

LIONS HEAD SOUTH ASSOCIATION, INC.

OPEN

August 12, 2024 – Approved August 26, 2024
Board of Trustees Meeting

Present:

J. Cinosky
K. Wright

M. Tears
T. Behrens

P. Comfort
B. Skelly

Also

Present: L. Kolesa, Administrator

Absent: L. LaFerrera

The open meeting was called to order by J Cinosky, President at 9:10 A.M.

Actions Taken:

1. Motion made by B. Skelly, seconded by M. Tears to approve the minutes of the July 22, 2024 open meeting. **MOTION APPROVED: 4-0**
2. Motion made by P. Comfort seconded by M. Tears to accept Specialized Pools, July 29, 2024 proposal to supply and install and install the custom blue smart mash safety cover for the amount of \$34,586.00. **MOTION APPROVED: 5-0**
3. Motion made by P. Comfort, seconded by T. Behrens to accept LightMart's July 24, 2024, quote #QUO342461 for purchase and installation of five (5) each, eight (8) foot black poles with anchor bolts and base covers, not to exceed \$6,000.00. **MOTION APPROVED: 5-0**
4. Motion made by B. Skelly, seconded by M. Tears to approve the 2nd motion for Assembly, No. 33367 State of New Jersey 219 Legislature for Residential Charging Stations to be included in the Architectural Regulations, XI. Applications Required, Page 4, B. Details, Page 12. **MOTION APPROVED: 5-0**

Treasurer's Report By- M. Tears:

- The balance as of June 30, 2024 is \$1,167,600.04 of which includes the CD total of \$587,000.00, total Stock \$113,109.57 and total cash of \$467,490.47

Old Business:

Pool Update:

Henderson Labs:

- August 14th scheduled re-testing for pool & well.

Pool & Well Sanitization:

Specialized Pool

- Completed - August 12th

Well:

Environmental Technical Drilling:

August 13th - Completed:

- Pump pulled
- Replacement of 5 HP motor and 50 GPM Pump End
- Installation of 2: Check Valve
- Redevelopment
- Sanitizing
- Well Seal

Specialized - Pool Winter Cover:

- Review of July 29, 2024 winter safety cover estimate.
- Custom Blue Smart.
- Motion

Pool /Main Parking Lot Lighting – Specialized – LightMart

- Review of July 24, 2024 quote for replacement of five (5) lighting poles;
- Four (4) are earmarked for the main parking lot.
- One (1) will to be placed in the back pool area.
- Motion.

Outdoor Recreation Lighting:

- Request was made to Giacinti Electric to submit an estimate for replacement for upgraded track lighting located in the outdoor maintenance and recreational sheds.
- Will update accordingly.

LHCC Rules & Regulations – P. Comfort:

- Review of Articles I – VIII.
- Pricing to be discussed at next meeting
- 10 Card Play to be discussed at next meeting
- Define Code of Conduct – In Good Standing
- P. Comfort to update accordingly.

Administrator's Report:

Clubhouse Roof/Siding/Windows:

- Due to the high winds on August 9th, several sections of siding blew from the front, right side of the clubhouse.
- Roof Genie was contacted for scheduling.
- August 10th, the siding was re-attached.
- B & G' s was informed of gaps, buckling, and holes across the entire building.
- Pictures indicating damage to be submitted.

Kitchen & Den Lighting Panels

- August 2nd – Giacinti Electric replaced lighting panels damaged due to AC leaks.

Hightops Den & Billiards Room

- August 2nd – Giacinti placed order for lighting replacement required in the den and billiards room.

Jacques Catering:

- Payment made for scheduling of November 16, 2024 Committee Volunteer Breakfast.

New Business:

EV Charging Stations:

- Review of 2019 Legislature concerning installation allowances, restrictions, township and association permit and certified protocol.
- Revision to be included in the September Pride edition, placed on LHSA website, copy to be displayed in clubhouse.
- Residents to be contacted for required copies of;
 - LHSA Architectural Application – including contractor license number and contact information.
 - Copy of township permit.
 - Copy of homeowner's liability coverage policy in the amount of \$100,000.00.
 - Copy of LHSA as certificate holder with right to receive a notice of cancellation.
 - Copy of insurance policy indicating policy owner shall hold harmless LHSA and adjoining structures.
- Motion.

July 31, 2024 – Fair Housing Act:

- Review of NJ Appellate Court - Docket No. A-1384-22 – Approved for Publication
- Refers to age restriction applying to occupancy only, not ownership.
- LHSA By-Law's meet requirements.

Motion made by P. Comfort and seconded by B. Skelly to adjourn the open meeting at 10:16 A.M. **MOTION APPROVED: 5-0**

The next meeting will be held on August 26, 2024 at 9:00 A.M.

Submitted by _____
L. Kolesa Administrator