

LIONS HEAD SOUTH ASSOCIATION, INC.

September 23, 2024 – Approved October 14, 2024

Board of Trustees Standing Committee

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

Also, Present: L. Kolesa, Administrator

Absent: N/A

The open meeting was called to order by J. Cinosky, President at 9:04 A.M.

Actions Taken:

1. Motion made by M. Tears seconded by T. Behrens to approve the minutes as for the September 9, 2024 open meeting. **MOTION APPROVED: 6-0**
2. Motion made by K. Wright, seconded by L. LaFerrera to accept Specialized Pools, September 17, 2024 estimate for the removal and replacement of five (5) pole lights located in the main parking lot for the amount of \$10,500.00, plus permits. **MOTION APPROVED: 6-0**
3. Motion made by P. Comfort, seconded by K. Wright to accept Arborsmith September 11, 2024, estimate #4077 for the removal of four (4) Pitch Pines, prune Red Maple branches encroaching resident home at 92 Yorkwood Drive located in Common Properties, for the amount of \$1,066.25. **MOTION APPROVED: 6-0**
4. Motion made by M. Tears, seconded by B. Skelly to accept Arborsmith September 11, 2024, estimate #4076 for the removal of two (2) Pitch Pines at the right rear of the property 14 Yorkwood Drive, located on Common Properties for the amount of \$1,332.81. **MOTION APPROVED: 6-0**
5. Motion made by K. Wright, seconded by B. Skelly to accept Arborsmith September 11, 2024, estimate #4078, to remove dead and/or hazardous trees and prune trees over 15' located on the golf course for the amount of \$19,379.09. **MOTION APPROVED: 6-0**

6. Motion made by P. Comfort, seconded by T. Behrens to accept Awning Design September 11, 2024 estimate #16796 for the removal 2024 and installation 2025 of the country club porch awning for the amount of \$874.33. **MOTION APPROVED: 6-0**

7. Motion made by L. LaFerrera, seconded by M. Tears to accept Kempton Flag, September 12, 2024, estimate #7823 to restring and convert to external flag pole located at the clubhouse for the amount of \$701.46. **MOTION APPROVED: 6-0**

8. Motion made by L. LaFerrera, seconded by M. Tears to accept Favia Glass, September 19, 2024, estimate #6020 to remove and replace, one (1) 5/9" 24" X 76" tempered glass located in the library balcony for the amount of \$1,092.91. **MOTION APPROVED: 6-0**

Treasurer's Report: By: M. Tears

- The balance as of August 31, 2024, is \$1,202,845.41 of which includes the CD total \$587,000.00, stock total of \$120,423.06 and cash total of \$495,422.35.
- September 20, 2024 mature CDs were reinvested as follows:
 - \$162,000.00 & 35,000.00 rolled over at 4.78%
 - \$140,000.00 was placed into a 5 Year Treasury Ladder.
- October 16th maturing CD to be rolled at best interest.

Standing Committee Reports:

ACC – By: P. Comfort

- Would like to submit committee recommendation requesting a time change for the October 21st New Residents Meeting from 7:00 PM to 5:00 PM to darkness.
- Would like submit committee recommendation to request room schematic for a U shape remain.
- As to better serve LHSA residents with programs and events the committee would like to submit a recommendation to provide a resident survey.
- Surveys to be returned anonymously.
- Board to review recommendations
- Board Liaison to advise
- P. Comfort reminded committee chairs to confirm current list of committee members in preparation of the November 16th Volunteer Breakfast.

Events:

Men's Club:

- September 21st, was a success.

Social Committee:

- October 12th – Halloween Murder Mystery – 7:00 PM
- Tickets will go on sale September 16th at \$27.00 each

Travel Committee:

- Ocean City trip has been cancelled.

WGA:

- September 27th – 4:00 PM – 7:00 PM - Tricky Tray
- September 28th – Luncheon - 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

- Committee is losing members due to the committee responsibilities.
- Please take care in reviewing the committee responsibilities prior to joining.
- Fall property inspections will be scheduled once the weather turns cooler.

Buildings and Grounds – By: G. Beemen

Common Properties – Inspections:

Golf Course.

- Required lawn repair due to delivery truck has been completed.

RV Lot – Inspections:

- No current issues.

Wells:

- Required repairs to wells #2 & #3 have been completed.

Residential Painting:

- 123 of 156 have been completed.

Yorkwood – Drywell:

- Requires lawn flag placement prior to mowing.

Fall Common Property Inspections:

- To begin once weather becomes cooler.

By – Laws – By: N/A

Clubhouse – By: M. Voto

Commercial Carpet & Ceramic Floor Cleaning & Hallway Painting:

- Painting of the hallways is scheduled for September 9th.
- The clubhouse will be closed to residents during painting.
- Cleaning of the clubhouse carpet will be scheduled once the painting has been completed.

Lion's Den Chair Replacement:

- Unfortunately, chair sample provided by Church Chairs did not meet our requirements.
- We will continue researching other options.

