

LIONS HEAD SOUTH ASSOCIATION, INC.

OPEN

July 8, 2024 – Approved July 22, 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 9:19 A.M.

Actions Taken:

1. Motion made by K. Wright, seconded by M. Tears to approve the minutes as amended for the June 24, 2024 open meeting. **MOTION APPROVED: 5-0**
2. Motion made by P. Comfort, seconded by B. Skelly to accept Arborsmith Tree Service, July 1, 2024 estimate to remove a Pitch Pine leaning toward the home and remove a large Chestnut Oak limb at 14 Yorkwood Drive located in Common Properties for the amount of \$1,172.88. **MOTION APPROVED: 6-0**

Treasurer's Report By- M. Tears:

- The balance as of May 31, 2024 is \$1,132,957.59 of which includes the CD total of \$587,000.00, total Stock \$112,204.31 and total cash of \$433,753.28.

Old Business:

Pool Update:

- Beach entrance center railing – delay in shipment.
- Pebble tech to begin after railing installation.
- Grading and topsoil underway for preparation of sod.

June 10, 2024 Residents Meeting - Reserve Study – August Pride Edition:

- B. Skelly requested approval to have the June 10, 2024 Residents Meeting notes regarding Michael Polulak, Esquire's presentation for the Reserve Study Portion of newly passed law S2760/A4384 be included in the August Pride Edition.
- Approval received for B. Skelly's June 10, 2024 minutes of the 4th paragraph through resident questions and answers;

Information to be included in August Pride:

- LHS has a reserve study completed in 2023 and the board is on target with the projects that have been identified. The difficulty is to determine the amount of money that goes in to the replacement accounts each year. Since the live expectancy of the assets change each year, so does the amount of money that needs to be allocated.
- Mr. Polulak recommended that FWH, the company that had completed the reserve study, update and revise it since some of the projects have already been completed. This will help the board determine the amount of money to set aside each year. LHS is doing well in comparison with other communities.
- The bill has a 10% threshold which means that the balance of the Reserve Funds cannot go below 10% of the required funding. Other lower options are available, but most boards will stay with the 10% option.
- The Bill provides for a Reserve Regulatory Agency that has the power to impose fines on those communities that are not in compliance. There may also be private enforcement of the Bill with associations such as mortgage lending associations checking that the Community is in Compliance.
- Communities must have reserve studies in place by 2024.

Resident Questions:

- **Does the 2023 Reserve Study need to be revised?**
 - It is recommended that the study should be updated so that funding options can be determined.
- **How much money do we currently have in the reserve fund?**
 - \$197,000.00; the balance is not addressed by the law but the annual contribution is; this amount will change every year.
- **Is there going to be an increase in HOA fees?**
 - The board will need the final reserve study to determine what funds are needed, so at this point we do not know. Most communities have not adequately funded their reserve accounts. In LHS during the last 30 years, there was a period of 9 years with no increase at all. There should have been some increase each year to cover the costs of replacements.
- **Who pays for the reserve study?**
 - The association.

Administrator's Report:

Jake Nagy Welding - Pool Chaise Lounge:

- June 27, 2024 – welding of brace completed.

Clubhouse AC Units:

- June 28th, Brick Heating & Air Conditioning was notified regarding continuing of icing, water leakage in both den and kitchen ceiling tiles.
- Waiting on diagnosis.
- Ceiling tiles will be replaced accordingly.

New Business:

14 Yorkwood Drive – Common Property – Required Tree Removal:

- Buildings & Ground and township application and permit received.
- Township requires replacement.
- Review of the July 1st, estimate #4026 for the amount of \$1,172.88 for removal of one (1) Pitch Pine leaning towards rear of residents' home. Removal of one (1) large Chestnut Oak cracked limb.
- Motion.

Thames Place – Common Properties Maintenance:

- Maintenance of Thames Place Common Properties was included as required in the proposal for tree removal and replacement.
- Week ending June 28th, weed whacking in the Common Property area behind the resident retaining wall has been completed by the maintenance staff.

Architectural Regulations - Update:

- Architectural Regulation revisions have been completed and approved.
- Revisions will be included and updated copy to be forwarded to website.
- Website tree list has been updated.
- Going forward committee will include tree and property pictures while inspection of listed properties.
- Beginning 2005, the spring property inspections will be delayed giving the residents sufficient time to address potential violations. A bullet list of items of concern will be published in the Pride prior to annual property walk-through

Golf Course – Hole #9 – Clam Shells:

- Area at hole #9, closer to the sidewalk has not been addressed properly and has become largely tree rooted and without grass.
- Previous meeting with B & G and LHCC discussed have the dirt turned over and seeded when weather appropriate.
- The area has been roped off to foot traffic by LHCC.
- Lions Head Country Club has submitted a request to have crushed clam shells placed on the edge of the Lions Head Boulevard at the 9th hole.
- L. Kolesa informed; DEP and township regulation states area is to remain natural to its area. Which would not allow materials such as stone or mulch.
- L. Kolesa requested to contact township to reiterate.

Review of 2024 Pool Rules – No Jumping:

- Review of 2024 Pool Rules.
- Current fence pool sign to be updated to include change to 2024 hours.
- Brief discussion regarding revision to #10, deleting allowance for jumping while standing on the pool edge.
- Recommendations for change/revision must be submitted by the Recreation Committee.
- Returned to Recreation Committee.

Bocce Dedication Sign – Relocating:

- Upon completion of the new Bocce court, the dedication sign will be relocated to the new location next to the tennis courts.

Motion made by K. Wright and seconded by B. Skelly to adjourn the open meeting at 9:51 A.M. **MOTION APPROVED: 5-0**

The next meeting will be held on July 22, 2024 at 9:00 A.M.

Submitted by _____
L. Kolesa Administrator

