

# LIONS HEAD SOUTH ASSOCIATION, INC.

October 28, 2024 - Approved November 11, 2024

## Board of Trustees Standing Committee

**Present:** J. Cinosky                      T. Behrens                      B. Skelly  
                  M. Tears                                      L. LaFerrera

**Also, Present:** L. Kolesa, Administrator

**Absent:** K. Wright  
                  P. Comfort

The open meeting was called to order by J. Cinosky, President at 9:07 A.M.

### **Actions Taken:**

1. Motion made by B. Skelly, seconded by M. Tears to approve the minutes as for the October 14, 2024 open meeting. **MOTION APPROVED: 4-0**
2. Motion made by T. Behrens, seconded by M. Tears to accept Bray General Contractors, LLC, October 14, 2024 proposal for removal and replacement of the Maintenance/Garden Shed door, door and framework, existing lock and deadbolt to be reinstalled for the amount of \$2,600.00 **MOTION APPROVED: 4-0**
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: 4-0**

### **Treasurer's Report:** By: M. Tears

- The balance as of September 30, 2024, is \$1,159,743.25 of which includes the CD total \$447,000.00, stock total of \$121,969.08 and cash total of \$590,774.17.
- 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 16<sup>th</sup> maturing CD to be rolled at best interest.

### **Standing Committee Reports:**

#### **ACC – By: B. Skelly**

- Resident survey has been delayed until January.
- 2025 Calendar of Events have been completed.
- Meetings have been suspended until January.

#### **Events:**

##### **Circle of Friends & Community Awareness:**

- Looking for volunteers to provide Thanksgiving Dinners for housebound.

##### **Men's Club:**

- October 19<sup>th</sup> - Bingo was a success.
- November 23<sup>rd</sup> - Beefsteak Dinner – limited tickets remaining
- December 7<sup>th</sup> – Holiday Open House will be hosted by the Men's Club. Head count is required for free tickets. Resident sign-up in the clubhouse on Monday's.
- December 10<sup>th</sup> Christmas Party – Free to members, \$55.00 fee for guests.
- December 14<sup>th</sup> – Breakfast with Santa – Sign-up sheet can be found on the Men's Club bulletin board in the clubhouse.

##### **Social Committee:**

- October 12<sup>th</sup> – Halloween Murder Mystery – Great turn out.
- December 14<sup>th</sup> – Christmas Car Parade.
- Planning for a New Year's Eve Party.

##### **Travel Committee:**

- December 5<sup>th</sup> – Annual Atlantic City Trip – Brat Pack Show.

##### **Welcoming:**

- October 21<sup>st</sup> – New Resident Meet and Greet went well.
- Twelve (12) new residents were in attendance.

##### **WGA:**

- November 8<sup>th</sup> – Bingo

### **Architectural** – By: M. DeFillipo

#### **Electric Bicycles:**

- Expressed concerns regarding storage of electric bicycle batteries and chargers due to fire hazards.
- Inquired of knowledge regarding local ordinances or association insurance requirements.
- Administrator to contact insurance carrier and attorney regarding same.

Realtor Advertisement – Pride – Mailers:

- Committee concerns regarding the most recent Pride insert by resident and Berkshire mailer.
- Concern advertisement would lead reader to believe realtors are representee of LHSA.
- Inquired regarding association regulations for ads including use of LHSA signage.

Resident November Pride Edition:

- Resident included picture of lion head and verbiage “specializing in LHS”.
- Board to contact resident.

Berkshire Hathaway Realtor – Pride & Mailer:

- Berkshire Hathaway Realtor, previously placed an ad in the Pride with background picture of LHS entrance and golf course. Realtor was contacted; next Pride publication, ad was reprinted without entrance sign.
- October – LHSA residents received mailer displaying LHSN & LHSA entrance, verbiage reading “Your Local 55+ Real Estate Expert Getting You Top Dollar for Your Lions Head North Y Lions Head South Home”.
- Resident concerns; ads/mailer led reader to believe realtors are representee of LHSA.
- Administrator to contact attorney & Berkshire Hathaway.

**Buildings and Grounds** – By: T. Katakozinos

Common Properties – Green Stakes:

- Placement of common properties stakes continues to be problematic as currently, there are properties where the stakes have been removed, other areas where stakes have been placed between properties rather than on the edge of the property lines.
- There is a fine in place for resident found removing the stakes which also includes the fee for the property to be resurveyed for proper placement.
- Discussions will continue for permanent survey markers.

