

# LIONS HEAD SOUTH ASSOCIATION, INC.

July 22, 2024 – Approved August 12, 2024

Board of Trustees Standing Committee

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

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

**Absent:** K. Wright

The open meeting was called to order by J. Cinosky, President at 9:03 A.M.

## **Actions Taken:**

1. Motion made by P. Comfort seconded by B. Skelly to approve the minutes as for the July 8, 2024 open meeting. **MOTION APPROVED: 4-0**
2. Motion made by T. Behrens, seconded by M. Tears to accept FWH Associates, July 8, 2024 estimate to update the existing reserve schedule in accordance with the Senate Bill S2760 for the amount of \$3,500.00. **MOTION APPROVED: 5-0**
3. Motion made by T. Behrens, seconded by P. Comfort to accept Arborsmith, July 16, 2024, estimate #4038 for the removal of trees located in Common Properties at 4 Marta Court, Yorkwood adjacent to the RV Lot and 6 Floral Drive for the amount of \$1,865.94. **MOTION APPROVED: 5-0**
4. Motion made by T. Behrens, seconded by L. LaFerrera to approve the July 10, 2024 Federal Irrigation invoice for required re-routing at 23 Yorkwood and addition zone to existing system at the clubhouse for the amount of \$4,094.40. **MOTION APPROVED: 5-0**
5. Committee members were reminded of the importance of remaining until close of open meeting. Information discussed obtaining to past and new business may be helpful in ensuring the sharing of correct information to committee members as well as residents.

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

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

**Standing Committee Reports:**

**ACC** – By: M. Klotz

Events:

Circle of Friends:

- No update.

Hospitality:

- No update.

LHCC Annual Tournament:

- September 28, 2024.
- Applications available at the LHCC Clubhouse.

Men's Club:

- August 10<sup>th</sup>, 2024 Ice Cream Event - Cancelled

Social Committee:

- September 8<sup>th</sup> – 4:00 P. M – 8:00 P.M. – Outdoor Event – Steve & Debbie.
- Rain or Shine – Rain will be held in the clubhouse.
- Tickets - \$25.00 each
- BBQ Ribs -

Travel Committee:

- September 23<sup>rd</sup>, Ocean City trip – Cancelled

Welcoming Committee:

- No scheduled meetings for July and August.

Women's Club:

- August 21<sup>st</sup>, Bingo & Bagels

WGA:

- Mum sale reminder – Order dates July 22<sup>nd</sup> – August 12<sup>th</sup>.
- August 12<sup>th</sup> – prior to the Residents Meeting
- Christmas in July 22, 2024.

**Architectural** – By: M. DeFillipo

Inspections - Violations:

- Resident feedback regarding overall appearance of the community is positive.

Re-Sale Property Inspections:

- Property inspections will also include pictures of hardscape, landscape and trees.

Miscellaneous:

Pride Edition – Berkshire Hathaway Advertisement:

- LHSA does not contract realtor representation.
- Agencies are contracted solely by residents.
- Previous Pride edition printed the following full page;
  - Laureen Dimatteo, Realtor Associate, Berkshire Hathaway “Your Over 55 Community Expert”. LHSA entrance signage is included as an insert. This advertisement allows for the misrepresentation the impression represents Lions
- Realtor and Pride will be informed further advertising is not permitted.

**Buildings and Grounds** – By: Katakozinos

Common Properties – Inspections:

- The area located across from the horseshoe pit need to be addressed.
- Administration to follow with inspection and advise accordingly.

Common Property – Inspections:

- Due to weather, the balance of the walk-through has been postponed.

Entrance Signage:

- The new entrance/exit signs have been installed.

**By – Laws** – By: N/A

**Clubhouse** – By: M. Voto

Commercial Carpet & Ceramic Floor Cleaning & Hallway Painting:

- Cleaning of the clubhouse carpet and ceramic floors as well as painting of the hallways will be completed once the pool has opened.

Lion’s Den Chair Replacement:

- The committee is currently waiting for sample chairs from Michael’s Furniture.

Clubhouse Christmas Tree Decorating:

- Will be submitting an estimate for annual tree decoration placement and removal.

Committee Meetings:

- Meetings to resume in September.

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

County Connection:

- Cancelled for August.

Outreach Dept. of Ocean Medical Center – Health Fair – October 30, 2024

- Information is included in the September Pride edition.
- Requesting all residents bring insurance cards.
- Will be extending to Lions Head North.

Mayor’s Senior Advisory Meeting:

- On summer hiatus.
- Meetings to resume in September.

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

**Committee review and discussion:**

- Requesting accountant include footnotes to the year-end audit.
- Completed by-annual review of WGA and Men’s Club accounts.
- Review and discussion of current financial statement.
- Discussed LHSA portfolio and potential future investments.
- Discussed scheduling meeting with the accountant to discuss changes to Reserve Study portion S2760/A4384 law and other accounting operation functions.

**LHCC** – By: P. Comfort

**Membership:**

- Membership is currently at one hundred twenty-four (124) with expectations of increased membership after July 1<sup>st</sup> due to pro-rated membership.

**2024 Budget:**

- Well within the 2024 budget.

**Golf Course:**

- Greens keeper has requested residents do not walk their dogs on the golf course.
- Dog waste is being left on the greens.
- Trimming is required at holes 1,5,6.8 and 9.

