

**LIONS HEAD SOUTH ASSOCIATION, INC.**  
**November 21, 2022 – Approved December 5, 2022**  
**Board of Trustees Standing Committee**

**Present:**      B. Skelly                      P. Comfort                      K. Wright  
                    D. Gregory                      T. Behrens                      L. LaFerrera

**Also, Present:** L. Kolesa, Administrator  
                         Welcoming Committee - R. Ferrainolo

**Absent:** J. Cinosky

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

**Actions Taken:**

1. Motion made by P. Comfort, seconded by K. Wright to approve the minutes for the October 24, 2022, open meeting. **MOTION APPROVED: 5-0**
2. Review of November 14, 2022 Board of Trustee Meeting Agenda, November 15, 2022 Board of Trustee Meeting Review – No Quorum.
3. Motion made by D. Gregory, seconded by T. Behrens to approve Turf Masters proposal for tree and bush replacement at the country club for the amount of \$2,079.13. **MOTION APPROVED: 5-0**
4. Motion made by D. Gregory, seconded by T. Behrens to approve Turf Masters proposal for sod cutter, Kubota and labor at the country club for the amount of \$746.38. **MOTION APPROVED: 5-0**
5. Motion made D. Gregory, seconded by T. Behrens to approve JBS Tree Experts proposal to remove trees located on Common Ground at Thames Place leaving stump height not to interfere with root system, for the amount of \$12,7595.00. **MOTION APPROVED: 5-0**
6. Motion made by D. Gregory, seconded by T. Behrens to approve Turf Masters proposal for tree removal located on Common Ground at 23 Yorkwood Drive for the amount of \$1,919.25. **MOTION APPROVED: 5-0**

7. Motion made by D. Gregory, seconded by P. Comfort to accept Giacinti Electric proposal to replace the interior fluorescent lighting throughout the interior clubhouse with recessed LED lighting and replace the current outside lighting adding spot lights on the ends of the building for the amount of \$5,297.00.  
**MOTION APPROVED: 4-1**
8. Motion made by P. Comfort, seconded by T. Behrens to approve Favia Glass proposal to replace four (4) sashes and spring hardware for two (2) windows located in the card room. **MOTION APPROVED: 5-0**
9. Motion made by P. Comfort, seconded by K. Wright to approve Holiday Decorating of New Jersey to install mini warm white lights on sixteen (16) Boxwood bushes on both side of entrance. **MOTION APPROVED: 5-0**

**Treasurer's Report:** By: D. Gregory

- The balance as of October 31, 2022, is \$1,360,580.57 of which includes the CD total of \$550,000.00 Treasury Bill total of \$250,000.00 \$800,000.00 stock total of \$259,259.98 and cash total of \$301,320.59.

**ACC** – By: K. Fagan

**Through The Years – Video:**

- On November 20<sup>th</sup>, 2:00 PM, a two (2) hour video presentation of 1980 & 1990 LHSA resident events was held in the clubhouse.
- There was terrific turnout with approximately seventy (70) residents.
- Special thanks to original residents, D. Veitch, J. Flaccavento, and J. Kemether, who directed most of the original presentations.
- Hoping to be able to continue to share more in the near future.

**Christmas Open House:**

- Please join us for the, Holiday Open House is scheduled for Saturday, December 3<sup>rd</sup>, 12:00 P.M.

**Christmas Parade:**

- 2022 Christmas Parade will be held, December 10<sup>th</sup>.
- Parade will begin at 6:00 P.M.

**WGA:**

- WGA will continue with the tradition started by L. Jacquin of presenting the residents of Shorrock Gardens with holiday cookies and goodie bags.

**Architectural** – By: S. Scaturro

- Offered a special thanks to T. Linkin for the work, time and energy he has provided to the Architectural Committee.

**Hot Tubs** – By: B. Skelly:

- Architectural Committee submitted a request to the board, recommending allowance for hot tubs.
- Although, the majority of Architectural Committee members were in agreement, the Board of Trustees have decided not to approve allowance at this time.
- B. Skelly, did contact other communities, and found only one (1) community has allowance.
- Green Briar I – hot tub allowance interior of home only.
- S. Scaturro to update committee.

**Buildings and Grounds** – By: T. Behrens

- Reminder the township will begin plowing once four (4) inches of snow has accumulated.
- Township fall leaf collection will continue through December 30<sup>th</sup>.

**By - Laws** – By: N/A

**Clubhouse** – By: R. Saputo

- Wished board and committee member a very happy and safe holiday season.
- The committee will be decorating the clubhouse Monday, 11:00 AM November 28<sup>th</sup>.
- She thanked her committee as well as the board for all they have done this past year.
- She will be moving to Tennessee beginning December, taking with her many happy memories of Lions Head South.

**Community Awareness** – By: F. Levenelm

- Committee is scheduling speakers for 2023.
- Hoping to schedule an AARP Driver Certification Course.

**Finance & Insurance** – By: B. Begley

- November 15<sup>th</sup> minutes were read.
- B. Sattazahn reported regarding meeting with G. Circle of Friends. Discussion included possibility of a waiver. B. Sattazahn will meet with administration to discuss further.
- Discussed options for two (2), CDs scheduled for maturity on November 29<sup>th</sup>, committee is recommending purchasing two (2), twelve (12) months each at 3.4%.
- Administration submitted new Hartford Insurance proposal through ADP, for review.
- Committee is recommending to approved proposal.

**LHCC** – By: P. Comfort

- J. Mort is away.
- Expressed thanks to board for addressing required upgrade to indoor and outdoor lighting as well as completion of tree replacement for the golf course.

