2024, estimate #4065 for trimming of branches located in Common Properties at 95 Yorkwood Drive for the amount of \$746.38. **MOTION APPROVED: 5-0**
3. Motion made by T. Behrens, seconded by M. Tears to accept Arborsmith, Invoice #2610 for tree removal and trimming of branches located in Common Properties at 93 Lions Head Boulevard South and 99 Yorkwood Drive for the amount of \$1,919.25. **MOTION APPROVED: 5-0**
4. Motion made by P. Comfort, seconded by L. LaFerrera to accept Giacinti Electric, estimate #2121 to remove and replace piping, wiring and receptacles located at the outdoor shuffleboard covered seating area for the amount of \$4,100.00. **MOTION APPROVED: 5-0**
5. Motion made by P. Comfort, seconded by T. Behrens to accept Dash Mechanical, LLC, 2025 Service Maintenance Contract for the amount of \$506.47. **MOTION APPROVED: 5-0**

6. Motion made by T. Behrens, seconded by P. Comfort to accept Environmental Technical Drilling, Inc., September 4, 2024, Invoice #9444 for required repairs and replacements to well #3, for the amount of \$6,542.00. **MOTION APPROVED: 5-0**

7. Motion made by K. Wight, seconded by M. Tears to accept Southwest Greens Delaware Valley, September 7, 2024 estimate of Option #2 for removal of rotting timbers and remove and replace existing stone at the new bocce court for the amount of \$3,420.00. **MOTION APPROVED: 5-0**

Treasurer's Report By- M. Tears:

- The balance as of July 31, 2024 is \$1,127,357.48 of which includes the CD total of \$587,000.00, total Stock \$116,845.47 and total cash of \$423,512.01.

Old Business:

Arborsmith Estimate - #4065 95 Yorkwood Drive – August 29th Email Approved:

- Review of August 26, 2024 estimate #4065 for trimming branches from a Pitch Pine, located on common properties encroaching on resident home and patio.
- Motion

Arborsmith Invoice - #4054 – Lions Head Blvd. Common Properties:

- Review of Invoice for tree removal and trimming located at 93 Lions Head Blvd. and 99 Yorkwood Drive.

93 Lions Head Blvd. South:

- Initial inspection recommendation and approval for the amount of \$1,706.00, for the removal dead Pitch Pine, back left of property, pruning of dead wood, removal of hanging and broken limbs from a larger Pitch Pine at right of property.
- Further inspection of property noted changes to required service resulting in difference in pricing.
- Estimate #4054 was voided.
- Service and corrected billing included in Invoice #2610.

99 Yorkwood Drive:

- Pruning of two (2) Pitch Pines, located at rear of property encroaching of home and patio.
- Motion.

LHCC Policies Update – P. Comfort – August 27th Email:

- Review and brief discussion regarding requesting LHCC golf courses visitor security measures.
- Request for photo identification.
- Guests under the age of twelve (12) will not be permitted.
- Guests under eighteen (18) must be accompanied by an adult.
- An adult may provide ID for guest under the age of eighteen (18) who do not have photo identification.
- 2025 budget request for Trail Cam purchase and installation.

Outdoor Recreational Area Overhead Lighting – Giacinti Electric Estimate #2121:

- Review of estimate for the removal of existing piping, wiring, and receptacles that power the non-weather rated 4' fixtures located at the shuffle board covered sitting areas.
- Install piping, wiring and weather rated 4' LED fixtures.
- New cross beam supports where required.
- Motion.

Giacinti Electric – Invoice #4898 – Lighting Repair – Water Damage Kitchen & Den:

- Repairs/replacements completed for electrical and lighting damage the kitchen and den ceilings due to ceiling water damage.
- Invoice #4898 totaling \$716.63

Kintech – Architectural Rules – Revised Printing:

- Final revisions of the Architectural Rules and Regulations submitted for printing of fifty (50) copies.
- Common Properties map included.

LHCC Hole #3 Brick Township School District Buildings & Grounds:

- August 28th, Brick Township School District Building & Grounds was notified regarding a dead tree requiring removal.
- Tree is located near hole #3, on the fenced school side.
- J. Bowes, supervisor of Building and Grounds confirmed same and has scheduled removal.

Administrator's Report:

September 6th – Arborsmith Golf Course Inspection – Tree Trimming/Removal:

- Goff course requires trimming and tree removal.
- Current golf course maintenance contract requires notification to be included in weekly reports for removal of dead tree, trimming over fifteen (15) feet, problematic irrigation areas.
- The above items have not been included in submitted reports.
- Inspection by LHSA B & G's confirmed areas requiring immediate trimming and tree removal.
- September 6th, Arborsmith completed inspection, recommendation and proposal to follow.

Township Tree Removal – Tree Requirements:

- Administrative reminder regarding required township tree removal permits.
 - All and trees requiring removal require township permit application.
 - Township inspection and approval must be received prior to removal.
 - If replacement is required, planting species and replacement date must be included with on permit application.

Additional Irrigation – Pool Shed:

- September 6th – Federal Irrigation installed required additional lines at the pool shed.

Clubhouse Roof/Siding/Window Replacement:

- Proposals will be included in the 2025 budget.

New Business:

Dash Mechanical Annual Contract – Fitness Center:

- Review of the August 28th, 2025 annual service maintenance contract for the mini-split unit.
- Motion.

Environmental Technical Drilling – Well #3:

- Review of September 4th, invoice #9442 for repairs to well #3.
 - Pump Pull with ATV
 - 5 Hp Motor & 50 GPM Pump End
 - HP Control Box
 - 2" Check Valve
- Motion.

Committee Sign-Up Sheets:

- 2025 sign-up sheets will be placed on the committee boards located in the clubhouse on November 1, 2024.
- Sign-up sheets will be removed November 18, 2024 for preparation of committee chair acceptance and board approvals.
- Information will be provided in the next addition of the Pride.

Resale – Protocol - Resident Fine – Resale Notification – Architectural Inspection:

- Administrative request submitted to board for approval to revise resident/attorney/title cover letters allocating fines for non-compliances of required documents and inspections prior to resale.
- Approved.

Clubhouse:

- September 5th, Garon T. Plumbing and Brick Heating and Air Conditioning were contacted for inspection and recommendations to resent mold and sewerage odor within in area of the clubhouse.

Southwest Green Delaware Valley – Contract Revision Bocce Courts:

- Review of the September 7, 2024 estimate of Option #2 for removal of rotting timbers and removal of existing stone to be replaced with new ¾” grey stone at the new bocce court for the amount of \$3,420.00.
- Motion

Motion made by L. LaFerrera and seconded by K. Wright to adjourn the open meeting at 10:01 A.M. **MOTION APPROVED: 5-0**

The next meeting will be held on September 23, 2024 at 9:00 A.M.

Submitted by _____
L. Kolesa Administrator