

# LIONS HEAD SOUTH ASSOCIATION, INC.

April 28, 2025 – Approved May 19, 2025  
Board of Trustees Standing Committee

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

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

**Absent:** B. Skelly

The open meeting was called to order by K. Wright, President at 9:05 A.M.

## **Actions Taken:**

1. Motion made by T. Behrens, seconded M. Tears to approve the minutes for the April 14, 2025 open meeting. **MOTION APPROVED: 5-0**
2. Motion made by P. Krause, seconded by J. Cinosky to accept Eastern Shore Heating and Air Conditioning, April 24, 2025, Estimate #72507122, for the purchase and installation of one (1) boiler Peerless PF 399 Control Board, for the amount of \$1,300.00. **MOTION APPROVED: 5-0**

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

- The balance as of March 31, 2025 is \$1108,642.61, of which includes the CD total \$153,000.00, stock total of \$123,420.58, cash total of \$642,221.93 and Treasury Ladder of \$190,000.00.
- The Finance & Insurance Committee will be meeting tomorrow, 7:00 P.M to discuss the best options and recommendations for the April 28<sup>th</sup>, maturing CD.
- J. Cinosky replied to questions regarding options and recommendations for the April 28<sup>th</sup> maturing CD.
  - Committee will be meeting tomorrow evening specifically to discuss the best options.
  - Reving options will include CD, Treasury Bills, Treasury Ladder.
  - Committee will address investing to best financial return.

### **Standing Committee Reports:**

**ACC** – By: P. Krause:

**Meetings:**

- Meetings will be scheduled every other month.

**Survey:**

- Return of ninety (90) surveys.

**Total Funds:**

- \$9,416.62.

**Architectural** – By: M. DeFillipo

**Annual Spring Walk-through Scheduling:**

- Weather permitting, walk-through will begin May 15, 2025.
- Robo call – Dirt and mold must be addressed prior to July 15<sup>th</sup>.

**Resident Tree Meeting – April 30<sup>th</sup>:**

- Reminder the meeting is scheduled for Wednesday, April 30<sup>th</sup> at 7:00 PM in the Lion's Den.
- Power Point Presentation.
- All received questions have been incorporated into the presentation.
- Audience questions will not be addressed.
- Many questions received were duplicate.
- Most questions involved fallen branches in the Common Property.
- Clarification of "natural state".
- Current resident attendance response – one hundred thirty-three (133).
- A sign-in sheet will be made available at the door. Please sign-in.

**Standing Committee Discussion:**

- Would it be possible to start a "Did You Know" or "Frequently Asked Questions" column to be added monthly in the Pride, and placed on the website.
- Architectural and Website to discuss further options.

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

**Garden Club – Butterfly Garden:**

- Preparation has begun.
- Garden will be placed in front of the fitness center.

**Common Ground Walk-through:**

- To be scheduled for May and June.
- Dates to be determined.

**Common Property -Dead Tree – Fitness Center:**

- Committee notified administrator.
- Inspection to be scheduled.

**Dead/Hazardous Tree:**

- Administrator informed of importance for tree marking.
- When requesting inspection:
  - Please inform of tree location.
  - Mark tree with ribbon or colored string.
  - Pictures will be included with township inspection requests

**By – Laws** – By: K. Wright

- The board has received the final attorney revisions and will be scheduling a meeting to review.

**Clubhouse** – By: M. Voto

- Committee has approved chair choice and submitted to the board for final approval.
- Committee to be forwarding entrance runner choices to the board for approval.

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

**County Connection:**

- County Connection was here April 21<sup>st</sup>.
- As the van was not available, they set-up in the clubhouse.
- Services were offered to approximately twelve (12) residents.
- May 12<sup>th</sup> – van will be parked in the fitness center parking lot.
- See the Community Awareness bulletin board for upcoming dates

**Lions Club:**

- Email has been sent requesting information and locations for eye glass drop off.
- Waiting on response.

**Health Fair:**

- Scheduled for October 23<sup>rd</sup>.
- To advise if event will be listed as private.

**Elections Committee – N/A**

**Finance & Insurance** – By: J. Cinosky

- Advisory Committee is scheduled to meet on April 29<sup>th</sup> to discuss the April 28<sup>th</sup> maturing CD.
- Refer to above Treasurer's Report.

**LHCC** – By: B. Begley

**Course Condition:**

- April 21<sup>st</sup> meeting – mentioned the course looks great.
- Definite improvement on the 5<sup>th</sup> & 9<sup>th</sup> Women's Holes.

**Monday Course Hours:**

- Beginning Monday, April 28<sup>th</sup>, the course hours will be 2:00 P.M. – 7:00 P.M.

**Starter Program:**

- March – two hundred six, (206) golfers.
- April – to date – two hundred fifty-seven (257) golfers.

**Scrambles:**

- Women's – Wednesday's.
- Men's – Thursday's.