Resident – Committee Use:

- Reminder to please clean up after each event.
- Requesting committees to complete the event work order located in the kitchen after every event.

2025 Budget:

- Has been completed and will be submitted to the administrative office by day's end.

Clubhouse – Upcoming Schedule:

- Christmas tree is scheduled to be decorated on Thanksgiving weekend.
- The clubhouse will be closed to resident on Sunday, December 1st during tree decoration.
- Holiday concert
- Breakfast with Santa
- Scheduling details to follow.

Community Awareness – By: D. Rodgers:

Townwide Garage Sale:

- Went well.
- Allowance was granted for resident use of the parking lot.
- As it was not utilized, committee will not recommend parking lot allowance going forward.
- 2025 to be held in May.

Health Fair and Wellness Screening:

- October 30, 2024 – 10:00 AM – 1:00 PM
- Waiting on Hackensack Meridian set-up schematic.

2025 Mayor's Senior Advisory Meeting:

- Mayor Crate's new slogan – "A big town with a small-town feel".
- Popey's Chicken proposed location on Rt 88 has been denied.
- Visitation Church hosts a free lunch every 3rd Thursday. All welcome.
- Lovebird Coffee Shop & Market opened on Drum Point Road
- First Watch & Shake Shack will be opening in the Brick Commons Shopping Plaza.
- New Ride Share Program available.
- Meals on Wheels funding was cut in 2023 by \$7,000,000.00 and is slated for a funding cut this year of \$37,000,000.00. Please see information on the website for instructions for contacting Congressman Chris Smith.

Finance & Insurance – By: B. Begley

September 7th - Committee review and discussion:

- Reviewed LHSA & LHCC monthly statements
- Reviewed pool loan conversion.

Committee Budget Packets:

- 2025 Budget – reviews are scheduled for October 15th & 17th - 6:00 PM - 8:00 PM

Investment Scheduling:

- Committee met with Mr. T. Cali & Mr. V. Stricker of Merrill Lynch to discuss investment scheduling and strategies.
- Upcoming maturing CD's – committee submitted recommendations for the next four (4) maturing CD's.
- September 20th - two (2) rolled into three (3) month CDs at best rate.
- September 20th – one (1) into Treasury Ladder.
- October 16th – one (1) rolled into six (6) month CD at best rate.

LHCC – By: M. Talty:

- Course will be closed on Monday & Tuesday.
- As of October 1st – course will not have starters.
- Sign-in – Honor System
- Informed of dumping on the 4th hole.
- Currently researching course cameras.

Nominating – By: C. Faccaponti

- October 9th, 2:30 PM - Committee will prepare ballots for mailing.
- October 14th, 7:00 PM – Trustees Candidates' Night
- October 15th – Resident Ballot to be mailed
- Ballots received after the deadline of 12 noon, Monday, November 4, 2024 will be null and void.
- November 4, 2024 -12:01 PM -committee will prepare for counting of the ballots.

Recreation – By: L. Adams

Indoor & Outdoor Activities:

Friday Night Lights at the pool:

- September 13th – pizza was served. Fun had by all.

Poolapalooza Pool Party:

- September 22nd, Poolapalooza and pool dedication was a great success.
- Jersey Mike's did a great job with the box lunch.

Bocce Court:

- Installation has been completed
- Outdoor scoreboards to be installed

Combined Outdoor Activity Event – Outdoor Fun Night:

- Committee will be planning a combined activity to include bocci, tennis, pickleball and shuffleboard.
- Men's Club will be donating ice cream.
- Details to follow.

2025 Committee:

- L. Adams will not be returning next year as the committee chair.
- P. Comfort extended thanks to L. Adams for her hard work, time and energy placed

this past year

Security – K. Wright:

Jine 18th - Meeting:

- Informed JCP & L will be replacing twelve (12) street lights.

RV Lot:

- Security Camera placement in the RV lot is not feasible due to insufficient power.
- The lot gate is locked at all times.

Utility Boxes:

- A list of damaged/unsafe utility boxes were provided to M. Wiggins.
- Damaged Comcast boxes must be reported directly to Comcast.

Website – By – T. Bruzaitis

September 10th - Meeting:

2025 Budget:

- Received committee approval and was submitted to the administrator.

Website Traffic:

- Statistics were reviewed to determine priorities for updates.
- Changes to low interest pages will not be addressed to allow more time to develop the new website.

Committee/Club Information and Updates:

- Committee discussed including clubhouse bulletin board information on the new website.
- Requesting committee and clubs to please remember review posted information for required updates and event information.

Robo Calls:

- Retention of Robo call were reviewed.
- Robo calls only containing ticket sales would be removed shortly after sale dates
- Please copy to website.

