

LIONS HEAD SOUTH ASSOCIATION, INC.

March 25, 2024 – Approved as Amended April 8, 2024

Board of Trustees Standing Committee

Present: J. Cinosky T. Behrens L. LaFerrera
 K. Wright B. Skelly P. Comfort

Also, Present: L. Kolesa, Administrator

Absent: D. Gregory

The open meeting was called to order by J. Cinosky, President at 9:07 A.M.

Actions Taken:

1. Motion made by K. Wright, seconded by L. LaFerrera to approve the minutes for the March 11, 2024 open meeting. **MOTION APPROVED: 4-0**
2. Motion made by P. Comfort, seconded by K. Wright to accept Turf Masters, March 9, 2024 estimate to remove/replace 6 X 6 railroad ties to add additional required stones, located at the patio area of the LHCC for the amount of \$600.00 plus tax. **MOTION APPROVED: 5-0**
3. Motion made by P. Comfort, seconded by B. Skelly to accept Turf Master, March 20, 2024, estimate to remove three (3) grasses, fill with soil, edge and much at the 9th Tee, for the amount of \$450.00 plus tax. **MOTION APPROVED: 5-0**
4. Motion made by T. Behrens, seconded by P. Comfort to accept EarthScapes Landscapes, March 15, 2024 estimate for Installation of down spouts, Flow-Well Basins. removal of gravel, excess dirt and concrete edging, and installation of 34" clean gravel and fabric at the clubhouse back wall pool side, not to exceed the amount of \$6,400.00. **MOTION APPROVED:5-0**
5. Motion made by T. Behrens, seconded by P. Comfort to accept Federal Irrigation, March 22, 2024 Clubhouse Irrigation Repair Addendum for trenching for additional control wiring replacement for the amount of \$6,000.00 plus tax. **MOTION APPROVED: 5-0**

Treasurer's Report: By: J. Cinosky

- The balance as of February 29, 2024, is \$1,147,366.60 of which includes the CD total 587,000.00, stock total of \$106,667.44 and cash total of \$453,699.16.

ACC – By: K. Fagan

Meetings:

- March meeting was not held due to required clubhouse termite treatment.

BOT Association Meeting:

- Friendly reminder; if the committee chair or co-chair will not be available to attend, please be sure to have a member selected to represent your committee.

Scheduled Committee Meeting Locations – By: B. Bigley:

- Please note if a meeting location change is required, if available, your meeting can be held at the country club.

Events:

Men's Club:

- April 14th – Dinner and Elvis Show

Social:

- May 4th – Cinco de Mayo

WGA:

- April 24th – Luncheon

Architectural – By: B. Skelly

- Moving forward, preparing for the spring walk-through.
- Completed and submitted revisions of Architectural Rules & Regulations.

Buildings and Grounds – By: T Behrens:

- No March meeting held due to BOT meeting scheduling conflict.
- Next meeting is scheduled for April 1st at 10:30 A.M.

By – Laws – By: J. Cinosky

- We are scheduled to complete the balance of Rules & Regulations revisions by the end of the month.
- The attorney review of the By-Law's revisions is also expected to be completed and returned back to the board by the end of the month.
- We are planning on resident voting and printing this year.

Clubhouse – By: M. Voto

Pin Ball Machine:

- Recreation request for space availability of pin ball machine was discussed and denied due to noise disturbance to other indoor activities.

Clubhouse Carpet – Commercial Cleaning:

- Committee received 2024 budget approval for carpet cleaning.
- Cleaning will be scheduled upon pool completion.

Committee Bulletin Boards:

- Committee received 2024 budget approval to repaint the hallway. Bulletin boards will be removed and refaced during hallway painting.
- Please update and arrange committee bulletin information.

Den Chair Replacement:

- We are currently reviewing styles, availability and pricing.
- Replacement estimates will be submitted once to be obtained.

Clubhouse – Furniture/Accessories:

- Please be mindful of others, return chairs and accessories.

Community Awareness – By: D. Rodgers

Guest Speakers:

- April 8th – Brick Township Police Officer Victoria Finelli.
- June 10th – New Jersey Natural Gas.
- August 12th – Towne Square Adult Day Care – Topic - “Finding Meaning in Memory”.
- Hoping to schedule an EMT – CPR class.
- Discussing the hosting a Health Fair in October.

Mayor’s Advisory Meeting:

- Continuing to work towards obtaining either free or a decreased ticket price of \$5.00 for the dress rehearsal or Saturday matinee for the upcoming high school plays.

Brick Senior Services – Dialysis Bus Service:

- January 16, 2024 Senior Center began offering bus transportation for residents requiring dialysis.
- Contact the Senior Center directly if you wish to be added to transport list.

Brick Senior Prom:

- Scheduled for May 3rd.
- Information to be updated accordingly.

Finance & Insurance – By: B. Bigley

- Meeting was held on March 19th.
- Committee review and discussion;
 - LHCC – Sponsorship – Doing well
 - Manasquan Bank – Pool Loan – February \$11,700.00 was applied to the

- loan principal.
- Review of Assembly Bill 2271, discussing required reserves for 55 and over adult communities.
- Nothing new required from our accountant.
- Review of the March and April maturing CD's.
- Motion was made roll to best rate.
- J. Cinosky informed motion to proceed with April cannot be turned until mature date.
- Committee will be inviting T. Cali of Merrill Lynch to next meeting to review options.
- Review of LHS financial statement, various line items were discussed.
- B. Bigley met with L. Kolesa to review – line items were reviewed and required information obtained.
- Committee will be updated.

