

LIONS HEAD SOUTH ASSOCIATION, INC.
August 26, 2024 – Approved as Amended September 9, 2024
Board of Trustees Standing Committee

Present: K. Wright T. Behrens B. Skelly
 M. Tears L. LaFerrera

Also, Present: L. Kolesa, Administrator

Absent: J. Cinosky
 P. Comfort

The open meeting was called to order by K. Wright, Vice President at 9:05 A.M.

Actions Taken:

1. Motion made by B. Skelly seconded by M. Tears to approve the minutes as for the August 12, 2024 open meeting. **MOTION APPROVED: 4-0**

2. Motion made by T. Behrens, seconded by L. LaFerrera to accept Arborsmith August 15, 2024, estimate #4059 for removal of dead trees located on the golf course and at 1 Meadowbrook Road located in Common Properties for the amount of \$3,038.81. **MOTION APPROVED: 4-0**

3. Motion made by T. Behrens, seconded by M. Tears to accept Arborsmith August 18, 2024, estimate #4054 for removal of Pitch Pine, prune dead wood and remove broken limbs from larger Pitch Pine for the amount of \$1,706.00. **MOTION APPROVED: 4-0**

Treasurer's Report: By: M. Tears

- The balance as of July 31, 2024, is \$1,127,357.48 of which includes the CD total \$587,000.00, stock total of \$116,845.47 and cash total of \$423,515.01.

BOT – Request for Sergeant-At-Arms – K. Wright:

- Please share with your committees regarding the need to fill the position.
- Sergeant- At-Arms would be required to attend the evening Resident Meetings.

Standing Committee Reports:

ACC – By: M. Klotz

Events:

Circle of Friends:

- No update.

Hospitality:

- No update.

LHCC Annual Tournament:

- September 28, 2024.
- Applications available at the LHCC Clubhouse.

Men's Club:

- September 21st – 6:30 PM BOYB Dance Party
- Menu has been changed from cocktail to buffet.
- Tickets \$45.00 each

Social Committee:

- September 8th – 4:00 P. M – 8:00 P.M. – Outdoor Event – Steve & Debbie.
- Rain or Shine – Rain will be held in the clubhouse.
- Tickets - \$25.00 each
- October 12th – Halloween Murder Mystery – 7:00 PM
- Tickets will go on sale September 16th at \$27.00 each

Recreation Committee:

- September 14th – Friday Night Lights Fun by the Pool – 4:00 PM – 8:30 PM
- Poolside Pizza - 6:00 PM
- Sign-up at committee board

Travel Committee:

- See Committee Bulletin Board

Welcoming Committee:

- Discussing changes in format for New Residents Meetings
- Committees to discuss further and update accordingly.

Women's Club:

- No update

WGA:

- September 28th Tricky Tray Auction – Proceeds to Mary's Place by the Sea
- October 12th – Pink Day – Mary's Place by the Sea

Ticket Sale Protocol:

- Ticket sale will be available six (6) weeks prior to the event.
- The 1st two (2) weeks will be resident purchase only.
- Single residents may purchase a plus-one.

Architectural – By: M. DeFillipo

- Next meeting the committee will be reviewing the current Fine & Fee Schedule for increases.
- Residents not addressing violations in allotted time.
- Increasing problem flippers not following required protocol prior beginning work.
- Brief discussion regarding allowance for propane heaters on back patios due to proximity to other homes and wooded areas.
- Architectural Regulations – a maximum of one (1) propane tank may be stored on the patio.
- Fire Pits and chimineas are not permitted as per Brick Township Fire Regulations
- Propone towers to be discussed further at board closed meeting

Buildings and Grounds – By: T. Katakozinos

Common Properties – Inspections:

Golf Course.

- Inspection report noted many trees over 15' requiring trimming.
- Administrator to contact Arborsmith to schedule meeting for course inspection
- Informed of hazardous dead tree located on school property at fence line in close proximity to hole #3.
- Administrator to contact the Brick Township School District Buildings & Grounds.

RV Lot – Inspections:

- Inspection report noted several spaces containing gas tanks, trailers with flat tires, debris.
- Administrative office was notified – residents will be contacted and violations will be forwarded.
- Spaces will be re-measured and marked for conformity.
- Revision recommendations were submitted to the administrative office
- RV Waiver to be updated to include revisions.

