

# LIONS HEAD SOUTH ASSOCIATION, INC.

March 27, 2023 – Approved April 10, 2023

Board of Trustees Standing Committee

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

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

**Absent:** D. Gregory

The open meeting was called to order by J. Cinosky, President at 9:04 A.M.

## **Actions Taken:**

1. Motion made by B. Skelly, seconded by L. LaFerrera to approve the minutes for the March 13 ,2023 open meeting. **MOTION APPROVED: 5-0**
2. Motion made by P. Comfort, seconded by B. Skelly to accept Rich Hughes Residential Construction March 15, 2023 estimate to remove and replace LHCC decking including handrails on steps using Azek Brown Harvest Collection for the amount of \$25,833.15. **MOTION APPROVED: 5-0**
3. Motion made by P. Comfort, seconded by B. Skelly to accept Turf Masters March 22, 2023 estimate to remove wood frame, remove and feather down sand located at the Women's 5<sup>th</sup> hole for the amount of \$3,250.00 plus tax. **MOTION APPROVED: 5-0**
4. Motion made by B. Skelly, seconded by T. Behrens to accept Arborsmith March 20, 2323 estimate to remove three (3) declining Pitch Pines located in Common Ground at 37 Yorkwood Drive for the amount of \$959.63. Board is also noting township requirement for three (3) replacement trees. **MOTION APPROVED: 5-0**
5. Motion made by B. Skelly, seconded by P. Comfort to approve LHCC request for

a lap top and software to be used by LHCC Directors not to exceed the amount of \$1,000.00. MOTION APPROVED: 5-0

6. Motion made by B. Skelly, seconded by P. Comfort to amend the amount of the above motion for purchase of PC and software for LHCC from \$1,000.00 to \$1,500.00. **MOTION APPROVED: 5-0**

**Treasurer's Report:** By: J. Cinosky

- The balance as of February 28, 2023, is \$1,480,445.24 of which includes the CD total of \$550,000.00, Treasury Bill total of \$250,000.00, stock total of \$262,724.800 and cash total of \$417,720.44.

**ACC** – By: K. Fagan

**Events:**

**New Residents Meeting:**

- Meeting has been rescheduled from April 24, 2023 to April 20, 2023 7:00 P.M.

**Social Committee:**

- March 18, 2023 – International Pot Luck Dinner was fabulous!
- April 29<sup>th</sup> – Prom

**Travel Committee:**

- April 6<sup>th</sup> – Atlantic City bus trip.
- April 11<sup>th</sup> – Cream Ridge Winery

**WGA:**

- April 26<sup>th</sup> – Tee Off Luncheon.

**Men's Club:**

- April 21<sup>st</sup> – Bagels & Bingo

**Audio – Visual:**

- April 30<sup>th</sup> – 2<sup>nd</sup> showing LHSA Through the Times.
- Special note – Mr. Fagan was the MC.

**Architectural** – By: M. DeFillipo

- Finding many residents are not following Architectural Rules and Regulations.
- Please be sure to complete required applications prior to upgrades, tree removal and replanting.

**Buildings and Grounds** – By T. Behrens:

- Lime application has been completed.
- Mid-March for projected opening of irrigation for sprinkler systems.

**By – Laws** – By: N/A

**Clubhouse** – By: M. Voto

- Contract has been accepted for painting of both rest rooms in the clubhouse.
- We will notify once scheduled.
- Contact has been accepted for replacement of twelve (12) stools for the Billiard Room. Delivery is expected between eight (8) and twelve (12) weeks.
- Favia Glass has confirmed installation date of replacement windows for March 30, 2023.

**Community Awareness** – By: B. Mortensen

- B. Mortensen and D. Rogers had the pleasure of meeting Mayor Lisa Crate, shortly after her installment.
- Mayor Crate is hoping to be able to keep all of Mayor Ducey's previously scheduled meetings.
- We are working on an invitation for an Elks Club member. Most are unaware of all of the wonderful contributions they provide for the community.
- Working to schedule a CPR class.
- AARP has recommended we contract their teacher for scheduling, they do offer a virtual course at \$27.00.

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

- March 21, 2023 meeting the committee reviewed the following;
  - Investment schedule
  - February pool update
  - Review of February 28, 2023 Financial Statement
  - Update of LHCC three (3) Capital Replacement Projects
  - Discussed funding plan for FWH Engineers Report

**LHCC** – By: P. DeCarlo

- Discussed committee review of completed and current projects.
- Bridge repair has been completed.
- Presented to the board for approval – Rich Hughes Estimate – Deck Repair.
- Presented to the board for approval Turf Masters – Ladies 5<sup>th</sup> hole.
- Committee request for PC for operational functions.
- Approval granted.

**Nominating** – By: C. Facciponti

- April will begin to prepare for our first meeting, Monday, April 17<sup>th</sup> at 7:00 PM
- We will be meeting in the conference room.
- Our meetings are held the 3<sup>rd</sup> Monday of each month.
- This coming election there will be three (3) Board of Trustee seats available.

