

# LIONS HEAD SOUTH ASSOCIATION, INC.

OPEN

August 14, 2023 – Approved August 28, 2023  
Board of Trustees Meeting

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**Present:**

J. Cinosky	D. Gregory	P. Comfort
K Wright	T. Behrens	B. Skelly
D. Gregory	L. LaFerrera	

**Also**

**Present:** L. Kolesa, Administrator

**Absent:** N/A

The open meeting was called to order by J. Cinosky, President at 9:08 A.M.

**Actions Taken:**

1. Motion made by K. Wright, seconded by B. Skelly to approve the minutes for the July 24, 2023 open meeting. **MOTION APPROVED: 6-0**
2. Motion made by D. Gregory, seconded by T. Behrens to accept Turf Masters, Inc. July 10, 2023 estimate to remove fourteen (14) dead shrubs from around the clubhouse building, pool side, for the amount of \$900.00 plus tax. **MOTION APPROVED:6-0**
3. Motion made by P. Comfort, seconded by B. Skelly to accept Turf Master, Inc. July 24, 2023, estimate for the planting of a Leyland Cypress located in Common Ground at 227 LHB, for the amount of \$450.00 plus tax. **MOTION APPROVED:6-0**
4. Motion made by T. Behrens, seconded by B. Skelly to accept Arborsmith July 25, 2023, estimate for removal of two (2) Pitch Pines located in Common Ground in between 74 & 78 Meadowbrook Road, for the amount of \$1, 332.81. **MOTION APPROVED: 6-0**

5. Motion made by B. Skelly, seconded by L LaFerrera to accept the approved July 25, 2023 Architectural Rules & Regulations revisions and updates.  
**MOTION APPROVED: 6-0**
6. Motion made by P. Comfort, seconded by T. Behrens to accept Arborsmith, July 25, 2023, estimate #3821, to remove two (2) dead Pitch Pines, located in Common Ground at 231 LHB, for the amount of \$1,386.13.  
**MOTION APPROVED: 6-0**
7. Motion made by K. Wright, seconded by P. Comfort to accept Arborsmith, July 25<sup>th</sup> estimate # 3824, to prune encroaching trees on the sidewalk and over the LHB intersection between Yorkwood and Ashford including tree removal for one (1) dead Pitch Pine for the amount of \$4,798.13. **MOTION APPROVED: 6-0**
8. Motion made by P. Comfort, seconded by B. Skelly to accept Turf Masters, Inc. August 14, 2023 estimate for the removal of one (1) over pruned Blue Spruce located at 58 Yorkwood Drive upon bank approval for the amount of \$250.00. Upon approval property to be back charged. **MOTION APPROVED: 6-0**
9. Motion made by P. Comfort, seconded by T. Behrens to accept Turf Masters, Inc. August 8, 2023, estimate for planting of an 8' Blue Spruce located in Common Ground at 14 Tennis Court for the amount of \$750.00 plus tax.  
**MOTION APPROVED: 6-0**
10. Motion made by P. Comfort, seconded by K. Wright to accept Arborsmith, July 25, 2023, estimate #3823 for the removal of three (3) dead trees located in Common Ground at the RV lot to the right of the gate, for the amount of \$1,439.44.  
**MOTION APPROVED: 6-0**
11. Motion made by D. Gregory, seconded by K. Wright to accept Tropical Touch Custom Landscapes, August 7, 2023 estimate to design and decorate clubhouse 10' Christmas tree for the amount of \$1,012.93 with approval for an additional \$487.07 for required accessories and storage containers.  
**MOTION APPROVED: 6-0**

**Treasurer's Report By- D. Gregory**

- The balance as of July 31, 2023 is \$1,374,117.53 of which includes the CD total of \$962,000.00, total Stock, \$105,682.78, total cash \$ 306,434.75.

**Old Business:**

**Garden Club – Clubhouse Pool Side Shrubs:**

- July 24, 2023 committee submitted a request for removal and replacement for overgrown and/or dead brush located on the pool side of the clubhouse.
- Committee will submit proposal and estimates for replanting.
- Committee has submitted estimates for same.
- Board review of estimates.
- Motion.

**227 Lions Head Blvd – Common Ground Tree Replacement.:**

- July 25, 2023 emergency removal of Spruce leaning toward rear left corner of home.
- Architectural and township applications and permit received.
- Township requires tree replacement.
- Review of estimate for replacement.
- Motion.

