

LIONS HEAD SOUTH ASSOCIATION, INC.

OPEN

April 14, 2025 – Approved April 28, 2025

Board of Trustees Meeting

Present:

J. Cinosky
M. Tears

T. Behrens

P. Krause
B. Strothmann

Also

Present: L. Kolesa, Administrator

Absent: K. Wright
B. Skelly

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

Actions Taken:

1. Motion made by T. Behrens, seconded by M. Tears to approve the minutes for the March 24, 2025, open meeting. **MOTION APPROVED: 4 -0**
2. Motion made by, M. Tears, seconded by T. Behrens to accept F & I, March 31, 2025 reinvestment recommendations for three (3) maturing CD's totaling \$247,000.00. **MOTION APPROVED: 4-0**
3. Motion made by P. Krause, seconded by T. Behrens to accept FWH Associates, revised April 2, 2025, proposal for preparation of Request for Proposal for the removal and replacement of the clubhouse roof, clubhouse and country club, siding, windows and doors for the amount of \$15,500.00, not including construction observation. **MOTION APPROVED: 4-0**
4. Motion made by M. Tears, seconded by B. Strothman to accept Sure Fire AV, March 27, 2025, Proposal #1620 for six (6) wireless handheld microphones, two (2) receivers and a rack mixer for the Lions's Den, for the amount of \$2,651.76. **MOTION APPROVED: 4-0**
5. Motion made by M. Tears, seconded by P. Krause to accept Sure Fire AV, April 9, 2025, Proposal #1627 for an additional security camera located at new bocce court, for the amount of \$826.34. **MOTION APPROVED: 4-0**

6. Motion made by M. Tears, seconded by T. Behrens to accept Eastern Shore Heating and Air Conditioning, April 9, 2025, estimate for removal and replacement of the supply sensor and high limit sensor, and perform required boiler maintenance using a Peerless maintenance kit, for the amount of \$1,270.00.
MOTION APPROVED: 4-0
7. Motion made by P. Krause, seconded by T. Behrens to accept Hydro Point, March 25, 2025 quote for the WeatherTrac Central Service, annual subscription renewal through August 31, 2026 for three (3) wells for the amount of \$919.25.
MOTION APPROVED: 4-0
8. Motion made by T. Behrens, seconded by M. Tears to approve GreensMasters, April 8, 2025, request for the placement of a Shelter Logic Wind and Snow Custom Shelter for the housing of additional golf maintenance equipment to be located on the golf course near the practice net. If tree cover is requested, approved trees will be supplied and planted by GreensMasters. **MOTION APPROVED: 4-0**
9. Motion made by B. Strothmann, seconded by P. Krause to accept, Arborsmith, April 14, 2025, estimate # 4185, to remove the following trees located in common properties; golf course hole #8, 4 Floral Drive, 18 Tennis, and pruning of dead branches located at 77 LHB for the amount of \$1,812.63.
MOTION APPROVED: 4-0

Treasurer's Report By- J. Cinosky, Treasurer:

- The balance as of March 31, 2025 is \$1,108,642.51 of which includes the CD total of \$153,000.00, total Stock \$123,420.88, total cash of \$642,221.93, and Treasury Ladder of \$190,000.00.

March 31, 2025 – CD's:

- Committee met with V. Stricker, of Merrill Lynch on March 31, 2025 to discuss the best options for three (3) maturing CDs totaling \$247,000.00
- Committee recommendation; \$100,000.00 into Treasury Ladder at 4.2% and \$147,000.00 to CD at 4.25%.
- Board approval – March 31, 2025.
- Motion.

Old Business:

Tennis/Bocce Court - Proposals:

- Tabled, to be reviewed April 28, 2025.

FWH, 2/17/25 & 4/2/25, Clubhouse & Country Club, Roof, Siding, Window & Door:

- Review of April 2, 2025, revised proposal for the preparation for the Request for Proposals for the removal and replacement of the clubhouse roof, clubhouse and country club, siding, windows and doors.
- Preparation for removal, replacement, and preparation of conceptual renderings - \$15,500.00.
- Contactor observation – Hourly rates.
- Deposit required - \$1,500.00
- Motion.

April 15, 2025 Wood-Based Mulch – Division of Fire Safety Issues Notice about New Fire Code Regulations on the Use of Mulch Around Combustible Building Materials:

Division of Fire Safety:

- The regulations effective on **April 15, 2025**, required that a minimum of **18 inches** of space separate mulch beds from combustible building materials. That includes space off a deck, porch, balcony, or any other portion of the building that is constructed of combustible material.

NJ Fire Code Regulation:

- Wood-Based Mulch – Posted November 18, 2025.

LHSA Common Ground:

- Clubhouse - Pool Side – mulch removed - stone replacement - 2024.
- Clubhouse - Front – mulch moved eighteen (18) Inches from building- 3/2025
- Country Club – mulch moved eighteen (18) inches from all structures - 04/15/25
- Notification to be placed on website, posted in the clubhouse.
- Rental properties will receive written notification of requirements.