**Membership:**

- Membership is currently at eighty-five (85).
- Down from one-hundred (125) last year.

**Recreation** – By: L. Adams

**Outdoor Fun Day – May 15<sup>th</sup>:**

- Reminder will be included in the pervious Sunday Robo call.
- Water and chips will be served.
- All outdoor courts including cornhole will be included in the festivities.

**Recreation Shed – Shuffleboard Equipment:**

- Just a reminder a key is available for residents that would like a copy.
- Keys can be obtained at the administrative office.

**Kid's Day:**

- Information will be provided in the upcoming Pride.
- \$500.00 will be allocated for food and prizes.
- There will be a charge for adults.

**Fall Outdoor Movie Nights:**

- Committee is looking forward to providing fall movie nights.
- Movies will be shown at the old bocce court.
- Information to follow.

**Sunday Fun Days:**

- Will continue as scheduled.

**Security** – By: C. Tooker

**Meetings:**

- No June meeting.

**JCP & L Street Lights:**

- Committee will continue following up on light outages.

**Security Awareness:**

- Committee will meet with website information updating.

**Pool – Life Vac:**

- Life Vac has been purchased and will be placed in the pool near the first aid kit.
- An instructional video will be posted on the website.

**Website** – T., Bruzaitis:

**New Website Presentation.**

- Updates included:
  - Homepage
  - About
  - Get Involved
  - Activities
  - LHCC Golf
  - Area Resources (Brick and Ocean County)
  - Galleries – (Included resident art, photos, videos)

Event Calendar Application:

- Committee approved and forwarded recommendation to the board for approval.
- Requested was approved for the amount of \$96.00.

Updates – Committees/Clubs:

- Committee Liaison will continue to contact for updates.

Website Views:

- Increase to number of views
- Thirty-seven (37) online sign-ups for the April 30<sup>th</sup> Tree Meeting
- ACC received approximately one hundred sixty (160) responses.

**Old Business:**

B & G – Recommendation for Fitness Center Heating/AC Replacement:

- B & G's Committee submitted Eastern Shore Heating & Air Conditioning, March 25, 2025, estimate #72065390 for the removal and replacement of the HVAC unit for board review and approval.
- Recommendation to replace with one (1) Friedrich Outdoor Heat Pump and two (2) Friedrich Wall Mount Units for the amount of \$8,900.00.
- Board to review and advise accordingly.

Eastern Shore Heating & AC – April 24<sup>th</sup> Boiler Repair Estimate #72507122:

- Board previously reviewed submitted April 24<sup>th</sup> estimate for removal of existing control board with replacement of one (1) Peerless PF 399 Control Board.
- Motion.

**Administrator's Report:**

Thames Place - Common Ground White Vinyl Fence – Lake Riviera Middle School:

- April 16<sup>th</sup> – J. Boes, BOE Grounds Department was notified regarding fallen fence panels.
- Panels are pushed in with noticeable foot prints.
- Mr. Boes to pass on information to the school administration and to schedule required repairs.

Fitness Center – Weight Machine:

- March 26<sup>th</sup> – resident informed weight chain required adjustment.
- March 28<sup>th</sup> – Ocean Fitness inspected and informed; "there are a few extra links on the chains for adjusting the cable length, but there is no problem with them".
- April 15<sup>th</sup> – Ocean Fitness, was contacted again due to another resident complaint.
- Inspected was completed, chain was re-oiled.
- Machine is in working order -recommended resident use lighter weights.

Tents – Behind RV Lot:

- April 23<sup>rd</sup> – Police were notified of additional tent, patrol scheduled.
- April 24<sup>th</sup> – Update requested – Police informed day patrol found tents to be vacant.
- Evening patrol scheduled – will also inspect for propane tanks.

Clubhouse Ice Machine:

- April 24<sup>th</sup> Coastal Refrigeration scheduled for cleaning.
- Coastal was unable to perform cleaning due to clog between wall at maintenance and ceramic room slop sinks.
- Neal Plumbing contacted to address sink drains.
- Coastal Refrigeration re-scheduled for May 6<sup>th</sup>.
- Coastal Refrigeration - automatic cleaning scheduled for every six (6) months.

Pool:

- Pool floats, 2025 signs and Life Vac received.
- Ponding scheduled.
- April 29<sup>th</sup> - FWH & Specialized scheduled to review punch list.
- Fishing line with reflectors to be installed as recommended by pool contractor.

JCP& L Well Pimp Electric:

- April 25<sup>th</sup> – received letter requesting repair at well pump located at Abbey Court and Lions Head Blvd.
- Giacinti Electric was contacted for inspection scheduling.

**New Business- N/A:**

Motion made by M. Tears seconded by T. Behrens to adjourn the open meeting at 10:10 A. M. **MOTION APPROVED:5 -0**

The next meeting will be on May 19, 2025 at 9:00 A.M.

Submitted by,

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L. Kolesa, Administrator