

LIONS HEAD SOUTH ASSOCIATION, INC.

January 22, 2024 – Approved February 12, 2024

Board of Trustees Standing Committee

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

Also, Present: L. Kolesa, Administrator

Absent: N/A

The open meeting was called to order by J. Cinosky, President at 9:00 A.M.

Actions Taken:

1. Motion made by P. Comfort, seconded by T. Behrens to approve the minutes for the January 8, 2024 open meeting. **MOTION APPROVED: 5-0**
2. Motion made by P. Comfort, seconded by B. Skelly to accept Arborsmith, January 10, 2024, invoice #2477, to remove one (1) fallen Pine and one (1) Sassafras located in Common Ground at 8 Thames for the amount of \$799.69. **MOTION APPROVED: 6-0**
3. Motion made by T. Behrens, seconded by P. Comfort to accept Brick Township Heating and Air Conditioning January 15, 2024 estimate to remove, dispose and install a Bradford White RE16U6, 6-gallon, electric hot water heater for the amount of \$950.00 plus permits. **MOTION APPROVED: 6-0**
4. Motion made by B. Skelly, seconded by L. LaFerrera to approved use of facility as a polling place for the June 4, 2024 Primary Election and November 5, 2024 General Election. **MOTION APPROVED: 6-0**

Treasurer's Report: By: D. Gregory

- The balance as of December 31, 2023, is \$1,059,531.70 of which includes the CD total 587,000.00, stock total of \$105,342.81 and cash total of \$367,188.59.

ACC – By: K. Fagan

- Looking forward to 2024 events.

Events:

Men' Club:

Super Bowl Sunday LVIII:

- February 11th - 5:30 PM.

Social:

Pot Luck Dinner:

- February 24th – 6:00 PM.

WGA:

Bingo:

- January 26th – 5:30 PM.

Architectural – By: B. Corboyns

- Updates to our Architectural Applications and Violation Notices have been completed.

Buildings and Grounds – By: T Katakozinos:

Common Ground Trees:

- Trees continue to be monitored for removal and/or replacement.
- Common areas will be assigned by zones.

Front Entrance Signage:

- We have taken measurements and are researching replacement options.
- Upon completion, request for purchase and estimates will be presented to the board.

JCP & L Pole Outages:

- Committee is working on a protocol to streamline and report outages/damage.
- Committee is working with the administration for contract of contract and JCP & L accountability to response.
- An article will be placed in the upcoming Pride.

By – Laws – By: J. Cinosky

- By-Law's revisions to be completed in 2024.

Clubhouse – By: M. Halm

- Painting of the hallways will be scheduled for March.
- Prior to painting, the bulletin boards will be updated – committees will be notified of scheduling for proper removal of articles.
- Researching costs for replacing the Lion's Den chairs.
- Committee will be researching replacement flooring for the conference room.
- Five (5) years plan for revisions and required upgrades.

Community Awareness – By: D. Rodgers

- First meeting was held on January 10th.
- Committee discussed speakers and topics.
- Officer Fanelli is confirmed for the April 8, 2024. 7:00 PM Association Meeting.

Finance & Insurance – By: B. Bigley

- First meeting was held on January 16th.
- I am happy to inform, we have three (3) new members.
- Committee discussed 2024 goals.
- Discussed concerns for various line items, committee will discuss further with board treasurer.
- Reviewed pool loan principal payments.
- Association insurance policy was reviewed for competitive pricing and confirmed policy cost to be acceptable.
- Discussed holding more meetings, discussion will continue.

LHCC – By: R. Jani

- We are looking forward to a great year.
- Committee will be reviewing our contracts as well as our current expenses and expenditures.
- We have added advertisement in other local communities.
- Gift Cards will now be available for purchase.
- Season opening is scheduled for March 15th.
- We will be working on our 2024 Capital Improvements, beginning with stone replacement at the patio and walkway.
- We will continue with our regularly scheduled events.

Nominating – By: C. Facciponti

- Very successful year.
- Looking forward to 2024.

Recreation – By: P. Adams

- Nothing currently to report.

Security – By: J. Allen

- First committee meeting is scheduled for January 26th.
- We will be researching better security measures for the RV lot.
- We will continue to work with Buildings & Grounds to streamline a more efficient protocol for light outages.

Website – By – T. Bruzaitis

- First meeting was held on January 24th.
- We will be reviewing the organization of website content, including need for a responsive website.
- We will continue to promote committee and club activities.
- December – January Website Statistics;
 1. LHCC
 2. Robo Calls
 3. Calendar
 4. Search Results
 5. Rules and Regulations
- Committee request to board to review verbiage clarification between By-Law's and Rules and Regulations for fencing, property markers.
- Board will review and advise.

Old Business:

8 Thames Place – Common Ground -Arborsmith:

- Review of Invoice #2477.
- January 10, 2024 office was notified; due to January 9th storm, a Pine and Sassafras had fallen at rear of home.
- B & G Tree Removal Application and township permit were received.
- Removal was required and completed.
- Township required replacement.
- Moton.

Brick Township Heating and Air – LHCC Hot Water Heater:

- December 28th – office was notified of odor coming from the hot water faucet in the kitchen.
- Inspections were made.
- It was determined the hot water heater located in the garage area was no longer in working order.
- The heater was installed approximate fifteen (15) years prior.
- Review of estimate.
- Motion.

B & G Common Ground Tree Maps/Violation Notice:

- New violation forms have been created by J. Clevenger, Assistant to the Administrator.
- Excel has been created to cross match Common Ground tree locations to FWH Hazardous Tree map.
- Both have been provided to the committee chair and board liaison.

Pat's Landscaping Estimate Clubhouse – Garden Club

- Request to move forward with 2024 Capital Improvement Approval of \$3,000.00 for replacement of plants between the sidewalk and back exterior wall of the clubhouse.
- Review of committee recommendation to accept Pats Landscaping estimate.
- Board is requesting committee to confirm township acceptance of plant species.
- T. Behrens to inform committee of board request/

Administrator's Report:

Security Camera – Verizon Static IP Address:

- Due to interruption and loss of service and static IP address was required.
- January 12th, the static address was received, and updated accordingly.

Fitness Center Lighting:

- Report was received to light outage at front of building as well as pole lighting located in the fitness center parking lot.
- January 16th, Giacinti Electric addressed the timer correcting the building and three (3) of the four (4) pole lights.
- A bucket truck is required to address bulb removal and replacement for the fourth.
- Due to colder conditions, as to not take chances of glass breaking, it will be addressed as soon as the weather permits.

Clubhouse & Fitness Center – Water Cooler:

- New bottom feed water coolers to be replaced today.

New Business:

2024 Election Dates – Polling Room Rental:

- January 9, 2024, administration received request for room rental for June 4th Primary Election and November 5th General Election.
- Motion.

Pin Ball Machine/Dart League:

- Brief discussion regarding adding a pinball machine as well as dart league.
- Request will be forwarded to both Clubhouse and Recreation Committee by the board liaisons.

Motion made by T. Behrens, seconded by K. Wright to adjourn the open meeting at 10:31 A. M. **MOTION APPROVED: 6-0**

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

Submitted by,

L. Kolesa, Administrator

