

LIONS HEAD SOUTH ASSOCIATION, INC.

November 18, 2024 – Approved December 2, 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
 G. Raio, Real Estate Processor/Bookkeeper

Absent: N/A

The open meeting was called to order by J. Cinosky, President at 9:09 A.M.

Actions Taken:

1. Motion made by P. Comfort, seconded by L. LaFerrera to approve the minutes as for the November 11, 2024 open meeting. **MOTION APPROVED: 6-0**
2. Motion made P. Comfort, seconded by K. Wright to accept Arborsmith, October 29, 2024 proposal #4111 for removal of a compromised Red Maple tree, at 124 LHB, located in Common Properties, for the amount of \$1,706.00. **MOTION APPROVED: 6-0**

Treasurer's Report: By: M. Tears

- The balance as of October 31, 2024, is \$1,056,112.33 of which includes the CD total \$450,000.00, stock total of \$120,457.47, Treasury Ladder total \$140,000.00 and cash total of \$345,654.86.

Standing Committee Reports:

ACC – By: P. Comfort

- No meeting held in November.
- No meeting scheduled for December.
- M. Klotz working with T. Bruzaitis, Website for the January community survey.

Events:

Circle of Friends & Community Awareness:

- Looking for volunteers to provide Thanksgiving Dinners for housebound.

Hospitality Committee:

- Meet with Men's Club to coordinate the Holiday Open House.

Men's Club:

- November 23rd - Beefsteak Dinner.
- December 7th – Holiday Open House will be hosted by the Men's Club.
- December 10th Christmas Party.
- December 14th – Breakfast with Santa.

Social Committee:

- December 14th – Christmas Car Parade – ten (10) cars currently confirmed.
- Planning for a New Year's Eve Party – ticket sale to begin December 2nd.

Travel Committee:

- December 5th – Annual Atlantic City Trip – Brat Pack Show.

Welcoming:

- No new report.

WGA:

- December 4th – Holiday Luncheon.

Architectural – By: M. DeFillipo

Replacement Gas Fire Place:

- Architectural Rules & Regulations require approval for all home outdoor structural changes.
- Resident requested approval for installation of a gas fireplace.
- Insert to be installed within the existing fire place and will be vented on the outer wall of the fireplace on the side of the home.
- Extension dimensions approximately size of a window air condition unit.
- If denied, resident will install a chimney liner.
- Discussion regarding;
 - Insert wall location and exterior dimensions which may inhibit contractual lawn maintenance.
 - Heat ventilation to proximity to neighboring house.
 - More information required.
 - Township to be contacted regarding permit requirement and variances.
 - Board to discuss further and advise accordingly.

Generators:

Association and Township Requirements:

- Standby and portable generator installations require association specifications and township permits.
- Please be sure to follow all requirements as stated on the newly formatted applications.
- The application must be completed in full and be approved by the Architectural Committee prior to submitting to the township.
- LHSA and township have specific yard setbacks
- The office must be notified of any township denials or request for change to original installation location.
- LHSA and township have specific yard setbacks.

Resale Property Inspections:

- The Architectural Committee is notified by the administrative office when a property is listed for resale.
- Once notified, the Architectural Committee will schedule a full property inspection including trees.
- Property pictures are taken for the file.
- If there are any violations, a violation letter and pictures are forwarded to seller, buyer and attorneys.
- Depending on season, there may be a tree or trees that are questionable. If so, a letter stating same will be included in the resale packet giving both the seller and buyer the opportunity to allow for concessions if necessary. The letter will also include verbiage notifying the buyer, they will be solely responsible after closing if not addressed prior to closing.

Buildings and Grounds – By: T. Katakozinos

Request for Federal Irrigation Mailboxes and Posts:

- Committee request of November 11, 2024 estimate for removal and replacement of existing mailbox and post was submitted to the board for review.
- Board to review and advise accordingly.

By – Laws – By: B. Skelly

- Board met with T. Byczkowski, Esq. on November 13th to discuss the final revisions and resident notification protocol and procedures.
- Approximately ½ of the By-Law's revisions were legal regulations and revisions.
- T. Byczkowski, Esq. will provide all legal verbiage for revisions.
- Residents will vote only on revisions that are not of legal stature.
- By-Law's Revisions can be provided as a whole or offering an option to vote on each revision.
- As the revisions have taken almost two (2) years to complete, if supplied as a whole and not accepted as a whole, they would have to be returned for a complete revision.

- Attorney recommendation is to provide a vote for each revision.
- The By-Law's Revisions will be approximately eight (8) pages.
- The completed revised edition is expected by month's end.
- Due to the many legal revisions, changes to the some of the existing protocols for BOT elections and name change for the Nominating Committee.
- Process for resident voting will be discussed further at the December 2, 2024, 7:00 PM Residents Association Meeting and 2025 Budget Presentation.

Clubhouse – By: M. Voto

Lion's Den Chair Replacement

- The committee will continue researching for replacement.

Commercial Carpet Cleaning:

- Chem Dry will be returning Monday, November 25th to retreat several stains in the hallway.

Den Stage Decorating:

- The committee will be working with L. LaFerrera on November 29th for decorating of the Den stage.

Clubhouse Lobby:

- M. Voto and M. Halm have scheduled decorating for Thanksgiving weekend.

