

LIONS HEAD SOUTH ASSOCIATION, INC.

June 24, 2024 – Approved as Amended July 8, 2024

Board of Trustees Standing Committee

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

Also, Present: L. Kolesa, Administrator

Absent: B. Skelly

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 M. Tears to approve the minutes for the June 10, 2024 open meeting. **MOTION APPROVED: 5-0**
2. Motion made by P. Comfort, seconded by M. Tears to accept Jake Nagy Company LLC, June 17, 2024 estimate for the modification of welded reinforcement braces to twenty-nine (29) pool chaise lounges for the amount of \$1,340.91
MOTION APPROVED: 5-0

Treasurer's Report: By: M. Tears

- The balance as of May 31, 2024, is \$1,132,957.59 of which includes the CD total \$587,000.00, stock total of \$112,204.31 and cash total of \$433,753.28.

ACC – By: M. Klotz

Events:

Circle of Friends:

- Currently working with residents to schedule grocery shopping.

Hospitality:

- The June 22, 2024 Spring Concert was a great success.

Men's Club:

- July 17th – 5:00 PM – Italian Night
- December 10th – Holiday Dinner – Location TDB
- December 14th – Breakfast with Santa

Social Committee:

- Off for the summer.
- Meetings will resume in September.

Travel Committee:

- Information regarding upcoming events can be found on the travel board and website.

WGA:

- July 24th – Christmas in July.
- July 29th – Invitational.

Architectural – By: M. DeFillipo

Spring Property Inspections:

- The committee is continuing with the annual spring inspection/walk-through.
- To date one-hundred thirty (130) violations have been processed.
- Violation Compliance;
 - 1st Violation – Resident is given thirty (30) days to address.
 - 2nd Violation – Resident is given fifteen (15) days to address with notification of a Repetitive Fine if compliance is not met.
 - Repetitive Violation – \$100.00 Repetitive Fine. Resident is given fifteen (15) days to comply. If violation has not been addressed, resident will be fined \$10.00 daily until compliance is met.

Buildings and Grounds – By: Katakozinos

Entrance Signage:

- Three (3) estimates were submitted to the board for approval for the replacement of the green & white plexiglass entrance signage.
- Estimate amounts ranged from \$600.00 - \$1,400.00.
- Committee had also advised; due to age the wooden signage is in need of replacement.
- An estimate has also been received for the amount of \$7,000.00 per sign.
- Office is waiting on other estimates.

By – Laws – By: J. Cinosky

- Board and attorney are continuing review of revisions.

Clubhouse – By: K. Wright

Lions Den Chair Replacement:

- The committee is currently waiting for sample chairs from Michael's Furniture.
- Commercial carpet cleaning and hallway painting will be completed once the pool renovation has been completed.
- Next meeting is scheduled for August.

Community Awareness – By: D. Rodgers:

Community Outreach Dept. of Ocean Medical Center – Health Fair – October 30, 2024

- Some of the services offered;
 - Blood Pressure.
 - Glucose Testing.
- Immunizations are no longer offered. Request has been forwarded to the Department of Health.

Mayor's Senior Advisory Meeting:

- July 4th – start of Summerfest – Windward Beach – three (3) shows scheduled this season.
- July 20th – Icarus soft opening.
- August 1st – Windward Beach Car Show
- August 7th – Trader Cove – three (3) shows scheduled this season.
- September 7th – Townwide Garage Sale – Community Awareness to supply an information flyer.
- Burger 25 scheduled to open soon.
- No date for Ross Dress opening.
- Mention made for Aldi location to be converted to indoor pickleball courts.

Finance & Insurance – By: B. Begley

Committee review and discussion:

- Review and discussion of financial statement.
- T. Cali of Merrill Lynch met with the committee to discuss LHSA portfolio and potential future investments.
- Discussed meeting with the accountant to discuss changes to Reserve Study portion S2760/A4384 law.

LHCC – By: B. Jani

Starters:

- Starters Daily – 8:00 A.M. -5:00 P.M.
- Due to non-paying players sneaking onto the course after hours, starter hours may need to be adjusted.

Membership:

- Currently at one hundred twenty-one (121) with expectations of increased membership after July 1st due to pro-rated membership.
- 2024 budget \$71,032.00 – income to date - \$55,468.14.

Nominating – By: C. Facciponti

- There will be four (4) Board of Trustees positions available for this coming election.
- Board members term;
 - T. Behrens
 - P. Comfort
 - L. LaFerrera
 - M. Tears

Recreation – By: L. Adams

Pool Hours:

Abdominal Demonstration:

- Demonstration was well received.

Pool Aerobics:

- Date to be determined.

Tennis/Pickleball Courts:

- Scheduled to be commercially cleaned in July.
- Pickleball lines to be changing from blue to orange.
- Painting to be completed by maintenance.

Security – By: J. Allen

Utility Boxes – Residential Property:

- Residents are instructed to contact cable or JCP & L directly for box repair or update.
- You may contact the office to inform of location request.

Website – By – T. Bruzaitis

- June 17th meeting the committee welcomed M. Tears, BOT Liaison.
- Review of current draft website.
- Changes and additions;
 - Recreation
 - Area Activities
 - Community Awareness
 - Resources for seniors
- Review and update out of date and incorrect information, changes to web links, removal of older postings to improve searches and free up storage.
- Meetings are scheduled for the third Monday of each month.
- Meeting time change from 10:00 AM to 10:30 AM.

Old Business:

Health Fair:

- Brief discussion regarding Department of Health administering immunization and resident insurance notification protocol.
- Confirmed residents will supply insurance information for processing.

Jake's Welding – Pool Lounge Chaise:

- Review of June 17, 2024 estimate for addition of reinforcing braces to twenty-nine (29) pool chaise lounge.
- Motion.

Administrator's Report:

Common Ground Tree Trimming & Removal:

- June 20th – Beaverson Blvd. pruning/trimming completed.
- June 21st – LHB pruning/trimming completed.
- June 21st – 2 Thames & Clubhouse dead tree removal completed.

Brick Heating & Air Conditioning:

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Henderson Lab:

- Testing for iron requested by Specialized Contracting,
- June 14, 2024 results received.
- Pass – within normal limits.

New Business:

Update – 2023 Reserve Study – New Law S2760/A4384:

- To request scheduling to update FWH 2023 Reserve Study as recommended by attorney.

Golf Cart Donation:

- P. Comfort inquired regarding allowance for golf cart donation.
- L. Kolesa to contact accountant and insurance carrier for allowances.

Volunteer Breakfast:

- To be held in the Lion's Den on November 16, 2024.
- P. Comfort to chair.

Refreshments – P Comfort:

- Inquired to latest protocol for committee and club refreshments after functions.
- Clubhouse Committee requested all extra food and desserts be distributed at end of scheduled function.
- Clubhouse Committee Chair to be contacted prior for other allowances.

Clubhouse Back Entrance Wall – Rock Estimate – Garden Club:

- Submitted estimates for board review.

Motion made by M. Tears seconded by T. Behrens to adjourn the open meeting at 10:45 A. M. **MOTION APPROVED: 4-0**

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

Submitted by,

L. Kolesa, Administrator