SureFire AV - Proposal #1620 – Lions- Den Wireless Microphone:

- Review of March 27, 2025, proposal #1620 for six (6) wireless handheld microphones, two (2) receivers and one (1) rack mixer, for the amount of \$2,651.76.
- Motion.

SureFire AV - Proposal #1627 – Bocce/Common Walkway Security Camera:

- Review of April 9, 2025, proposal #1627 required for the purchase and installation of an additional security camera at the new bocce court, for the amount of \$826.34.
- Motion.

Eastern Shore Heating & Air Conditioning - Boiler Repair:

- Review of April 9, 2025, estimate for removal and replacement of the supply sensor and high limit sensor, including boiler maintenance using a Peerless maintenance kit, for the amount of \$1,270.00.
- Motion.

Administrator's Report:

Pool Fob:

- March 25, 2025 - Giacinti Electric provided electrical permits.
- March 28th – Mr. G. White of Johnson Control on site to obtain required deposit and electrical permits.
- March 28th – Mr. White informed; township is requiring two (2) additional site plan drawings.
- March 28th - Administrative office contacted township for confirmation of additional requirements
- March 28th - FWH notified regarding site plan drawings.
- April 10th – FWH, Giacinti, Johnson Control met with T. Behrens to discuss additional requirements.
- Items to be supplied by FWH and submitted accordingly.

Fitness Center Equipment:

- March 26th – Ocean Fitness contacted for inspection of weight machine, possible break in the chain.
- March 31st – Ocean Fitness – on site for service, advised, adjustment to extra chain links.
- April 14th – received addition resident complaints - maintenance re-inspected advised, believed break in links.
- April 14th - Ocean Fitness contacted for service repair.

Common Ground Sidewalk - Request for estimate:

- March 26th – John Tym Builders contacted for common ground sidewalk inspection and estimate.
- April 4th – Estimate submitted for approximate 3500 square feet.
- Estimate submitted to B & G's.

Selective Insurance – On-site Inspection:

- April 7th - Selective Insurance contacted office to notify of April 8th unscheduled common ground inspection.
- April 8th – All common facilities were inspected. Inspector to perform drive inspection of common grounds.

Clubhouse Plumbing:

- April 10th - Neal Plumbing addressed spicket leak located on the back clubhouse wall located in the garbage pad and also addressed leak under kitchen sink.
- Confirmed baseboard heat at shuffleboard location, did not have heating feathers, emitting heat from pipe alone.
- Vent could remain closed and if required adding installation to keep heat flowing up and out towards the new shuffleboard table.

30 Thames – Common Ground Fence:

- March 27th, J. Boes, Brick School Grounds Department was notified of fence panel pushed in from the school side.
- Will address damaged panel.
- Requested confirmation of fence purchase, confirmed association owned.
- Grounds department discussing reinforcing, will advise accordingly.

LHCC Country Club – Awning Installation:

- LHCC informed installation scheduling for week of April 14th.
- Payment has been processed and available for date of installation.

Specialized Pool – Opening Preparation:

- April 8th - Salt delivery is scheduled.
- Punch list to be addressed.
- April 29th - FWH and B & G scheduled to confirm punch list completion.

2025 Quarterly Pool Loan Payments:

- March 23rd - 1st quarter payment of \$5,273.24 submitted.

Front Entrance -Fallen Tree Limb:

- March 31, 2025 - Arborsmith was contacted to remove the large fallen tree limb hanging over the entrance sign.
- Total cost - \$426.50.

New Business:

HydoPoint WeatherTrac – Annual Contract:

- Review of March 25, 2025 quote for the WeatherTrac Central Service, annual subscription renewal through August 31, 2026 for three (3) wells for the amount of \$919.25.
 - 28 Lions Head Blvd.
 - 70 Meadowbrook Road
 - 51 Lions Head Blvd.
- Moton.

LHCC/Golf Course – GreensMasters Equipment Shelter:

- Discuss request for the placement of a Shelter Logic Wind and Snow Custom Shelter for the housing of additional golf equipment to be located on the golf course near the practice net. If tree cover is requested, approved trees will be supplied and planted by GreensMasters.

Arborsmith #4185 – Common Ground Tree Removal:

April 14, 2025, estimate # 4185, to remove trees located in common properties:

- Golf course hole #8 – Black Chery in decline behind bunker - \$700.00.
- 4 Floral Drive – Remove small dead Sassafras - \$350.00.
- 18 Tennis Court - - Remove lead leaning toward home from Pitch Pine - \$400.00.
- 77 LHB - Pruning of dead branches - \$250.00.
- Total estimate - \$1812.63.
- Motion.

Motion made by M. Tears and seconded by B. Strothmann to adjourn the open meeting at 9:37 A.M. **MOTION APPROVED: 4-0**

The next meeting will be held on April 28, 2025 at 9:00 A.M.

Submitted by _____
L. Kolesa Administrator