**Nominating** – By: B. Strothman

- Currently have received two (2) candidate applications.
- Committee confirmed B. Skelly will be moderator at the October 7, 2024 Candidates Night.

**Recreation** – By: L. Adams

**Committee Request for Revision to 2024 Pool Rules:**

- Due to the new pool construction which includes side seating & step in areas the committee is requesting the board update the 2024 Pool Rules to “Jumping is not permitted at any time”.
- Board to review request as scheduled in closed meeting.

**July 28<sup>th</sup> Sunday Fun Day – Rescheduling:**

- July 28<sup>th</sup> Fun Day has been cancelled.
- We are hoping to reschedule for September.
- We will advise once a date is confirmed.

**Indoor & Outdoor Activities:**

- We would like to offer information as well as promote game play scheduling and contact information for both indoor and outdoor activities including bowling to the website and the Recreation Board.
- Please contact the Recreation Committee with updates.

**Bocce Court:**

- Installation is scheduled for late August.

**Combined Outdoor Activity Event – Outdoor Fun Night:**

- The committee would like to host a combined activity night to include bocci, tennis, pickleball and shuffleboard.
- Event to take place during the week.
- Date to be determined.
- Ice cream to be available.

**Fitness Center Equipment: - 2025 Budget:**

- The Committee will be including a purchase request for an elliptical in the 2025 budget.

**Security – J. Allen:**

- Nothing to report.

**Website – By – T. Bruzaitis**

- July 15<sup>th</sup> meeting.
- Review of selected sections of the current website was conducted to identify needed updates and improvement
- Reviewed sections;
  - Recreation
  - Area Activities
  - Community Awareness
  - Resources for seniors
- Several action items were identified requiring updates and corrections.
- Continued to review the draft of the new website layouts and navigation.
- Anticipate conducting a focus group with selected resident to obtain feedback on design and navigation.

**Top Page Visits – mid-month to mid-month review:**

- LHCC – 755 Page Views - 436 Unique Visitors
- Pool Updates – 124 Page Views – 66 Unique Visitors
- Robo Calls – 440 Page Views – 36 – 82 Unique Visitors
- Board of Trustees – 200 Page Views – 52 Unique Visitors
- Rules & Regulations – 177 Page Views – 97 Unique Visitors
- BOT Minutes - 119 Page Views – 88 Unique Visitors

**Old Business:**

**FWH Capital Reserve Study Update:**

- Brief discussion regarding attorney and accountant recommendations.
- Review of FWH Associates, July 8, 2024 estimate to update the existing reserve schedule in accordance with the Senate Bill S2760.
- Motion.

Recreation Recommendation – Revision to Pool Rules

- Committee recommendation placed on July 22<sup>nd</sup> BOT Closed Agenda.
- To advise accordingly.

Pool Update

- July 22, 2024 - board to meet with Specialized Construction and FWH Engineers.
- To update accordingly.

Arborsmith Comon Ground – Tree Removal:

Review of July 16, 2024 – estimate #4038:

4 Marta Court:

- Prune common property trees encroaching on resident property.
- Cut back - three (3) to four (4) Pitch Pine and (1) White Pine.

2 Marta Court:

- No action required.

Yorkwood Adjacent to RV Lot:

- Removal of large fallen Red Maple branch on sidewalk.
- Remove and cut flush compromised Red Maple.
- Prune Mulberry branches encroaching street and sidewalk.

6 Floral Drive:

- Removal of three (3) Sassafras – cut stumps:

Request to Tag Beaverson:

- Request to inspect fallen tree in common property on Beaverson.
- Requires further location specification.

Replacement required for all removals.

Motion.

Arborsmith LHB & 2<sup>nd</sup> Fairway – Large Limb Removal:

- Contacted to remove fallen limb located at LHB and 2<sup>nd</sup> fairway.

LHCC – Golf Course – Request for Approval of Crushed Oyster Shells:

- LHCC members required inquiry for placement of oyster shells on the golf course at the 9<sup>th</sup> hole.
- Nothing outside of natural vegetation to the wetlands may be placed on or around the golf course.
- DEP and township permits are required.

**Administrator’s Report:**

Clubhouse Air Conditioning Units:

- July 15<sup>th</sup>, Brick Heating & Air Conditioning performed inspection due to leaking.
- HEPA filters to be replaced by 1” filters.
- Thermostats to be held at 75 degrees.
- One (1) drain line requires TGF valve replacement.

**New Business:**

**80 Yorkwood– Hazardous Tree:**

- Request for inspection to report of compromised trees at 14 and 80 Yorkwood located in common property.

**14 Yorkwood – Common Properties – Hazardous Trees**

- Request for inspection to report of compromised tree at 14 Yorkwood located in common property.

**Federal Irrigation:**

- Required re-routing at 23 Yorkwood and additional zone to clubhouse.
- Review of July 10<sup>th</sup> invoice.
- Motion.

Motion made by P. Comfort seconded by L. LaFerrera to adjourn the open meeting at 9:52 A. M. **MOTION APPROVED: 5-0**

The next meeting will be on August 12, 2024 at 9:00 A.M.

Submitted by,

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L. Kolesa, Administrator