

LIONS HEAD SOUTH ASSOCIATION, INC.

OPEN

October 14, 2024 – Approved October 28, 2024

Board of Trustees Meeting

Present:

J. Cinosky
K. Wright

M. Tears
T. Behrens

L. LaFerrera
B. Skelly

Also

Present: L. Kolesa, Administrator

Absent: P. Comfort

The open meeting was called to order by J Cinosky, President at 9:17 A.M.

Actions Taken:

1. Motion made by K. Wright, seconded by M. Tears to approve the minutes for the September 23, 2024 open meeting. **MOTION APPROVED: 5-0**
2. Motion made by M. Tears, seconded by T. Behrens to approve Specialized Contracting Services payment processing for the balance of the pool cover balance for the amount of \$17,293.00 and final contract for the amount of \$70,513.00. Total payment in the amount of \$87,806.00. Funds released from pool loan. **MOTION APPROVED: 5-0**
3. Motion made by B. Skelly, seconded by M. Tears to accept Surefire Audio, October 1, 2024 proposal #1529 for the addition of a hard drive to the existing security camera DVR increasing 50% in record time allowing for a forty (40) to (50) days of recording for the amount of \$746.38. **MOTION APPROVED: 5-0**
4. Motion made by M. Tears, seconded by T. Behrens to accept Arboresmith September 28, 2024, invoice # 2651 for emergency removal of a large fallen Pitch Pine located at the clubhouse for the amount of \$1,706.00. **MOTION APPROVED: 5-0**

5. Motion made by K. Wright, seconded by M. Tears to accept Arborsmith October 4, 2024, estimate #4094 for removal of one (1) Cherry Tree leaning towards the home at 11 Yorkwood Drive located on Common Properties for the amount of \$746.38. **MOTION APPROVED: 5-0**

6. Motion made by L. LaFerrera, seconded by t. Behrens to accept Cucciniello's Painting, October 3, 2024, estimate for the additional painting of four (4) clubhouse doors including installation of kick plates for the amount of \$255.90. **MOTION APPROVED: 5-0**

7. Motion made by L. LaFerrera, seconded by B. Skelly to approve Architectural Committee's October 10, 2024 revisions for storage deck box and upright storage container **MOTION APPROVED: 5-0**

8. Motion made by K. Wight, seconded by B. Skelly to accept Arborsmith, October 8, 2024, estimate #4098 for the removal of two (2) dead trees located at 81Lions Head Blvd. for the amount of \$959.63. **MOTION APPROVED: 5-0**

Treasurer's Report By- M. Tears:

- The balance as of September 30, 2024 is \$1,159,743.25 of which includes the CD total of \$447,000., total Stock \$121,696.08 and total cash of \$459,774.17.

Old Business:

Pool/Main Parking Lights - Replacement Updates:

- Discussed September 9, 2024 Specialized Invoice – Punch List.
 - Comsys - Salt Cells
 - Concrete
 - Shower
 - Plantings
 - Light installation

Pool Cover & Final Pool Construction Payment:

Winter Safety Cover.

- Winter Pool Cover - \$34,546.00
- 50% deposit of \$17,293.00 paid on August 28, 2024.
- Balance Due - \$17,293.00
- Cover has been installed.

Final Pool Construction – Completion of Work:

- As per July 28, 2023 – Eight (8) Progress Payments
- Final payment upon completion of work.
- Balance due - \$70,513.00
- Balances paid from pool loan.
- Motion

Administrator's Report:

Clubhouse – Painting & Carpet/Flooring:

- October 7th - Painting of hallways
- October 24th – Clubhouse Flooring
- Clubhouse will be closed to residents.

New Business:

Specialized Pools – 2025 Annual Contract:

- Review of September 24, 2024 Proposal for 2025 Pool Care
 - CPO
 - Bi-Weekly Pool Maintenance
 - Pool Open/Close
- Motion.

Surefire Audio – Security Camera DVR – Additional Hard Drive:

- Review of October 1, 2024, proposal #1529.
- Installation of Western Digital WD Purple Pro Surveillance 10T Hard Drive.
- Installation for existing security camera DVR, increasing record time by 50% with six (6) weeks of recording footage.
- Set some existing cameras to motion, saving addition recording space
- Motion.

Surefire Audio – Underground Cable – Outdoor Shuffleboard:

- Review of October 1, 2024, proposal #1533 to provide and install cabling for future wire run near the outdoor shuffleboard area.
- Southwest Greens Construction was able to re-secure the existing underground camera cabling during the installation of the new bocce court.
- Proposal to be placed on hold.

Arborsmith October 1, 2024 - Invoice #2651 – LHCC Fallen Tree:

- Review of invoice for emergency removal of fallen tree caused by the September 28th wind storm.
- B & G application approval and township permit received.
- Replacement required by township.
- Motion.

Arborsmith Estimate #4094 -11 Yorkwood – Common Properties:

- Review of estimate #4094 for removal of one (1) Cherry Tree leaning towards the home at 11 Yorkwood Drive located on Common Properties.
- B & G application approval and township permit received.
- Township has required replacement.
- Motion.

Cucciniello's Painting Estimate – Additional Clubhouse Painting:

- Review of Cucciniello's Painting, October 3, 2024, estimate for the additional painting of four (4) clubhouse doors including installation of kick plates.
- Motion

Architectural Committee Recommendation– Deck Box & Storage Container:

- Discussion and review of Architectural Committee's October 10, 2024 revision request for storage deck box and upright storage container.
- Revision to be placed on LHSA Website.
- Revision to be printed in the November 2024 Pride Edition
- Motion.

Arborsmith Estimate #4098 – 81 Lions Head Blvd. – Common Properties

- Review of Arborsmith, October 8, 2024, estimate #4098 for the removal of two (2) dead trees at 81 Lions Head Blvd located in Common Properties.
- B & G application approval and township permit received.
- Township has required replacement.
- Motion

Motion made by T. Behrens and seconded by M. Tears to adjourn the open meeting at 9:53 A.M. **MOTION APPROVED: 5-0**

The next meeting will be held on October 28, 2024 at 9:00 A.M.

Submitted by _____

L. Kolesa Administrator