By – Laws – By: K. Wright

- Goal is to be completed by 2025

Clubhouse – By: M. Voto

Commercial Carpet & Ceramic Floor Cleaning & Hallway Painting;

- Painting of the hallways will be scheduled September.
- Cleaning of the clubhouse carpet will be scheduled once the painting has been completed.

Lion's Den Chair Replacement:

- Unfortunately, chair sample provided by Michael's Furniture did not meet our requirements.
- We will continue researching other options.

Committee Meetings:

- Meetings to resume in September.

2025 Budget:

- The committee is hoping to purchase two (2) large decorative trees for the Lions Den and a few decorative items.

Community Awareness – By: D. Rodgers:

Townwide Garage Sale:

- Several residents inquired regarding allowance to place signs noting locations.
- Board confirmed, no allowance
- Approximately twelve (12) resident participants.
- Currently there has not been requests for use of the parking lot.

Health Fair and Wellness Screening:

- October 30, 2024 – 10:00 AM – 1:00 PM
- Set-up request has been submitted.

2025 Mayor's Senior Advisory Meeting:

- Will be attended by D. Krause and M. Cammarata
- Letter will be addressed accordingly.

Finance & Insurance – By: B. Strothmann

Committee review and discussion:

- Reviewed monthly statement
- Reviewed pool loan conversion, funds earmarked in operating budget, updates for punch list updates.
- Bocce court construction start date and additional cost for irrigation lines relocation.

Club Audits:

- ACC – to be scheduled in September.
- Men's Club – to be scheduled in September.
- WGA – completed.

Committee Budget Packets:

- Reminder must be submitted by October 1st.

Investment Scheduling:

- L. Kolesa requested committee forward September 20th maturing investment recommendations to the board as soon as possible.

LHCC – By: R. Jani

Members & Guest Play:

- Total play through July 21st is 3,104 (three thousand, one hundred four).

Membership:

- Membership is currently at one hundred twenty-five (125).

10 Play Cards:

- Total sold – eighteen (18).
- New 10 play cards will have an expiration date of one (1) year from the date of purchase.
- Available to both resident and guest.

3 Play Cards:

- Total sold – two (2).
- To be discontinued.

Guest Fees:

- Will be increased to \$25.00 (twenty-five) for unlimited play.
- No guests under the age of twelve (12) years of age shall be permitted to play and an adult must accompany all guest under the age of eighteen (18),
- Members are responsible for their guest and guest (s) must leave with the member.

Gift Certificates:

- Sold two (2).
- No expiration date.

Golf Course:

Tree Trimming Required:

- Meeting to be scheduled with Arbosmith for course inspection.
- Township to be contacted regarding hazardous tree on school property in close proximity to hole #3.

Drainage - Noted problems:

- Water does not flow through the wetlands under the bridge between holes 3 & 4.
- Drains are clogged at hole 4.
- Debris and growth on holes 5,7,8, and 9.
- T. Behrens, reminded:
 - Bright View is required to included in weekly reports.
 - Reports to date have never included areas requiring addressing.

RFP:

- Bright View Contact expires February 28, 2025.
- A request for proposal is being prepared.

Course Hours:

- The course will close one (1) hour prior to sunset.

2025 Budget:

- Has been completed and will be submitted to the administration office.

Request for identification:

- Administrator inquired regarding protocol for request for guest identification.
- Committee to discuss further and advise accordingly.

Nominating – By: C. Faccaponti

- Currently have received candidate packet from B. Pair and P. Kraus.
- M. Tears has submitted intent to run and also submitted candidate packet.
- T. Behrens and L. LaFerrera currently have not returned Letter of Intent.
- P. Comfort does not intent to run.
- B. Strothman has informed the committee he will be resigning from the Nominating Committee and of his intent to run. Packet has not been distributed.
- Packets must be submitted by September 24th at 12:00 Noon.
- Committee confirmed B. Skelly will serves as moderator at October 14th Candidates Night.
- Ballots are mailed October 15th.
- Board informed of several required corrections in the August 19th minutes.