**74 & 78 Meadowbrook – Common Ground Tree Removal:**

- Required removal of two dead (2) Pitch Pines.
- Architectural and township applications and permit received.
- Township requires replacement.
- Review of estimate.
- Motion.

**Architectural Rules & Regulations – Revisions:**

- Review of approved July 25, 2023 Architectural revisions.
- Motion.

**Arborsmith – LHB & Ashford Trimming:**

- Trimming/pruning of trees encroaching on sidewalk and over road between Yorkwood/Ashford to Lions Head Blvd.
- Removal required for one (1) Pitch Pine near corner of Ashford Drive.
- Architectural and township application and permit for removal received.
- Replacemen required.
- Motion.

**Arborsmith Tree Trimming Contact:**

- Brief discussion – Annual Contract.
- L. Kolesa to contact Arborsmith to discuss option of restructuring street scheduling and advise accordingly.

#### 58 Yorkwood – Tree Removal:

- Bank owned property.
- Architectural Violation – Landscaping over pruned Spruce located in the front corner of house.
- Estimate requested to address violation.
- Review of estimate.
- Update bank and request approval to address violation.
- If approved property to be charged back.
- Motion.

#### 14 Tennis – Common Ground Tree Replanting:

- Previous removal of a large dead White Pine located behind home.
- Planting township required.
- Approved Architectural and township applications and permit.
- Review of replanting estimate.
- Motion.

#### RV & Yorkwood – Common Ground Tree Removal:

- Request for removal of three (3) dead trees (Pitch Pine, Spruce, Ash) to the right of the RV gate.
- Review of estimate.
- Approved Architectural and township applications and permit.
- Review of estimate.
- Motion.

#### Administrators Report:

##### Brick Township Fire Safety:

- August 9, 2023 – inspection.
- Inspection – Pass.
- Requested key to RV gate.
- Request for August 2023 Tyco Fire Alarm Report.

##### Tyco – Fire Alarm Inspection Report:

- Fire Alarm Inspection scheduled for August 22, 2023.
- To contact for earlier inspection.
- Report to be submitted to Brick Fire Safety.

##### Chem-Dry - Estimates:

- Clubhouse requested estimate for cleaning of carpet, tile, wood floor.
- Request for annual contract.
- L. Kolesa to forward to committee upon receipt.

Clubhouse – Netflix Subscription:

- B. Skelly inquired to subscription standing.
- Netflix – subscription for clubhouse movie – cancelled March 21, 2023.

New Business:

Well #5 – Federal Irrigation Estimate:

- Required repair due to July 25, 2023 lightning strike.
- Repaired.

Hydro Point Well WfFi Charges:

- Review of charges for Weather Trak controllers at wells #9 and #11.
- Buildings and Grounds to review and advise.

Clubhouse Committee Request – Christmas Decorating:

- Request for professional decorating of 10' tree and purchase of extra tree decorations to the accommodate the difference in height of newer tree.
- Request also for the purchase of decoration storage containers.
- Due to height of tree the committee has submitted a request to have the tree decorated professionally.
- Maintenance staff will remove the decorations.
- Committee will prepare decorations and accessories for storage.
- Motion.

Specialized Pool – Coping & Title:

- Sample review of coping and tile.
- P. Comfort, Recreation Liaison to display samples for committee.
- Specialized to schedule delivery for other choice.

Access to LHN Pool:

- Due to pool closing prior to Labor Day, Recreation Committee made inquiry to board as to access to Lions Head North pool.
- Committee has been informed; Lions Head BOT cannot grant permission.
- Any LHS resident interested in swimming in LHN pool must seek permission from the Lions Head North Board of Trustees or attend with a Lions Head North resident as a guest.

231 LHB – Common Ground Tree Removal:

- Required removal of two dead (2) Pitch Pines.
- Architectural and township applications and permit received.
- Township requires replacement.
- Review of estimate.
- Motion.

Travel Committee Parking Request – Greek Cruise:

- Committee has requested permission for residents and guests to park personal vehicles in back parking lot from 9/12/23 – 9/24-23.
- Approved.

Sprinklers – Broken Pipe:

33 Tennis:

- August 14<sup>th</sup> resident notified of broken sprinkler pipe located behind back patio.
- Federal Irrigation addressed pipe.
- Resident had rocks placed below patio – stopping ground water seepage.
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Motion made by K. Wright and seconded L. LaFerrera by adjourn the open meeting at 11:29 A.M. **MOTION APPROVED: 6-0**

The next meeting will be held on August 28, 2023 at 9:00 A.M.

Submitted by \_\_\_\_\_  
L. Kolesa Administrator