

LIONS HEAD SOUTH ASSOCIATION, INC.

OPEN

November 13, 2023 – Approved November 20, 2023
Board of Trustees Meeting

Present:

J. Cinosky
K. Wright
D. Gregory

T. Behrens
P. Comfort

L. LaFerrera
B. Skelly

Also

Present: G. Raio, Bookkeeper/Real Estate Processor

Absent: N/A

The open meeting was called to order by J. Cinosky, President at 9:02 A.M.

Actions Taken:

1. Motion made by B. Skelly, seconded by P. Comfort to approve the minutes for the October 23, 2023 open meeting. **MOTION APPROVED: 6-0**
2. Motion made by P. Comfort, seconded by T. Behrens to accept Arborsmith, October 25, 2023 Invoice #2441, to remove two (2) fallen Pine and one (1) hazardous Pine, due to the October 23, 2023 storm at 19 LHB, located in common ground for the amount of \$1,172.88. **MOTION APPROVED: 6-0**
3. Motion made by T. Behrens, seconded by P. Comfort to accept Dash Mechanical November 6, 2023 quote for the replacement of the condenser fan motor located in the fitness center for the amount of \$620.00. **MOTION APPROVED: 6-0**
4. Motion made by K. Wright, seconded by D. Gregory to accept Tropical Touch, November 11, 2023 estimate for the additional amount of \$1,499.92 required for the decorating and accessories of the clubhouse and Christmas tree, not to exceed the amount of \$2,512.85. **MOTION APPROVED: 6-0**
5. Motion made by B. Skelly, seconded by K. Wright to accept ChemDry estimate for the commercial carpet cleaning for the administrative offices, conference room and both hallways, not to exceed the amount of 850.00. **MOTION APPROVED: 6-0**

6. Motion made by P. Comfort, seconded by L. LaFerrera to accept Brick Heating, November 7, 2023 recommendation to replace the clubhouse boiler control panel, not to exceed the amount of \$1,200.00. **MOTION APPROVED: 6-0**

Treasurer's Report By- D. Gregory:

- The balance as of October 31, 2023 is \$ 1,099,890.73 of which includes the CD total of \$587,000.00, total Stock, \$94,808.07, cash \$418,082.66.

Old Business:

19 LHS – Arboresmith Estimate – October 23, 2023 Storm:

- Review of estimate for removal of fallen and compromised trees cause by the October 23, 2023 storm.
- Approved Architectural Application and township permit received.
- Township requires tree replacement.
- Motion.

Dash Mechanical – Fitness Center Heat:

- Administration notified heat not working properly.
- Dash contacted to inspect and advise.
- Notified remotes must both be set to heat.
- Requested remotes be placed in a secured location.
- Advised required replacement for condenser fan motor.
- Motion

Clubhouse and Christmas Tree Decorations – Tropical Touch:

- Review of revised November 11, 2023 estimate for design, decorating 10 (ten) foot Christmas Tree, and wreaths.
- Initial estimate for the amount of \$1,012.93 submitted and approved August 14, 2023.
- Additional decorations required to accommodate new tree.
- Motion.

Administrator's Report – presented by G. Raio:

Billiards Room Electric – Card Room

- Copy machine and other sockets not providing electric flow.
- October 25, 2023, Giacinti Electric replaced the wall sockets, outer wall in both the billiards and card rooms.
- Updated electric for balance is required.
- To submit estimate for future maintenance.

Thames Place – Phase II:

- October 30, 2023 residents were informed by mail and hand delivered letters, regarding scheduling of Phase II.
- Phase II, clearing and stump grinding will begin on or about November 7, 2023, any personal items remaining in common ground must be removed.
- Common stakes may not be removed.
- Phase III to begin in spring of 2024.
- Residents will be notified prior to planting.

Indoor Shuffleboard:

- November 7, 2023 – The Game Room Store re-leveled and completed installation of shuffleboard climate adjusters.

Pool Replacement:

- The forms have been completed.
- Steel installation has begun with projection for steel completion on or about November 10, 2023.
- Inspections are scheduled for November 13, 2023.

Clubhouse Heating:

- November 2nd, no heat.
- Brick Heating was contacted – boiler inspected.
- November 7th – notified requires control board replacement.
- Motion.

New Business:

Allaire Chem-Dry:

- Administrative request for commercial carpet cleaning of the administrative offices, conference room and both hallways.
- Requested amount \$837.48
- Motion

Motion made by K. Wright and seconded by T. Behrens to adjourn the open meeting at 9:27 A.M. **MOTION APPROVED: 6-0**

The next meeting will be held on November 20, 2023 at 9:00 A.M.

Submitted by _____
G. Raio, Bookkeeper/Real Estate Processor