Top Page View:

- LHCC – 547
- Rules & Regulations - 194
- Calendar – 192

Unique Visitors

284
115
105

Top Searches:

- Pool Rules - 24
- Pool – 11
- Ice Cream at the pool – 5

Top Locations :

- Laurelton – 3,168
- Toms River – 330

Unique Visitors

434
58

Old Business:

Pool Entrance Gate Fob:

- T. Behrens & L. Kolesa met with G. White of Tyco to discuss recommendations for the installation of a resident gate fob.
- Estimate to be submitted for board review upon receipt.
- Cost to be allocated to Security.

LHCC – Golf Course Contract:

- Bright View contact golf course maintenance contract expires February 28, 2025.
- L. Kolesa has prepared the request for proposal.
- RFP has been forwarded to Buildings & Grounds.
- Upon completion of B & G 's reviews the proposal will be forwarded to LHCC Committee for same.
- Upon approval, request for proposal will be sent to Bright View and Turfmasters.

Main Parking Lot Lighting – Specialized Estimate:

- Lot requires replacement of five (5) light poles.
- Review of Specialized September 17th estimate for the removal of four (4) existing light poles and installation of five (5) eight (8) foot, round black powder poles, bases and hardware for the amount of \$10,500.00.
- Permit fees additional.
- Motion.

Administrator's Report:

Turfmasters – Ashford & Yorkwood - Residential Lawn Repair:

- Administrative office was notified several residential lawns located on Ashford and Yorkwood have become brown due to a mechanical malfunction during a weed control application.
- Lawns were inspected and confirmed requiring repair.
- Residents were notified by mail.
- Slit seeding will be completed.
- Federal Irrigation has been notified and will prepare water scheduling accordingly.

New Business:

Arborsmith – 92 Yorkwood -Common Property Tree Removal:

- Review of September 11, 2024 estimate #4077 for the amount of \$1,066.25.
- Property requires removal of four (4) small diameter, dead Pitch Pines located at the back of home.
- Red Maple branches encroaching on home.
- Pruning required.
- Received architectural and township approval.
- Township requires replacement.
- Motion.

Arborsmith – 14 Yorkwood – Common Property Tree Removal:

- Review of September 11, 2024 estimate # 4076 for the amount of \$1,332.81.
- Property requires removal of two (2) Pitch Pine to right of home.
- Prior removal of hazardous trees on this property.
- Received architectural and township approval.
- Township requires replacement.
- Motion

Arborsmith – Golf Course – Common Property Tree Removal:

- Review of September 11, 2024 estimate #4078 for the amount of \$19,379.09.
- Required trimming of trees over 15” and removal of dead and hazardous trees located on entire course.
- Received architectural and township approval.
- Township requires replacement of two (2) trees located at 5th Fairway.
- Going forward trimming and removal to be included in five (5) year rotation contract.
- Motion

Garon T. Plumbing – Clubhouse Smoke Test:

- September 10th, resident notification of mold odor and sewer odor throughout the clubhouse during weekend.
- September 10th, administration confirmed same.
- Reminded - duct cleaning was conducted by Advance Furnace & Air Duct Cleaning on June 28, 2022 for mold odor.
- It was noted the clubhouse AC fans were turned off.
- Fans were turned back on to confirm odor was not caused from residual water to previous AC leakage.
- Garon T. Plumbing was contacted and inspection scheduled.
- September 12th, Garon T Plumbing inspected clubhouse for pipe fractures, waste traps.
- Confirmed some residual water located in one attic air handler pan.
- A small section of sheet rock was removed in the library at location of old water fountain to confirm trap and pipe were closed of properly.
- Confirmed Fernco cap over drain line and shark bite over waterline. Recommended installation of permanent capping.
- Sheet rock replaced.
- Completion of inspection, recommendation to schedule smoke test of clubhouse drainage.
- Smoke test will determine pipe integrity and source of any leaks.
- September 12, 2024 – estimate 55769544 - \$1,415.23.
- After through cleaning by maintenance and fans placed on odor diminished.
- Estimate placed on hold.

LHCC Awning – Annual Removal & Installation:

- Previously serviced by Jersey Shore Awning.
- Notified will no longer providing servicing to smaller accounts.
- Review of Awning Design, September 11. 2024 estimate for the installation and removal of the country club porch awning for the amount of \$874.13.
- Motion

Favia Glass – Fractured Glass Window – Clubhouse Library Balcony

- Maintenance notified of two (2) fractures in a library balcony window.
- Review of Favia Glass, September 19, 2024, estimate #6020 to remove and replace, one (1) each 5/9”24” X 76” tempered glass located in the library balcony for the amount of \$1,092.91.
- Motion

Committee – Function & Responsibilities.

- Discussion regarding need for committee members and description requirements for committee chairs as well as members.
- Unfortunately, residents are not fully aware of the responsibilities and time requirements prior to joining committees.
- Importance of committee chair documentation provided annually.
- Board requested each committee chair prepare a detailed narrative to be included with committee sign-up sheets.

Motion made by P. Comfort seconded by K. Wright to adjourn the open meeting at 10:31 A. M. **MOTION APPROVED: 5-0**

The next meeting will be on October 14, 2024 at 9:00 A.M.

Submitted by,

L. Kolesa, Administrator