**Nominating** – By: C. Facciponti

- Counting of the ballots went extremely well.
- Special thank you to the committee for a job well done.

**Recreation** – By: D. Carroll - Coco, L. Adams

- Committee will meet again in March.
- Briefly discussed the need to adapt the tennis courts for Pickle Ball, noting it is one of the fastest growing sports in the nation.

**New Year's Eve – Gathering:**

- Recreation Committee will be hosting an impromptu celebration at the clubhouse, December 31<sup>st</sup> from 8:00 PM to 1:00 AM.
- Event will be BYOB you are welcome to bring appetizers to share with your table.
- Sign-up sheet will be posted in the clubhouse.
- A Robo call will be made and information will also be placed on the website.
- Maintenance will make available Social Committee accessories bins for your use.

**Security** – By: D. Gregory

- Security camera installation has been completed.
- Please take in noting the Brick Police – Traffic Safety has placed a 25 MPH Speed Monitor on LHB across from the golf course, before Ashford Drive and Yorkwood Drive.
- It has been placed specifically at that location as recently, a resident was almost run down due to speeding cars.
- Please be cautious of your surroundings and take care in following the speed limit on all roads in our association.

**Website:** - By: B. Skelly

- Most viewed sites;
  - #1 – Home Page.
  - #2 – Robo Calls.
  - #3 - Board of Trustees and Candidates.
- Top Searches:
  - Models – Houses for sale
  - Social
  - Golf
  - Recreation Committee
  - Calendar

- Viewed also near top:
  - Standing Committee.
  - Rules & Regulations

**Old Business:**

**LHCC – Proposals - Golf Course Tree/Bushes Replacement:**

- Received Architectural & township approvals.
- November 16<sup>th</sup>, BOT approval & 2022 Budget approval – see sod and topsoil – 546B.
- Additional request approved for fence to protect new trees from deer, lumber deck nails for preparation of sod and Women’s Tee on Hole 5, invoice to provided.
- Turfmasters – Tree/Bush Replacement - \$2,079.13 applied to 546-K, approved \$2,000.00. Approved for line-item overage of \$79.13.
- Turfmasters - \$746.38 for – sod cutter, Kubota and labor.
- Motion.

**Thames Place -Tree Removal Proposals – Resident Notification:**

- FWH Associates property survey has confirmed the retaining wall located on Thames Place is not on common ground, but owner owned.
- The retaining wall which consists of rail road ties has been compromised by forty (40) years of tree roots.
- Survey confirms most of the trees are located in common ground.
- Noting it is the associations financial obligation to address.
- Request for three (3) proposals.
- Receipt of two (2) JBS Tree Experts & Tree Masters.
- Plants and shrub removal allowance for access – trees to be removed leaving stump height not to interfere with root system.
- Motion.

**23 Yorkwood Drive – Common Ground – Tree Removal/Replacement Proposal:**

- Architectural and township approval for removal of five (5) trees.
- Township requires replacement of thee (3).
- Review of proposal.
- Trees to be removed due to hazard.
- Replanting will be scheduled for 2023.
- Motion.

**Volunteer Breakfast – B. Skelly:**

- A very nice turn out
- Committee members and volunteers expressed appreciation.

New Residents Meeting – By – R. Ferrainolo - Welcoming Committee Chair:

- I am grateful for the opportunity to bring the committee concerns regarding the complaints we have received regarding changes made to the set-up for the meeting.
- The set-up was changed two (2) years ago by the board.
- The committee was not given the opportunity to respond to changes made.
- Change required residents to move from table to table every fifteen (15) minutes, presenting interrupted conversation.
- We are requesting to make changes to the set-up, suggested by a new resident who previously hosting college open house.
- Board requested proposal for recommended changes to be submitted for review.

Kitchen Clean- Up – By: B. Skelly:

- Committees have completed clean-up.
- Men's Club larger pots and pans will be stored in the back bay.
- Shelving was purchased for storage.
- New pot holders and towels were purchased.
- Custodial staff will complete through clean-up at new year.

LHCC – Indoor/Outdoor Lighting – Proposals:

- Review of proposal to replace the interior fluorescent lighting throughout the interior clubhouse with recessed LED lighting and replace the current outside lighting adding spot lights on the ends of the building.
- Two (2) proposals presented, Giacinti - \$5,297.00 - J & J Electrical – 7,450.00.
- Originally requested – also placed for 2023 Capital Replacement.
- November 4<sup>th</sup>, D. Gregory and J. Cinosky approved Giacinti Proposal for 2022 Capital Replacement.
- Motion.

**Administrator's Report – N/A:**

**New Business:**

Main Parking Lot Lighting – Giacinti Electric Proposal:

- Request received from Security Committee as well as LHSA staff to update lighting in the main parking lot.
- T. Behrens met with Giacinti Electric to discuss options.
- Update for electric will require commercial digging.
- Update will be scheduled for 2023.

Card Room Windows – Favia Glass Proposal:

- Review of proposal to replace four (4) sashes and spring hardware for two (2) windows located in the card room.
- Motion.

Holiday Decorating of NJ – Additional Entrance Lighting:

- Request was made to install additional lighting on sixteen (16) Boxwood bushes on both side of entrance.
- 2023 Clubhouse will be responsible for review of contract for holiday decorating.
- Motion.

Motion made by P. Comfort, seconded by K. Wright to adjourn the open meeting at 10:21 A. M. **MOTION APPROVED: 5-0**

The next meeting will be on December 5, 2022, at 9:00 A.M.

Submitted by,

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L. Kolesa, Administrator