

LIONS HEAD SOUTH ASSOCIATION, INC.

Board of Trustees Standing Committee

August 28, 2023 – Approved September 11, 2023

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

Also, Present: L. Kolesa Administrator
 D. Gentile, Resident

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 K. Wright to approve the minutes for the August 14, 2023 open meeting. **MOTION APPROVED: 6-0**
2. Motion made by P. Comfort, seconded by B. Skelly to accept Turf Masters Inc., August 15, 2023 estimate to plant two (2) 6 foot – 7-foot Leyland Cypress trees at 74 & 78 Meadowbrook Road located in Common Ground for the amount of \$800.00 plus tax. **MOTION APPROVED: 6-0**
3. Motion made by T. Behrens, seconded by K. Wright to accept Turf Masters Inc., August 14, 2023 estimates to remove two (2) dead trees behind 217 LHB located in Common Ground for the amount of \$1,200.00 plus tax. **MOTION APPROVED: 6-0**
4. Motion made by T. Behrens, seconded by K. Wright to accept Turf Masters Inc., August 14, 2023 estimates to plant two (2) 6’/7’ Leyland Cypress behind 217 LHB located in Common Ground for the amount of \$700.00 plus tax. **MOTION APPROVED: 6-0**

5. Motion made by B. Skelly, seconded by P. Comfort to accept WeatherTrak estimate for Central Service subscription renewal of Wi-Fi for #11 well clock through June 31, 2024, for the in the amount of 332.92.

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, stock total of \$105,682.78 and cash total of \$306,434.75.

ACC – By: K. Fagan:

LHCC:

- August 26th -Comedy Show was great success.

Men's Club:

- October 14th – Bagels & Bingo.
- Ticket - \$10.00

Recreation:

- Special thanks to the Recreation Committee and all of the volunteers that helped pool closing – wonderful

Social:

- October 28th - Halloween Party 7:00 PM – 11:00 PM.
- Ticket - \$10.00.

Travel:

- Italy – Greek Isles Cruise - September 15th – 24th.
- Planning an Atlantic City trip in October – details to follow.

WGA:

- October 21st – Pink Day Cancer Walk and Golf Scramble.
- Pre-registration is required.
- Proceeds will be donated to Mary's Place by the Sea.

Architectural – By: M. DeFillipo:

- Committee is continuing follow for violations.
- Scheduling fall walk-through.
- Issues with exterior storage sheds.
- An Architectural Revision noting allowance of dimensions for exterior storage sheds will be posted on the website and placed as a tear-out in the October Pride.

Buildings and Grounds – By: T. Behrens:

- Pool has been emptied in preparation for construction.
- Well #1 has been repaired.
- Request for paving of the RV lot has been reviewed removed from
- Discussion regarding requests for additional lighting on the front and exterior corners of the clubhouse.
- Administrator to request estimates.

By – Laws – By: B. Skelly:

- Being reviewed.

Clubhouse – By: M. Halm

- No August meeting.
- September 8th - committee will be meeting to prepare for the 2024 budget.

Community Awareness – By: B. Mortensen:

AARP Driving Class:

- August 16, 2023 - AARP Driving Class. Seventeen (17) residents attended
- September 9th – Township Garage Sale – currently five (5) residents have requested township permits.

Finance & Insurance – By: J. Cinosky:

- 2024 budget packets will be disbursed today at close of meeting.
- Please contact F & I or the administrator if you have any questions.

LHCC – By: P. DeCarlo:

- Updated on expenses and income.
- Met with Bright View Course Management.
- Increase attention to the greens.
- Will begin to notify daily of completed work.
- Preparing for budget review.
- League play – until October, weather permitting.

Nominating – By: C. Facciponti:

BOT Election:

- Preparing for the upcoming election.

Recreation – By: P. L. Adams:

- Will be planning another event in November.
- Working on scheduling for indoor clinics.
- Resident request to leave ping-pong table open.
- K. Wright to forward request to Clubhouse Committee.

