

LIONS HEAD SOUTH ASSOCIATION, INC.

OPEN

April 11, 2022 – Approved April 25, 2022
Board of Trustees Meeting

Present:

B. Skelly
J. Cinosky
P. Comfort

D. Gregory
T. Behrens

K. Wright
J. Castellano

Also

Present: L. Kolesa, Administrator

Absent: N/A

D. Gregory not in attendance for conclusion of meeting.

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

Actions Taken:

- Motion made by K. Wright, seconded by T. Behrens to approve the minutes for the March 28, 2022 open meeting as amended. **MOTION APPROVED: 6-0**
- Motion made by J. Castellano, seconded by P. Comfort to approved five (5) named residents to Social Committee. **MOTION APPROVED: 6-0**
- Motion made by D. Gregory, seconded by T. Behrens to accept Jersey Shore Awning March 19, 2022 proposal for installation of two (2) patio canopy at the county club, approving additional \$400.00 dollars over approved 2022 Budget allotment. Proposal not to exceed the amount of \$9,900.00.
MOTION APPROVED: 6-0
- Motion made by P. Comfort, seconded by T. Behrens to accept Arbor Smith, April 1, 2022 proposal to remove broken limbs and trees located in Common Ground at 63 Yorkwood and 27 Meadowbrook, not to exceed \$853.00.
MOTION APPROVED: 5-0

Treasurer's Report By- D. Gregory

- The balance as of March 31, 2022 is \$1,545,209.08 of which includes the CD total of \$361,118.60, total stock of \$294,150.78 total cash of 889.939.70.

Old Business:

Pool Rules & Regulations:

- Pool Rules & Regulations board approved April 4, 2022.
- Copy submitted to Pride.
- Recreation committee updated regarding age to be reflected as stated in Policies, Rules & Regulations, 15.4.6.1 & 15.4.6.2, page 38.

FWH Retaining Wall Evaluation – Thames Common Ground:

- Review and discussion of conclusions and recommendations.
- Will require phases and township inspections and permits.
- Phase one – tree removal to stump.
- Township approved removal to stump, blanket permit required.
- B & G to obtain proposals for balance of tree removal, grading, removal of all vegetation between wall and fence, fence repair/replacement.
- Township replanting required.
- Residents will be contacted prior and updated accordingly.
- April 18 2022, 10:00 A.M. - board members will conduct physical walk-through including surrounding common area.

FWH Stormwater Management Basin Evaluation:

- Review and discussion of conclusions and recommendations.
- Annual clearing and reports required by DEP.
- Noted areas for missing riprap, overgrown vegetation and debris, one (1) basin cover missing.
- Maintenance to install temporary orange construction fencing to area noting missing basin cover.
- Recommendations to be forwarded to Turf Masters and included in annual contract.

Social Committee – New Members:

- Board review of recommendation of following residents as new members:
 - K. Ahern T. Ahern
 - K. Rott R. Rott
 - A. Trilivas
- Moton.

Country Club – Awning Proposal:

- Re - review of proposal.
- Fabric confirmed as Sunbrella standard.
- Proposal was submitted to WGA for color recommendation.
- Board discussion and approval for additional \$300.00.
- Motion.

40th Anniversary– P. Comfort:

- Presentation of items to be distributed:
 - Bags
 - Notebook & Pen
 - Wristband
- Sign-ups scheduled for Saturday.
- May 23rd – last day for ticket purchase/sign-up.
- Committee discussed availability for table reservations
- Table captain to purchase tickets together.
- Must be 8 -10 to a table for reservation.
- Reserved sign will be placed day of function.
- Residents must arrive to function together.
- Board approved committee recommendation of table requirements for table reservations.

Pool – Chemical Testing – Maintenance:

- Board discussed Recreation Committee request to have maintenance staff conduct weekly morning chemical testing.
- Recreation does not have committee availability.
- Maintenance staff have been removing vacuum weekly.
- Maintenance staff to conduct weekly morning (only) chemical testing.

New Business:

Administrator⁷ Report – presented by L. Kolesa

- April 15th – Verizon installation scheduled for clubhouse and fitness center.
- RV Shed– Giacinti has completed installation of additional lighting and relocation of entrance light switch as requested by Buildings and Grounds.
- B & G, & Garden Club to meet with Turf Masters today to finalize plant list for entrance fountain and areas.
- Architectural - resident application spread sheet completed and forwarded to Architectural committee for review. Spread sheet to provide time line from origination of application through final inspections. Same to be followed for violations.
- April 5th - Swift & Son Inc. meet with T. Behrens to review clubhouse parking lot areas to be readdressed.

- Payment will not be processed until corrections have been completed and approved.

27 Meadowbrook – Common Area Tree Proposals – Removal & Replacement:

- Review of proposals for removal.
- March 14, 2022 – broken limb and tree to weekend wind storm
- B & G inspection and approval.
- Township inspection – approved removal of two (2) trees. One (1) replacement required.
- Request made for tree replacement proposal.
- Motion.

63 Yorkwood – Common Area Tree Removal Proposal:

- Removal of proposals for removal.
- March 14, 2022 small Pitch Pine snapped to weekend wind storm.
- B & G and Township inspection approved.
- No replacement required.
- Motion.

Motion made by K. Wright, and seconded by J. Castellano to adjourn the open meeting at 10:12 A.M. **MOTION APPROVED: 5-0**

The next meeting will be on April 25, 2022 at 9:00 A.M.

Submitted by _____
L. Kolesa, Administrator