

# LIONS HEAD SOUTH ASSOCIATION, INC.

July 25, 2022 – Approved August 8, 2022

Board of Trustees Standing Committee

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

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

**Absent:** N/A

The open meeting was called to order by B. Skelly, President at 9:02 A.M.

## **Actions Taken:**

1. Motion made by K. Wright, seconded by T. Behrens to approve the minutes for the July 11, 2022, open meeting. **MOTION APPROVED: 5-0**
2. Motion made D. Gregory, seconded by T. Behrens to accept Advanced Gutter LLC July 15, 2022 proposal for gutter cleaning and installation of gutter guards at, RV Lot, country club and outdoor recreational buildings. Cleaning to exceed \$1,160.00, Gutter Guard installation not to exceed \$7,035.00.  
**MOTION APPROVED: 6-0**
3. Motion made by P. Comfort, seconded by K. Wright to approve D. Rogers as Travel Committee Member. **MOTON APPROVED: 6-0**
4. Motion made by K. Wright, seconded by L. LaFerrera to accept Environmental Technical Drilling, Inc. July 19, 2022 proposal to replace the control box located at Well #14, not to exceed the amount of \$2,246.00. **MOTION APPROVED: 6-0**

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

- The balance as of June 30, 2022, is \$1,434,440.00 of which includes the CD total of \$911,118.50 stock total of \$258,726.42 and cash total of \$264,594.98.

**ACC** – By: K. Fagan

**Men's Club:**

- Will be supplying ice cream at pool for July 31<sup>st</sup> Sunday Fun Day.

**Social Club:**

- Has added a December 11<sup>th</sup> Sunday Game Night. Details to follow.

**Travel:**

- D. Kropiewnicki is researching for scheduling for September cruise for Italy and Greek Isles.
- WGA: WGA will be hosting a Cancer Walk in October. Information made available as soon as possible.

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**Architectural** – By: S. Scaturro

- Looking forward to my retirement.
- Moving along with property inspections and violations.

**Buildings and Grounds** – By: B. Mathiasen

- Maintenance currently working on cleaning front entrance pond.
- Waiting on response from Carlton Pools.

**By - Laws** – By: M. Ward

- Committee has completed review of by-Laws through Article XIV.
- Remainer including previous reviewed by last committee, will be submitted to board before August 1<sup>st</sup>.

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**Clubhouse** – By: D. Gregory

- Committee will be scheduling a meeting with the Men's Club to clean and reorganize the kitchen.
- B. Skelly announced in the coming months a request will be made to committees storing boxes in the attic requiring them to sort and identify.
- Area in the back storage will be made available alleviating attic use.

**Community Awareness** – By: G. Levenelm

- Mayor does not meet in July or August.
- August Speaker – Zulma Soto Brick Town Senior Services.
- September Speaker – Ocean County Health Department

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

- July 19<sup>th</sup> meeting was cancelled due to lack of quorum.
- Three (3) board members were in attendance and were very gracious to stay and discuss items on the agenda.

**Board & Committee Discussion:**

- B. Skelly informed of requirements and need for capital reserve study;
  - Required every three (3) to five (5) years.
  - Short and long-term study for capital replacement and funds required.

- Protocol for pool – hired engineering company to draft bid letter, obtain bids, oversee contractors.
- T. Bruzaitis suggested addition of suggestion box for committee/club and residents.

**LHCC** – By: J. Mort

- Currently have one hundred twenty-nine (129) members, with a goal of one hundred-thirty (130).
- Fifteen (15) dead trees were removed and replacement site map has been submitted.
- Magic Show has been scheduled for August 20<sup>th</sup>.
- Tickets sales will begin today.
- Fun Day is scheduled for September 17<sup>th</sup>.
- Annual Tournament has been re-named – Brian Halm Annual Tournament, information will be made available as soon as possible.
- Bright View will sponsor this year.
- Hole 6 has been dedicated to Brian Halm. Placard “My life’s been full, I savored much; Good friends, good times, a loved one’s touch.”
- July 23<sup>rd</sup> Deck Party was cancelled due to weather.

**Nominating** – By: C. Faccioni

- Three (3) BOT packets were picked-up.
- Only one (1) has been returned.
- Packets must be returned by September 27<sup>th</sup>, 12:00 PM.
- BOT Letter of Intent was sent to L. LaFerrera.

**Recreation** – By: L. Scaturro

- July 31<sup>st</sup> Sunday Fun was a success.
- DJ Louie was hit.
- End of Season party is scheduled for August 28<sup>th</sup>.
- Planning a BBQ, with ice cream and games.
- A Robo call will be made reminding residents, adults only.

