

LIONS HEAD SOUTH ASSOCIATION, INC.

March 24, 2024 – Approved April 14, 2025

Board of Trustees Standing Committee

Present: K. Wright M. Tears P. Krause
B. Skelly T. Behrens B. Strothmann
J. Cinosky

Also, Present: L. Kolesa, Administrator

Absent: N/A

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

Actions Taken:

1. Motion made by T. Behrens, seconded by M. Tears to approve the minutes for the March 10, 2025 open meeting. **MOTION APPROVED: 6-0**
2. Motion made by J. Cinosky, seconded by B. Strothmann to accept Green Masters, March 11, 2025 proposal for the replenishing of bunker sand for the course sand traps for the amount of \$6,184.25. **MOTION APPROVED: 6-0**
3. Motion made by J. Cinosky, seconded by M. Tears to accept Turf Masters March 12, 2025, estimate, to clear grass area, install paver garden wall and supply two (2) tons of topsoil mixed with compost for the Butterfly Garden to be placed in front of the fitness center for the amount of \$1,466.09. **MOTION APPROVED: 6-0**
4. Motion made by T. Behrens, seconded by B. Strothmann, to accept Specialized Pools, March 17th revised proposal for additional service days required for revised pool opening date, for the amount of \$57,504.55. **MOTION APPROVED: 6-0**
5. Motion made by P. Krause, seconded by J. Cinosky to accept Arborsmith, March 17, 2025 estimate #4172 for the removal of dead, hazardous trees located in the Common Properties at 1, 3, 5, 100 Yorkwood Drive, 73,75 LHB and the clubhouse for the amount of \$5,864.38. **MOTION APPROVED: 6-0.**

6. Motion made by T. Behrens, seconded by M. Tears to accept Brick Heating & Air Conditioning, March 19, 2025, Annual Service Maintenance Contract for the amount of \$995.00. MOTION APPROVED: 6-0

Treasurer's Report: By: J. Cinosky

- The balance as of February 28, 2025, is \$1,092,265.01 of which includes the CD total \$400,000.00, stock total of \$126,680.65, cash total of \$376,684.37, and Treasury Ladder of \$190,000.00.

Standing Committee Reports:

ACC – By: P. Comfort

- Meeting held on March 20, 2025.
- ACC Meetings:
- Meet early February to discuss evening meeting scheduling.
- Approved meetings to be held at 7: 00 P. M.
 - May 5th – Website Presentation
 - July 14th – Standing Committee & Club Presentations
 - September 8th Municipal Candidates Presentation
 - November 10th – Standing Committee Presentation
 - Website has offered to provide assistance with presentations
- ACC tentative quarterly meeting schedule:
 - March 20th
 - June 12th
 - September 11th
 - December 11th
 - Contact ACC or the office for requests to scheduling

Men's Club:

- St. Patrick's Day event well very well.

Social Club:

- April 12th - Spring Fling

Website:

- L. Bruzaitis has offered to provide assistance in producing committee/club videos for placement on the website.

WGA:

- March 19th Bingo was very successful

Architectural – By: M. DeFillipo

Patio Fence Requirements:

- Residents are required to obtain both Architectural Applications and township permits for patio fencing.

Trees – Residential Buffer Zones & Common Properties:

- Board of Trustees and Architectural will be presenting an informational meeting to review required association and township protocol for removal and replacement of trees located into the Residential Buffer Zones as well as Common Properties.
- Encourage resident attendance.
- Date to be determined.
- Meeting date will be made available by way of clubhouse and website postings as well as a reminder Robo call.

Buildings and Grounds – By: T. Katakozinos

Pickleball Courts:

- Committee is reviewing submitted contacts and will be weighting options.
- Committee will forward recommendations to board upon final review.
- All courts are playable.

Pickleball Net

- New Net - \$2,500.00
- T. Behrens and committee members met with contractors to discuss options.
- To be updated accordingly.

Butterfly Garden

- Turf Masters, March 12, 2025 estimate has been approved the Garden Committee and submitted to the board for review and approval.

By – Laws – By: B. Skelly

- Excepting final attorney review early April.

Clubhouse – By: M. Halms

- Committee is still currently researching options and pricing for pictures, entrance door runners.
- Several decorative plants have been purchased for clubhouse placement.
- Committee is continuing researching for den replacement chairs and will be visiting Superior Seating located in Kenilworth some time next week.

Community Awareness – By: D. Rodgers:

Health Fair:

- October 23rd – Health Fair will be hosted from 10:00 A.M. - 1:00 P.M.
- Set-up is scheduled for October 22nd.
- Committee to confirm the event is listed as private.

County Connection Van:

- Current dates are April 21st, May 12th, June 16th, July 21st, August 18th and September 15th.
- To be set-up in the main parking lot.
- Residents will be required to provide pictures passports.

Municipal Candidates Night:

- Currently scheduled for September 8th – if acceptance from both parties is not received the event will be cancelled.
- Each candidate will be allotted five (5) minutes, with a two (2) minute rebuttal.
- Residents may pre-submit questions.
- There will not be a Q & A during candidates' presentations, however, residents may speak with candidates after the meeting.

Townwide Garage Sale:

- Is scheduled for May 17th
- Registration is \$5.00.
- Sales can be held at residences only.
- Main parking lot will not be made available.

Scheduled Events:

April 14th – Brick Police Officer Finelli.

- Project Ice Box – forms will be made available.
- Pill collection box will be available for medication disposal.

June 9th – P. Zimmerman – Ocean County Veterans Service Bureau.