LHCC – By: P. Comfort

- Printed minutes were not available.
- Starters Daily – April 9:00 AM -5:00 PM – May 8:00 AM – 5:00 PM.
- Looking for new members.
- Promotional offers – 3 Play/10 Play and Gift Cards.
- April 9th – Scramble
- May 1st – Begin Men and Women's League

Nominating – By: C. Facciponti

- April 15th – 7:00 PM – 1st scheduled meeting.
- Meetings are held on the third Monday of each month.

Recreation – By: L. Adams

- First meeting was held on March 19th - no printed minutes available.
- 1st meeting – committee will review rules and regulations.

Tennis/Pickle ball Courts:

- Discussed options to covert the tennis court to add three (3) pickleball courts.
- Three (3) estimates were presented.
- Motion was made to submit to the board for review. Motion was accepted.
- Estimates were presented to the board on March 25th.

Bocci – Team Sign-up:

- Committee sign up will begin April 1st at the clubhouse – there will be a fee of \$10.00 which will be applied to the end of the season party.
- Games will be played at Lions Head North.
- There has been a request for an LHS insurance deck page.
- Administrator informed insurance company will not provide deck pages. All recreational activities both indoor and outdoor are “Play at your own risk”.
- Administrator confirmed she will contact LHN to inquire regarding request.
- Committee has schedule on site visits to The Fairways and Leisure Village West in preparing for the bocci court replacement.

Indoor Game Fun:

- We have plans to continue scheduling.
- Will advise accordingly.
- Informed by M. Voto, Clubhouse committee has denied request to add a pinball machine.
- Recreation committee to be informed.

Recreation Equipment/Replacement:

- Committee will be revisiting option to add a pinball machine to the clubhouse and an elliptical to the fitness center.
- We are working with the office to produce recreation work orders, to aide in item or equipment repair/replacement.
- The forms can be found in the fitness center, clubhouse and on the website.
- Brief discussion regarding posting of committee minutes; unapproved minutes are required to state unapproved.

Security – By: J. Allen

- Meeting was held on March 20th at 5:30 P.M.

Locks & Security Cameras:

- Committee will continue discussing potential for installation of RV lot cameras and fence key fob.
- To discuss options of allowing police department resident addresses of outdoor security cameras.

Street Lights:

- No new street light repairs recorded.

Neighbor Watch:

- Brick Police Officer Finelli will be a guest speaker at the April 8th, Residents Meeting, discussing “Neighbor Watch”.

Safety Issues:

- Discussed being more involved with Building and Grounds regarding safety issues, such as resident sidewalks.
- To continue need for pedestrian crosswalk vertical panels – slow down – previously submitted for board review.
- House or mailbox number requirement.

Website – By – T. Bruzaitis

- March 18th meeting.
- Completed revision of grouping and consolidation of categories on the main menu.
 - News and Events
 - Adding calendar.
 - Current this week.
 - Quick links.
 - Get involved

- We will continue to promote committee and club activities, please continue to forward any updates to committee and club activities.
- Monthly Website Statistics;
 - Robo Call – spike due to downed system
 - LHCC
 - Rules and Regulations

Old Business:

Standing Committee Robo Calls – L. LaFerrera;

- Please have all requests in by Friday.
- If a message is to run for consecutive weeks, please add in weekly reminder.
- Requests to be submitted to L. LaFerrera and cc'd to J. Cinosky.

Standing Committee – Posting of Minutes – J. Cinosky:

- Committee minutes must be provided to the administrative office Friday before the monthly Standing Committee Meeting.
- The board must be able to review, prior to any approval.
- Committee Minutes may not be posted on the website.
- If committee distribution is required, please advise the office copies will be made and distributed.

Committee Meeting Scheduling:

- Please be sure to contact K. Ucci prior to meeting changes to confirm meeting location availability.

Turf Masters – Additional Estimate – LHCC Outdoor Patio Rocks:

- Review of Turf Masters, March 9, 2024 estimate to add additional rock.
- 6 X 6 railroad ties to be removed and replaced for additional rocks.
- Motion

Turf Masers – 9th Hole Tee – Grass Removal:

- Review of Turf Master, March 20, 2024 estimate to remove three (3) grasses, discard, refill with soil, edge and mulch.
- Motion

Resident Garage Sales – L. LaFerrera:

- Resident request for garage sales.
- Residents have allowance to hold garages sales at their convenience, all items are to be kept inside of the garage.
- Allowance to participate with township community wide garage sales.

Resident – Green Area – Clearing Allowances:

- Due to continued resident questions and safety concerns for clearing of debris, fallen trees located in the Green Areas, administrative office will contact the township to request a physical inspection.
- DEP, township and association regulations will be discussed.

Administrator’s Report:

LHCC Patio Furniture -Fortunoff:

- 2024 Capital Approval.
- Review of Fortunoff Backyard Store, March 12, 2024 estimate.
- March 12, 2024 – order placed, expected delivery 1st week of April.
- LHCC updated.

Mr. Softee – Weekly:

- Vendor request.
- Board is requesting scheduling of time and days, and specific parking at clubhouse.

New Business:

EarthScapes Landcape & Outdoor Living – Clubhouse Poolside Bedding & Foundation:

- Review of EarthScapes, March 15, 2024 estimate.
- Installation of down spouts, Flow-Well Basins.
- Removal of gravel, excess dirt and concrete edging.
- Installation of 34” clean gravel and fabric.
- Motion

Federal Irrigation - Additional Wiring

- Review of Federal Irrigation, March 22, 2024 Addendum to Clubhouse Pool Irrigation Repairs.
- Additional 380 feet of control wire and trenching.
- Motion.

Motion made by P. Comfort, seconded by L. LaFerrera to adjourn the open meeting at 10:53 A. M. **MOTION APPROVED: 5-0**

The next meeting will be on April 8, 2024 at 9:00 A.M.

Submitted by,

L. Kolesa, Administrator