Security – By: T. Katakoziens:

- Requesting board permission to contact township to submit a request for Cross Walk and Slow Down signage.
- Approved.

Website – T. Bruzaitis:

- No August meeting.
- Meetings will resume in September.
- Budget Preparation Sheets are available on the website.
- Website visitors (Unique) – 409 Laurelton – 97 Toms River.
- Top searched :
 - LHCC
 - Robo
 - Rules & Regulations

Old Business:

74 & 78 Meadowbrook Road – Common Ground Tree Replacement:

- Review of June 16, 2023 estimate for removal and stump grinding of three (3) trees located in common ground.

74 & 78 Meadowbrook Road - Common Ground Bench:

- D. Gentile requested permission to speak regarding the bench placed in common ground located between 74 – 78 Meadowbrook.
- D. Gentile is not comfortable with the placement and would like it removed.
- Several board members to the opportunity to explain the area in which the bench is placed is surveyed as common ground and association owned.
- Benches are placed throughout the community for all resident use for resting while walking.
- The bench had since been moved closer to the sidewalk.
- Although, it is unfortunate that both homes are situated in between a small area of common ground, the board agreed the bench shall remain at its current location.

217 LHB – Common Ground Tree Removal & Replacement:

- B & G' s and township approval.
- Township is requiring replanting of two (2) trees.
- Review of Turf Masters Inc., August 14, 2023 estimates for the removal of two (2) dead trees.
- Review of Turf Masters Inc., August 14, 2023 estimates to plant two (2) 6'/7' Leyland Cypress.

Well Clock # WeatherTRAK Subscription:

- Review of HydroPoint Data Systems invoice for WeatherTrak Central Service subscription renewal of WIFI for #11 well clock through June 31, 2024.
- Well #9 WeatherTrac – no charge through June 31, 2024.

Administrator's Report:

Pool Operations:

- August 21th – Last service – application of chloring neutralizer.

Brick Fire Safety:

- August 16th – submitted required Tyco Alarm System Report and RV Gate key.

Clubhouse Ladies Room:

- August 17th - M. Yacarrino contacted – handicapped toilet running.
- August 18th – M. Yacarrino addressed toilet.

Clubhouse – Pool Water Access:

- August 17th – M. Yacarrino contacted to cap off water line to pool area located in Men's room.
- August 24th – water line to pool area capped off.

Roof Genie:

- August 17th contacted to inspect for compromised areas.
- Water found in ceiling lighting fixtures in both kitchen and den.
- Roof and attic inspected.
- Maintenance reported ant infestation in the attic
- Confirmed water/moisture.
- Pictures provided depicting roof and gutter issues.
- To forward recommendation.

Pest Pros:

- August 17th – Pest Pros contacted for service.
- Black Carpenter Ants found in the kitchen and den.
- Confirmed ant nest between two roofs.
- Confirmed gutter area for access.
- Will continue to return as long as there is moisture.
- Treated with powder bait.

Giacinti Electric – Kitchen & Den Light Fixtures:

- August 17th – contacted to inspect for electrical damage due to water/moisture in light fixtures.
- Fixtures replaced

Brick Heating & Air Conditioning:

- August 17th – contacted to inspect AC condensing lines.
- Will update accordingly.

Fitness Center Mini- Split Unit:

- August 17th – Dash was contacted - unit leaking water.
- Cleared lines – switched out line.

New Business:

Crosswalk Signs:

- Brief discussion regarding need for signs.
- T. Katakoziens to contact township.

Clubhouse Front Lighting:

- Resident request to provide more exterior lighting in the front and ends of clubhouse.
- Administrator to contact Giacinti Electric.

Motion made by P. Comfort seconded by K. Wright to adjourn the open meeting at 10:12 A. M. **MOTION APPROVED: 6-0**

The next meeting will be on September 11, 2023 at 9:00 A.M.

Submitted by,

L Kolesa, Administrator