30-32 Thames - Common Ground/ Lake Riveria White Fencing:

- Administration was notified the fence panel has been knocked down.
- It has been confirmed damage was caused on the school side.
- Administrator will contact J. Boes, Brick schools.

**By – Laws** – By: B. Skelly

- Revisions have been completed.
- November 13<sup>th</sup> - Meeting with the attorney to review revisions.

**Clubhouse** – By: M. Halm & M. Voto

**Commercial Carpet & Ceramic Floor Cleaning & Hallway Painting:**

- Has been completed.

**Lion's Den Chair Replacement:**

- The committee has been researching chair replacement for quite some time.
- Working with the allotted funds, we are unable to find replacement quality commercial chairs.
- Board of Trustees and Committee Chairs discussed chair requirements.
- Committee has been advised to move forward researching higher quality.

**Christmas Tree:**

- Decorating scheduled for December 1<sup>st</sup>.

**Community Awareness** – By: D. Rodgers:

**Health Fair and Wellness Screening:**

- October 30, 2024 – 10:00 AM – 1:00 PM

**2025 Mayor's Senior Advisory Meeting:**

**Mayor's -Longest Table:**

- 150 in attendance.
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**Finance & Insurance** – By: B. Begley

**2025 Budget – Committee Review and Recommendation:**

- October 17<sup>th</sup> & October 23<sup>rd</sup> for review.
- October 31<sup>st</sup> – Final review.
- Committee recommendations to be submitted to the Board of Trustees upon final review.

**LHCC** – By: N/A

**Nominating** – By: C. Faccaponti

- 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:**

**Bocce Court:**

- Committee placed flags for outdoor scoreboards placement.

**2025 Budget Requests:**

- Budget included request for four (4) Sunday Fun Day's.

**Standing Committee Chair Concerns– Committee Member Responsibilities:**

- Broad discussion involving most committee chairs regarding, residents joining committees without knowledge of requirements.
- Members continue to be reminded of shared committee responsibilities.
- Residents joining for social purposes only.
- Residents joining for personal agendas.
- Chairs discussed the importance of resident's attendance and participation.
- 2025 members will be informed of committee requirements.
- If member cannot meet requirements will be excused from the committee.

**Security – By: D. Steensen:**

**Emergency Management:**

- M. Wiggins will be taking over as Emergency Management Chair in charge of CERT responsibilities.

**Street Lights/JCP & L:**

- Total of fifteen (15) outages, twelve (12) were reported last month.
- Total amount of outages in a senior community is unacceptable.
- Administrator to contact the mayor's office to request assistance for navigation for JCP & L.

**Pride Information:**

- Garage access – keep clear access for emergency exit.
- Caution – Electric bicycle riders – follow rules of the road.
- Electric bicycles to follow NJ State laws as well as LHS Rules & Regulations.

**Security Camera:**

- Additional hard drive to be added for longer storage of footage.

**Website – M. Tears:**

**Website:**

- The committee was informed regarding an issue with the website's domain lionsheadso.com.
- Website to transition to lionsheadsouth.com.
- To update accordingly.
- Focus Group Session has been finalized.

**Old Business:**

**Bray General Contractors, LLC – Garden Club/ Maintenance Shed:**

- Review of the October 14, 2024 proposal to remove the existing garden shed door, building #3.
- Installation of a new Therma Tru smooth door with framesaver.
- Door to painted Mocha Chip.
- Installation of existing door knob and deadbolt.
- Wrap exterior jambs with brown aluminum coil.
- Clean and remove debris.
- Not to exceed the amount of \$2,600.00.
- Motion

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.

**Administrator's Report:**

JCP & L – Pole Lighting:

- Contacted mayor's office regarding delay in response time for light replacements.
- To advise accordingly.

Surefire – Security Monitor Hard Drive:

- Due to the addition of cameras a hard drive upgrade was required.
- Upgrade completed.

Main Parking Pole Lighting – Installation:

- The installation of five (5) light poles has been completed.

Federal Irrigation:

- October 25<sup>th</sup> – last day of on-site staff.

**New Business- N/A:**

Motion made by B. Skelly seconded by M. Tears to adjourn the open meeting at 10:06 A. M. **MOTION APPROVED: 4-0**

The next meeting will be on November 11, 2024 at 9:00 A.M.

Submitted by,

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L. Kolesa, Administrator