August 11th – M. Roche – Ocean County Affiliate of National Alliance on Mental Illness (NAMI).

September 8th – Municipal Candidate Night.

October – TDB.

Mayor's Senior Advisory Notes:

- Meetings are held 1st Tuesday of the month.
- EMS informed response for 2024 – 11,200 and are projecting more for 2025.
- B. Scott reminded; caregivers provide two (2) free rides each month.
- Caregivers will install a grab bar at no charge, donated bars are available.

Election – N/A

Finance & Insurance – By: J. Cinosky

- March 31st – meeting scheduled to review maturing CD's.
- Committee is looking for qualified members to serve.

LHCC – By: P. DeCarlo

- Given recent changes, a special thanks to J. Cinosky and T. Behrens for their support and guidance.
- We are hoping to provide additional promotion for the course and clubhouse.
- Both member and committee meetings will be scheduled within the next few weeks.
- Scrambles are scheduled for the 2nd Tuesday of every month, start time is 9:00 A.M. and will begin April 8th.
- Course conditions are fabulous!

Recreation – By: L. Adams

Pool Opening:

- Pool will be opening on May 10th this year.
- A Robo call reminder will be made and a revised schedule will be posted

Kids Fun Day:

- Next scheduled committee meeting we will be discussing activities, games and prizes.

Outdoor Game Night – May 16th 3:00 P.M. – 7:00 P.M.:

- Food will be served.
- To include all outdoor recreational facilities.
- Each recreational area will offer both play and instruction.
- Recreation keys are available to residents, information will be provided in the upcoming Pride.

Website:

- Worked with shuffleboard and bocce league chairs for providing information on the website.

2025 Pool Signs:

- Have been addressed by the administrative office.

Security – By: C. Tooker:

Street Lights:

- A current status report was submitted to the First Energy President.

Resident Speeding:

- Constant reports of speeding throughout the community.
- Township has over the past few years scheduled monitoring and advised no further action can be taken.
- Continue to utilize LHSA information access to remind residents of speed limit, and posted signs.

Website – T. Bruzaitis:

- Discussed recommending the purchase of a secondary domain and Google Workspace account.
- Discussed and reviewed committee meetings and presentations.
- Website committee will provide assistance for committee presentations.
- Updated committee and club liaison and chairperson contacts.

Most Viewed:

- Lions Head County Club
- Standing Committees
- Robo Calls
- Board of Trustees
- Calendar of Events

Top Searches:

- Re-sales.

Old Business:

Greens Masters – LHCC Course Sand Traps:

- Review of March 11, 2025 proposal for replenishing the sand in the sand traps.
- Supply and deliver high-quality bunker sand suitable for sand traps.
- Evenly distribute and level the sand to ensure proper depth and consistency.
- Smooth and compact the sand for optimal playability.
- Clean and remove any debris resulting from the work.
- Motion.

Turf Masters – Garden Club – Butterfly Garden:

- Review of March 12, 2025 proposal to clear grass, build a paver wall bed, and install approximately two (2) tons of topsoil mixed with compost.
- Discussion and approval of fitness center location recommended by Garden Club Committee.
- Motion.

Specialized Proposal – Additional Pool Services:

- Review of March 17, 2025 revised service proposal reflecting request for additional service dates for the earlier opening.
- Opening schedule revised from September 24, 2024 approved proposal for the amount of \$47,350.00
- Revised opening date - May 10th.
- Motion.

Administrator's Report:

Pest Pros – Clubhouse Termites:

- March 13th – Pest Pros on site to address termites found in the kitchen den and boiler room.

Sure Fire – Outdoor Bocce Camera:

- March 14th – on site for camera adjustments to outdoor bocce court.
- Recommended installation of additional camera to cover balance of court and sidewalk located between the bocce court and pool.
- Requested

New Business:

Arborsmith – Common Ground Trees:

- Review of March 17, 2025 estimate #4172 for dead and hazardous trees located in Common Properties.
 - 1 Yorkwood Drive - two (2) small diameter Pitch Pine - \$350.00.
 - 3 Yorkwood Drive - three (3) Pitch Pine - \$1,350.00.
 - 5 Yorkwood Drive - three (3) Pitch Pine - \$950.00.
 - 100 Yorkwood Drive – removal of leaning Black Cherry, real left - \$350.00.
 - 73 LHB. - one (1) Spruce in decline, removal of one (1) fallen Sassafras

- at rear left, removal of two (2) dead Sassafras, one (1) dead Pine rear right - \$700.00.
 - 75 LHB – removal of one (1) storm damaged Pine and ground tree debris, one (1) small Oak. - \$750.00.
 - Clubhouse – removal of declining White Pine, front right - \$1,050.00.
- Motion.

Treasury Ladder – J. Cinosky:

- Met with Merrill Lynch to review current Fixed Income Portfolio Ladder (Treasury Ladder).
- Discussed combining CDs, Bonds and Treasury Bills for five (5) years at a rate of 4.25%.
- Funds are available to call to cash.
- Meeting is scheduled for March 31st to discuss best rates.

Brick Heating & Air Conditioning – Annual AC Service Contact:

- Review of March 19, 2025, 2025 Annual Air Conditioning Service Maintenance Contract.
- April 1, 2025- March 26, 2025.
- Motion.

Motion made by B. Strothman seconded by P. Kraus to adjourn the open meeting at 10:30 A. M. **MOTION APPROVED: 6-0**

The next meeting will be on April 14, 2025 at 9:00 A.M.

Submitted by,

L. Kolesa, Administrator