Lobby Christmas Tree:

- Tree will be prepared for decorating on Monday, November 25, 2024.
- Tree decorating by Tropical Touch is scheduled for December 1st.

Back Entrance Runner:

- We are currently researching options for runner replacements.
- Options include Cintas mat and rug rental.

Community Awareness – By: D. Rodgers:

Health Fair and Wellness Screening:

- The October 30, 2024 went well.

Committee Meeting Schedule:

- No meetings scheduled.

Thanksgiving Dinners:

- Reminded - Shorrock is working with Circle of Friends to provide Thanksgiving Dinner for the homebound.
- RSVP for dinner is November 24th.

Brick Thanksgiving Farmers Market:

- November 19th – 8:30 -1:30.

Finance & Insurance – By: B. Begley

Committee Review and Recommendations for Upcoming Mature CD's:

- Recommendations tabled to December meeting.
- Request made to have Merrill Lynch attend for recommendations and review of the Treasury Ladder Investment.

Club - Year End Audit:

- Appointed two (2) person teams.
- Audits tabled until December.

Budget Process:

- Committee discussed improvement options for 2025.

LHCC – By: P. Comfort

2025 Sponsors:

- Will begin seeking 2025 sponsors.

Financial Updates:

- Informed of Treasures Report and end-of month figures.

Starter Program:

- Program tabled to December meeting.

2025 Membership Rates:

- Tabled to December meeting.

2025 Directors and Advisors Sign-up:

- Sign-up sheet for returning Directors and Advisors will be posted in the clubhouse.
- Discussion regarding implementing sub-committees to be discussed further during November 18th meeting.
- Robo call will be placed to all committee members regarding the importance of the meeting.

Nominating – By: B. Skelly

- Required changes for the committee and election process tabled to January.

Recreation – By: L. Adams

- DJ's will be contacted for 2025 scheduling upon receipt of 2025 approved budget.

Security – By: D. Steensen:

- No November meeting.

Sub-Committee:

- Committee discussion regarding implementing sub-committees; reporting of light outages and street/stop sign required replacements.

Website – T. Bruzaitis:

Website:

Focus Group:

- Met on two (2) occasions – fourteen (14) members
- Many positive suggestions
- November 18th -committee to meet to review suggestions.

Old Business:

30 & 32 Thames – White Fence Damage - Brick School Side:

- October 29th – Brick school system grounds department was notified regarding fence damage.
- November 12th, repairs not completed - requested update.

Arborsmith – 124 LHB:

- Review of estimate for removal of leaning Red Maple.
- Motion.

Pool Gate Fob – Johnson Control Update:

- November 15th - notified having difficulty with obtaining an electrical and locksmith.
- Administrative office to forward local contact information.

November 16th - Volunteer Breakfast – By P. Comfort

- Food was supplied by Jacques Executive Catering.
- One-hundred fifty (150) invitations mailed.
- RSVP – one-hundred thirteen (113).
- Total attendance – one-hundred four (104).

Administrator’s Report:

Hartford Boiler Inspection:

- December 9, 2024 – annual inspection.

BOI – Transparency Reporting - Annual:

- Beneficial Ownership Information (BOI) is required by the 2024 Corporate Transparency Act (federal requirement).
- BOT registration required registration prior to December 3, 2024.
- Registration fee - \$595.00.
- Delay in registration will result in a \$10,000.00 fine.
- Registration is required annually.
- 2024 BOT registration completed.

LHSA/Township Generator Installation – 13 Adult Communities:

- Generators may be installed but must follow association & township requirements.

LHSA:

- Architectural – Generator application must be submitted for approval prior to completing township permit applications.
- Resident is responsible for ensuring a licensed electrician completes as per established guidelines.
- Proof of township permit must be submitted to the Administrative Office.
- Portable generators must be stored in the garage.
- Please note – Due to township set-back of five (5) feet – township variance may be required.

Township:

Generator Variance – Five (5) feet.

- Many LHSA resident properties do not allow for the required five (5) feet set-back.
- If the property meets the required set-back the standard zoning & construction permit is required.
- Surveys are also required.
- If the property does not meet the required set-back, township zoning requires a request for resolution for a variance.

Thirteen (13) – Brick Township Adult Communities:

- Many if not most of the resident side yard properties are approximately 6.4 feet and would not meet the required township set back.
- As permits, property surveys, cost of generator and installation can be timely and costly, the township has recommended LHSA reach out to all thirteen (13) of the township adult communities requesting a Resolution of Approval for Bulk Variance as a whole.
- The Board of Trustees have agreed to move forward with township recommendation.
- Residents to be updated accordingly.

New Business:

Changes to BOT Meeting Schedule 2024 & 2025- Straw Poll – McGovern - 11/13/24:

- As advised by T. Byczkowski, Esq, nominating and ratifying of Board of Trustees, LHCC Directors and Committee Chairs to take place at the 1st meeting of the new year.
- January 2, 2025 Board of Trustee Ratification of 2025 Officers.
- December 3, 2024 Straw Poll has been cancelled.

Motion made by P. Comfort seconded by B. Skelly to adjourn the open meeting at 10:02 A. M. **MOTION APPROVED: 6-0**

The next meeting will be on December 2, 2024 at 9:00 A.M.

Submitted by,

L. Kolesa, Administrator