Recreation – By: L. Adams

Indoor & Outdoor Activities:

- Friday Night Lights at the Pool - September 13th – 4:00 PM – 8:30 PM
- Sogn-up sheets located on the committee board.
- Poolapalooza Pool Party - September 22nd – 1:00 PM – 5:00 PM
- Jersey Mike's box lunch served – choice of sandwich required at ticket purchase.
- Men's Club to provide ice cream.

Bocce Court:

- Installation to begin September 2nd.
- Target for completions is two (2) weeks.
- Upon completion a combined activity night to include bocci, tennis, pickleball and shuffleboard.

Combined Outdoor Activity Event – Outdoor Fun Night:

- Event to take place during the week.
- Date to be determined.
- Ice cream to be available.

Pool Rules:

- No diapers allowed at the pool.
- Due to trip hazards, sandals, flip flops, beach shoes may not be left on the edge of the pool.
- Please remember the beach entrance has been added especially for those residents who may have difficulty entering or exiting the pool

Pool Praises:

- Many thanks to T. Behrens for all of your time and energy in creating such a beautiful pool.

Pool Complaints:

Residents not aware of change of depth:

- Pool depth is located at the top water line inside of the pool area.
- The rope indicates change in depth.

Security – T. Katakozinos:

Meetings:

- Resume in September.

Three (3) Week -Traffic Study:

- Completed.
- Medium traffic speed – 33 (thirty-three) miles per hour.
- Average speed exceeds six (6) to ten (10) miles per hour

Website – By – T. Bruzaitis

Meetings:

- To resume in September.
- Ten (10) have joined our focus group.
- Website, new and improved.
- Anticipate enough content through mid-October.

Committees:

- Please remember to forward event information.
- Some content/pictures are several years old.

Robo Calls:

- Please copy to website.

Top Sites:

- Country Club
- Robo Calls

Robo Call – L. LaFerrera

- Sunday Robo call requests must be received by Friday.
- Please include only pertinent information.
- Combined messaged must be completed in 120 (one-hundred-twenty) seconds.

Old Business:

Arborsmith Common Ground:

Review of August 15, 2024 estimate #4059.

- Removal of dead leaning Pitch Pine along the golf course/woods line at Ashford Drive and Lions Head Blvd. South.
- Removal of one (1) declining White Pine and four (4) Pitch Pines at 1 Meadowbrook Road.
- Motion.

Arborsmith Common Ground:

Review of August 18, 2024 estimate #4054:

- Remove Pitch Pine, prune dead wood and remove hangers/broken limbs from larger Pitch Pine.
- Motion.

Arborsmith – Common Property Tree Trimming Contract:

- Areas are trimmed on a rotation schedule.
- Occasionally there are areas that will require attention prior to rotation.
- Please contact the office if you have concerns regarding hanging limbs.

Administrator's Report:

2025 Budget Packets:

- Committee packets are available.
- Please return by mid-September so that they may be prepared for F & I.

Minutes:

- Committee minutes that are submitted to the office the morning of the Standing Committee Meeting will not be distributed to the board for review.

Library & Billiard Room Lighting – Giacinti Electric:

- August 23rd - light replacement completed. required replacement,

Environmental Technical Drilling -Well # 2 Replacement:

- Recommendation for pump replacement was noted while preparing for sanitizing.
- Approved.

Well #9 – Weather Trek – Lighting Strike:

- August 12th informed board was damaged by lightning strike.
- Replacement required.
- Approved.

New Business:

Architectural Tree Planting Regulations:

- Revision was submitted for review.

Clubhouse Siding:

- August 9th, siding was blown from building.
- Siding remained intact and was replaced.
- Inspection noted areas of buckled, and warped siding.

Roof & Windows:

- Inspection recommendations required for roof and window replacement.
- Roof has two (2) including original gravel.
- Not all windows requiring replacement.
- Sills, frames and sheet rock have been compromised.
- Requested estimates.

Motion made by B. Skelly seconded by T. Behrens to adjourn the open meeting at 10:10 A. M. **MOTION APPROVED: 4-0**

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

Submitted by,

L. Kolesa, Administrator