**Security** – By: T. Katakozinos

- Working with Brick Traffic Safety – 25 MPH Sign for Weston, and STOP signs for Garland Drive and Lions Heads Boulevard.
- Capital Replacement Study requires replacement of the LHSA entrance sign due to weather and age.
- While replacing front entrance sign an entrance sign at Weston Court will be added.

**Website:** - By: T. Bruzaitis

- Committee met July 18<sup>th</sup>.

- August meeting to be held at 7:00 PM.
- Committee discussion included, ways to improve communication with committees, clubs, to use website as opportunity to share information.
- Request for board to consider an official Face Book Page.
- 40<sup>th</sup> Anniversary Pictures have been posted.
- Most viewed site – unique visitors – Laurelton & Toms River.
- Most searched – Housing (sale – rent – model plans).
- Most time spent – calendar, photos, Architectural Rules & Regulations.
  - #1 – LHCC.
  - #2 – Trustees -three hundred twenty-two (322) unique visitors.
  - #3 – Robo Calls.
  - #4 – Standing committee.
  - #5 – Rules & Regulations.
  - #21 – Forms.

**Board – Committee Discussion/Updates:**

Committee Minutes – B. Skelly:

- Please be sure to forward all minutes to office to be copied and distributed to board prior to Board of Trustee Meetings.

Committee Robo Calls:

- K. Wright will be responsible for making committee Robo call.

Standing Committee Meetings:

- If Committee Chair is unable to attend, please send replacement.

Buildings & Grounds – Common Ground:

- B & G has been given the responsibility of all common ground inspections and will be conducting walk-through inspections.

Monthly Resident Meetings & Committee Chairs:

- If Committee Chair is unable to attend, please send replacement.
- Please forward minutes prior to P. Comfort to ensure all information is recorded.

Brick Township Engineering - Ashford Drive & Yorkwood Drive Tree Replacement:

- Township has notified LHSA regarding recommendation for tree replacement for tree removal without approval.
- Township has produced 2004 – 2022 documentation noting void of trees.
- Tree removal has changed natural grading/slope causing some flooding in some areas.
- The association will be replacing trees.
- Ashford & Yorkwood residents have been notified if trees are not replaced township will enforce fines and DEP will be notified.

Committee Sign-up Sheets:

- Sign-up sheet format will be changed to add detailed committee responsibilities, giving a more complete overview.

### **Old Business:**

40th Anniversary Update – P. Comfort:

- Happy to share celebration expenditure fell well below the total amount budgeted for the celebration.
- \$34,000.00 was budgeted – amount spent -\$25,305.00.

Fitness Center - Stair Master:

- Review of equipment proposals.
- More information is required.
- Schedule for physical inspection of equipment.

Marlin Capital Solutions:

- July 22, 2022 - final payment letter received for equipment buyout.

### **Administrator's Report:**

Solar Panels:

- July 26<sup>th</sup> - Solar Living scheduled for replacement of warped pipes.

Surefire Audio:

- July 25<sup>th</sup> – Scheduled to begin installation of security cameras for outdoor recreational areas.

Fitness Center Orientation:

- There is no attendance limit/wait required for scheduling orientation.

Advanced Air Duct Cleaning:

- July 28<sup>th</sup> – scheduled for air duct cleaning.

### **New Business:**

Advance Gutter - Proposal:

- Review of Advanced Gutter LLC, July 15, 2022 proposal for gutter cleaning and installation of gutter guards. Gutter cleaning at, RV Lot, country club, fitness center, bocce and shuffle board recreational buildings. Cleaning not to exceed \$1,160.00. Gutter Guard installation not to exceed \$7,035.00. Total invoice amount not to exceed \$8,195.00.
- Motion.

D. Rogers – Travel Committee Member:

- Request for approval of D. Rogers for committee member.
- Motion.

Environmental Technical Drilling – Well #14:

- Review of Environmental Technical Drilling, Inc. July 19, 2022 proposal to replace the control box located at Well #14 for the amount of \$2,246.00.  
Motion.

Pool Update:

- Schedule meeting with FWH for review of specifications/requirements.
- Contact township for inspection protocol.

Motion made by J. Cinosky, seconded by D. Gregory to adjourn the open meeting at 10:38 A. M. **MOTION APPROVED: 6-0**

The next meeting will be on August 8, 2022, at 9:00 A.M.

Submitted by,

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L. Kolesa, Administrator