

# LIONS HEAD SOUTH ASSOCIATION, INC.

July 24, 2023 – Approved August 14, 2023

Board of Trustees Standing Committee

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

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

**Absent:** N/A

The open meeting was called to order by J. Cinosky, President at 9:04 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: 5-0**
2. Motion made by T. Behrens, seconded by P. Comfort to accept Specialized Pools July 5, 2023, \$98,925.00 for A & A Floor Cleaning System for Custom Pool with Beach Entry estimate to be included in the pool replacement contract.  
**MOTION APPROVED: 6-0**
3. Motion made by T. Behrens seconded by P. Comfort to approve changes to Specialized Pools original contract to include a Pool Heat Pump with Chillerx3 and a Intex Pergola. and to. **MOTION APPROVED: 6-0**

## **Treasurer's Report:** By: D. Gregory

- The balance as of June 30, 2023, is \$1,355,955.41 of which includes the CD total of \$ 962,000.00, stock total of \$ 103,321.51, and cash total of \$290,634.16.

**ACC** – By: K. Fagan

- No August meeting schedule.

**LHCC:**

- August 26<sup>th</sup> – Comedy Show

**Men's Club:**

- July 30<sup>th</sup> & August 27<sup>th</sup> – Ice Cream Social – Pool Fun Day
- August 18, 2023 – Blue Claw's Game

**Travel:**

- August 10, 2023 – The River Lady Lunch Cruise

**Architectural** – By: M. DeFillipo

- Residents have been addressing violations, and submitting applications as required.
- Committee will be discussing regulations for fencing and deck boxes.

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

- Committee walk-through of common grounds has been postponed due to weather conditions.
- No major repairs to report.

**By – Laws** – By: B. Skelly

**By-Law's:**

- Revisions have been forwarded to our attorney.
- More than half will have to be revised due to legal updates.
- Due to the number of required changes, return will mostly not be returned prior to end of year.

**Policies, Rules & Regulations:**

- Revisions should be completed shortly.

**Clubhouse** – By: M. Voto

- No July or August meeting scheduling.
- September – committee will resume to discuss holiday decorating and preparing for the 2024 budget.

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

- August 16<sup>th</sup> Currently, there are still seven (7) slots available for the AARP Defense Driving Course.
- August 14<sup>th</sup> - Residents Meeting – Guest Speaker will be Officer Victoria Finelli.
- Letters of Invitation have been sent out to the municipal candidates for the September 25, 2023 Residents Meeting.

**Finance & Insurance** – By: B. Bigley

- Review of July 18, 2023 Minutes.
- Review of LHSA & LHCC May and June Financial Statements.
- Reviewed and discussed current Manasquan Commitment Draft for pool replacement.
- T. Behrens updated on pool issues and commitment amendments.
- B. Sattazahn provided an updated on scheduled meeting with a prospective insurance provider, and has also scheduled a meeting with State Farm.
- Discussed 2022 Independent Audit Report.
- Informed club audits to be completed by July end.
- Informed of \$5,000.00 increase in stock.
- Reminded of 2024 budget time line.

**LHCC** – By: P. DeCarlo

- Updating Instruction for Play and Course Use.
- Informed of fox at hole #6.
- Porta-Potty has been removed.
- Reminder August 26 LHCC will be hosting a comedy show.
- 2024 budget committee will be requesting additional cups for each green.
- Request for an ice machine has been tabled.

**Nominating** – By: C. Facciponti

- Preparing for 2023 BOT elections.
- As of this date no requests have been received for a BOT Candidacy Application.

**Recreation** – By: L. Adams.

- August 3<sup>rd</sup> – hosting a pickleball clinic.
- D. Coco to instruct.
- Currently – 10 confirmed players.
- Fun Day with DJ Louie was a success.
- August 27<sup>th</sup> – Wild West Day.
- Committee expressed thanks to website for their help with flyers.

**Security** – By: T. Katakozions:

**August 14<sup>th</sup> - Residents Meeting 7:00 P.M. – Guest speaker Officer Finelli:**

- Residents may submit questions in writing to office.
- Questions must be submitted no later the August 10<sup>th</sup>.
- Information will be included in the next two (2) Robo calls.

### Resident Speeding:

- Speeding seems to be a problem here in the community.
- There have been several complaints to both the Security Committee as well as the police department.
- It has been mentioned there are four (4) resident repeat offenders.
- Please remember to be respectfully of residents walking Meeting –.

### Website – By: T. Bruzaitis:

- No July meeting.
- Architectural applications have been updated as fillable.
- LHCC stats remain strong.
- Rules and Regulation showed higher inquires, specifically for fences and fencing.
- Two (2) members implemented trial digital announcements for the clubhouse tv.

### Old Business:

#### Clubhouse Shrub Removal – Garden Club:

- Brief discussion regarding committee request for estimates for clubhouse bush removal and replacement.
- Turf Masters estimate forwarded to office.
- L. Kolesa to contact Garden Club for update.

#### Pool Floor Cleaning System – Specialized Pool:

- Review of July 5, 2023 proposal for A & A in floor cleaning system for custom pool with beach entry.
- Motion

#### Pool Contractual Changes:

- Discussion regarding need for additional items to the original Specialized Pool Contract.
- Pool Heat Pum with Chiller and Pergola to be added.
- L. Kolesa to contact for request of estimate.
- Motion.

#### Revisions to Architectural Regulations – By: B. Skelly:

- Architectural July 24, 2023 revision recommendation provided to the board.
- Revisions included fencing, landscaping rocks for patio extension, storage containers, deck boxes.
- Request for revisions to be discussed at July 25, 2023 scheduled review meeting

**Administrator's Report:**

**Repair to Shuffleboard Post:**

- July 11<sup>th</sup> – repair to shuffleboard posts completed.

**74 & 78 Common Ground:**

- July 12<sup>th</sup> – 74 & 78 Common Ground bench delivered.
- Request for tree removal.
- Tree application/permit forwarded.
- Request for inspection submitted.

**Pool Closing:**

- July 12<sup>th</sup> – pool close due to water exam fail – POM notified.
- July 13<sup>th</sup> – Board of Health inspection.
- Inspection - pass – administration and B & G informed surpassed inspection requirements.

**LHCC – Golf Course:**

- July 13<sup>th</sup> – Porta-potty removed from golf course.

**New Business:**

**ACC Meetings – K. Fagan:**

- Request made to board members for review of continued scheduling of ACC Residents Meetings.
- Change in resident landscape – residents are still working.
- Attendance is low.
- Standing Committee updated information is provided at the regular scheduled BOT Residents Meetings.
- Resident/Association is provided in the Pride, included in Sunday Robo calls, as well as on the website and on committee boards in the clubhouse.
- Review of meeting requirements, Policies, Rules and Regulations, 3.2. Meetings, Page 22.
- Request for review accepted.

Motion made by K. Wight seconded by P. Comfort to adjourn the open meeting at 10:09 A. M. **MOTION APPROVED: 6-0**

The next meeting will be on August 14, 2023 at 9:00 A.M.

Submitted by,

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L. Kolesa, Administrator

