

LIONS HEAD SOUTH ASSOCIATION
BOARD OF TRUSTEES' ASSOCIATION MEETING
August 12, 2024 – Approved October 14, 2024

President Cinosky called the meeting to order at 7:00 PM. All Trustees were in attendance except for Linda LaFerrera.

The Pledge of Allegiance was said and there was a minute of silence for our departed residents.

Mike Wiggins moved to approve the minutes of the June 10, 2024 meeting; Ginny Carbone seconded. Minutes were approved unanimously.

The regular order of business was changed to allow for the presentation made by Lisa Tozzi, a representative for Town Square Adult Day Care located in Brick. She discussed new options for dementia patients.

Michael Tears, Treasurer, reported that the Association had the following funds, \$587,000 in CD's, \$115,109 in stocks, and \$467,490 in cash, for a total of \$1,167,600.

There were no new residents present.

President Cinosky introduced the Trustees.

He also discussed a new, New Jersey law concerning charging stations for electric vehicles. Regardless of whether the charging station is inside or outside, the following is required: permit from the township, installation by a licensed electrician, and insurance in the amount of \$100,000. In addition, an architectural application is also required. Part of the legislation states that extension wires may not be used and special wiring is required. Architectural Rules and Regs will be changed to reflect this change. The information will also be out into the PRIDE and a robo call will also be made. Information will also be shared by the Welcoming Committee.

The Standing Committees made the following report

- **Activities Coordinating Council** - The MaryEllen Klotz reported the following: on Sunday, Sept 8, there will be a Local Summer Party at the pool, August 15 is an Evening Game Show, and the Clubhouse will have the hallways painted and the rugs cleaned sometime next month. In addition, Travel has several trips scheduled and the WGA will sponsor a Tricky Tray on August 26th and a Cancer Walk on October 12. Both will benefit Mary's Place by the Sea. The Women's club is scheduled for Bingo on August 21 and Mums will be sold for 3 for \$18.00. Hospitality was thanked for the refreshments. All this information is also on the Website.

- **Architecture** - There have been a lot of applications, and the Committee is working well. Also, "when in doubt - fill it (architectural application) out"

Buildings and Grounds - Tom Berens informed the residents that 2 sprinkler controllers went down at a cost of \$3,000 each. One was hit by lightning. In addition, because of breaks in the sprinkler system, 180 ft of new piping had to be laid, at a cost of \$2,700. Because of issues with common ground trees, we have spent more on tree removal than expected. So far, 98 out of 156 homes have been painted. He thanked the Garden Club for the nice job that was done with the side of the Clubhouse. Diane Chapin stated that it was more work than was anticipated and reminded everyone that the Garden Club is still looking for new members. Meetings are on Wednesday; she thanked everyone for their help.

He updated residents about the pool. Twenty-eight days are needed to cure the plaster, and chemicals cannot be put into the pool during this time. The pool was tested, and it failed. Usually if this occurs, the pool will be shocked, but we cannot do this. We looked at the sources that would create the failure and found that a well tested positive; it will be treated and sanitized today. Since the well is sealed, we believe the bacteria entered through a broken line. We will test again tomorrow and at the end of the week. Thirteen other communities have had similar problems, two of them linked to wells. We are waiting for the electrical permit. We were told we passed and are waiting to have the actual permit. He recommended taking a shower before going into the pool. In the past there has also been an issue with shoes left at the entrance of the pool. This will be referred to the Recreation Committee for a solution.

By-Laws- By-Laws are under review; revised Architectural Rules and Regulations will be available on the Web site. A new realtor's law in New Jersey states that you do not have to be 55 to buy a house in a SR Community, but you must be 55 to live in the Community. Houses cannot be rented until the owner has owned the house for three years. If a house is left for someone under 55, they cannot rent the house until they are 55. This change will be included in the revised By-Laws.

Clubhouse - Mike Voto reported that the hallway is scheduled to be painted. Also, the Committee is looking into new chairs for the Lion's Den.

Community Awareness - Deb Rogers reported that the Farmer's Market is back on Saturday mornings. The Town Connection cancelled their August date. A town-wide Garage Sale is scheduled for Sept 4 and township permits are required. A Health Fair is scheduled for Oct 30th.

Finance and Insurance - The Committee is currently working on the budget.

Lions Head Country Club - Bob Corbitt reported that the Country Club is open and ready for business. Membership is 125 and to date, they are expecting to exceed their income budget for the year. The yearly golf tournament is scheduled for Sept 28 and will include a continental breakfast, golf, a luncheon and awards.

Nominating - Charlie Facciponti reported that anyone interested in running for the Board must have their packet returned by Sept. 26th.

Recreation - Lin Adams reported that when the pool opens, the hours will be changed to 8AM to 8:30PM. Because of the swim-up areas, there will be no jumping or diving into the pool. Since the concrete is still curing, please do not drag the chairs. August 27 and 29 will feature arm work-out sessions in the Fitness Center. The new boc:ci courts will start at the end of August and will be completed in 2 weeks. A joint recreational function for pickleball, bocci ball and shuffleboard will be scheduled in October featuring demonstrations for each sport. A Sunday Funday is scheduled for August 25 and will feature a DJ and food.

Security- Jeff Allen asked the residents to remember the 25-mile speed limit. In addition, all homes should have their mailboxes numbered and dryer vents should be cleaned. Security meetings are held on Wednesday at 5pm. Residents complained about the number of cars using our exits for U-turns despite signs that have been posted and that drivers are going over the white lines at the light, which makes it difficult for the cars to make a turn to see the on-coming traffic.

- **Website** - Tony Bruzaitis reported readership continues to grow in many categories. New members have joined, and the Committee will be redesigning the Website. They will be looking for volunteers to be part of a focus group that will be recommending changes and additions to the Website.

Comments from the Floor:

Complaints about how TurfMasters is edging the sidewalks - they are responsible to edge both the sidewalk and street side

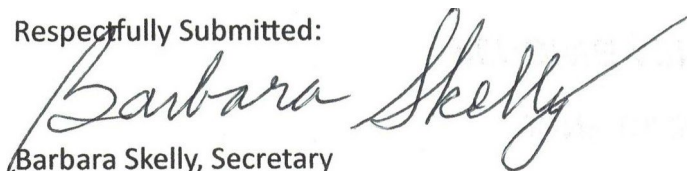
Suggestion that the Board allow residents to use the Clubhouse parking lot for the Town-Wide Garage Sale - this was referred to the Trustees for a decision, but a Township permit is required.

President Cinosky thanked Lin for all her work with the pool.

The Badge Award was won by Bonnie Luton.

Having no further business to discuss, Peter Brennan moved to adjourn the meeting at 8:21 PM. Michael Wiggins seconded the motion. The meeting was adjourned.

Respectfully Submitted:


Barbara Skelly, Secretary