**Recreation** – By: L. Adams.

- Although, it was not a full committee, our last meeting went smoothly.
- Nickolaus Construction estimate for cleaning, crack fill and lining of one (1) pickleball court has been approved. They will contact us with scheduling.
- Notification of scheduling will be provided.
- Horseshoe pits have been prepared for the season.
- Play equipment has been placed outside by the outdoor recreation shed.
- In the coming months, we will be holding clinics for all outdoor recreation activities.
- Information will be supplied via Robo call, Pride and website.
- Recreation committee received a request for additional indoor and outdoor equipment. BOT Liaison will review purchasing protocol at next meeting.
- Committee received a request for equal play time for Men and Women's indoor shuffleboard.
- Scheduled time will be displayed on the shuffleboard and sign-up sheets for open time will be placed on the Recreation Bulletin Board.
- We will be looking into availability for adding monitored resident gate access

**Resident Code of Ethics:**

- Board and committee members discussed current resident lack of common courtesy towards only each other and disrespect of recreational facilities.
- Committee Chairholders being forced to be placed in a policing position.
- Discussed accountability for actions.
- Board and committees to further discuss revoking of facility privilege including fine and fee schedule.
- J. Cinosky will be including same in May Pride President's Message.

**Security** – By: T. Katakozions:

**No U Turn:**

- Will be contacting Brick Traffic Safety regarding requesting a No U Turn sign for front entrance.

**25 MPH -Corner of Yorkwood & Ashford:**

- Township was contacted regarding request to paint 25 MPH.
- Township response – Painting of MPH in the roadway does not adhere to the Manual for Uniform Traffic Control Devices (MUTCD), which is the standard that must be followed by municipalities.

Entrance Triangular Curb:

- Township was contacted regarding allowance for painting of the entrance curbing.
- Allowance granted, painting and maintenance to be done by LHSA.
- Work order to be submitted to maintenance.

Website – By: T. Bruzaitis:

- March 20<sup>th</sup> committee reviewed website postings cross referencing LHSA Pulse.
  - Social Committee – International Pot Luck Tasting Night – 204
  - Recreation – outdoor shuffleboard – 108
  - Bocce – 117
  - Security Minutes – 100
  - Top 5 – Home Page, LHCC, Current Robo Calls, Governance (past BOT Minutes), Clubs & Activities.

Shared information on website:

- Noted township and most communities advertise events and event dates.
- Only approved resident name and contact information is shared on the website.
- Brief discussion regarding availability and accountability for resident password access.

Old Business:

New Residents Meeting – Date Change Reminder:

- New Residents Meeting has been rescheduled from April 24, 2023 to April 20, 2023 7:00 P.M.

Shuffleboard Scheduling:

- The Recreation Committee has received requests from the Women’s Shuffle Board Team for scheduled time for Women’s Team practice.
- Requested time will be for women members only.
- Review of requested date and time.
- Board approval.
- Scheduling will be posted on shuffleboard table and sign-up sheets for open play located on clubhouse Recreation Bulletin Board.

Staff Harassment:

- Administrative staff has notified the board of reoccurring incidents of resident lack of common courtesy towards the staff as well as the common facilities and is requesting the board consider instituting a means of accountability.

Entrance Tree Lighting – Turf Masters:

- Review of Turf Master estimate for entrance lighting for two (2) trees at the front entrance.
- Estimate returned for additional information to be included.

Women's 5<sup>th</sup> Tee – Turf Masters:

- Review of Turf Masters, March 22, 2023 estimate to remove wood frame, remove and feather down sand.
- Board has requested an additional estimate for removal of dirt pile located in the LHCC parking lot, and to clear French Drains located at the 5<sup>th</sup> hole.
- Motion.

LHCC Deck Replacement – Rich Hughes Estimate:

- Review of Rich Hughes Residential Construction March 15, 2023 estimate to remove and replace LHCC decking including handrails on steps using Azek Brown Harvest Collection.
- Payment schedule to included – deposit, mid-way and balance at completion.
- Motion.

**Administrator's Report:**

March 22, 2022 FWH Meeting:

- T. Behrens and L. Kolesa met with J. Miller, FWH Engineer and contractor to review bid requests.

LHCC Bridge Repair – Mid-way Payment:

- Rich Hughes Construction, mid-way payment schedule has been processed.

Tyco – Batteries Clubhouse:

- March 14, 2023 den and front door batteries changed.

March 20, 2023 – State Boiler Inspection:

- Boiler inspection – pass.

Giancinti Light Replacements:

- Four (4) lights at pool inside gate replaced.
- Lights under canopy at outdoor shuffleboard replaced.

**New Business:**

37 Yorkwood – Common Ground Tree Removal.

- Architectural and township permits approved.
- Review of Arborsmith March 20<sup>th</sup> estimate of three (3) declining trees and weight reducing of branches encroaching on house.
- Township is requiring replacement.
- Motion.

2022 Service Awards:

- Board request for names to be submitted for 2022 service award recipients.
- Administration to provide at next board meeting.

Health Fair:

- J. Cinosky informed of inquiry received by Alcor Gardens.
- Facility for early onset Alzheimer's.
- J. Cinosky to forward to Community Awareness.

September 11, 2023 - ACC 7:00 P.M. Meeting:

- Board discussion regarding scheduled date.
- Meeting to be re-scheduled to September 25<sup>th</sup>.
- Schedule to be updated and committees advised.

LHCC – PC Request:

- Previous LHCC documents were created and updated by B. Halm.
- Discussion regarding software requirements.
- L. Kolesa to contact P. Whyte regarding software preference.
- L. Kolesa to request estimate and service package.
- Motion.

Motion made by P. Comfort, seconded B. Skelly to adjourn the open meeting at 11:26 A. M. **MOTION APPROVED: 5-0**

The next meeting will be on April 10, 2023 at 9:00 A.M.

Submitted by,

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L. Kolesa, Administrator