

LIONS HEAD SOUTH ASSOCIATION, INC.

OPEN

February 10, 2025 – Approved February 24, 2025

Board of Trustees Meeting

Present:

K. Wright
B. Skelly

T. Behrens

P. Krause
B. Strothmann

Also

Present: L. Kolesa, Administrator
B. Begley/J. Monica – F & I
M. Voto – Clubhouse Committee Chair

Absent: J. Cinosky - Via - Phone
M. Tears - Via - Phone

The open meeting was called to order by K. Wright, President at 9:07 A.M.

Actions Taken:

1. Motion made by T. Behrens, seconded by B. Skelly to approve the minutes for the December 16, 2024, open meeting. **MOTION APPROVED: 4-0**
2. Motion made by B. Strothmann, seconded by P. Krause to approve the minutes for the January 27, 2025 open meeting. **MOTION APPROVED: 4-0**
3. Motion made by B. Skelly, seconded by T. Behrens to approved the minutes for the January 31, 2025 open meeting. **MOTION APPROVED: 4-0**
4. Motion made by P. Krause, seconded by B. Skelly to accept Surefire Audio Visual, January 28, 2025, estimate #1586 for the purchase of a security camera to be installed in the ceramic room for the amount of \$863.66.
MOTION APPROVED: 4-0

Treasurer's Report By- T. Behrens:

- The balance as of January 31, 2025 is \$1,078,266.40 of which includes the CD total of \$400,000.00, total Stock \$125,253.39, total cash of \$363,013.02 and Treasury Ladder total of \$190,000.00.

Old Business:

Fitness Center – 2025 Budget/Equipment Request:

- J. Monica, Recreation sub-committee member inquired to the board's decision to deny Recreation Committee's request for purchase of an elliptical and dumbbells.
- Board members informed reasoning for denial for dumbbells;
 - Residents with access to the fitness center, may bring their own dumbbells, however must be removed upon resident exiting.
 - Dumbbells left unattended – tripping hazard liability.
 - Elliptical – fitness center equipment loan recently satisfied.
- Board decided against addition equipment.
- Advised to follow committee request for purchase protocol.
- It is the Committee Chair is responsibility to forward any and all requests to the board.
- Committee member to bring back to the committee for further discussion.

Capital Improvement & Replacement Budget:

- J. Monica, Finance & Insurance Committee member reminded the board; the Finance & Insurance Committee had approved the purchase of the fitness center equipment for the 2025 budget.
- Board reminded; items on the Capital Improvement/Replacement Budget are determined by recommendations on the long-term engineering report, required changes due to local or stated government laws, justified requests from the various LHSA Standing Committees and Finance & Insurance recommendations.
- All submitted recommendations and considerations are included and reviewed thoroughly by the board prior to final budget approval.
- Board reminded J. Monica, although F & I is a valued committee, their responsibility is to forward recommendations only.

Lions Den Replacement Chairs – M. Voto, Clubhouse Committee Chair:

- M. Voto informed the board; a furniture vendor located in Cranford, NJ, may carry replacement chairs.
- Committee will be scheduling on-site appointment and will advise accordingly.

Administrator's Report:

Attended - Finance & Insurance - January 23, 2025 Meeting:

- Provided explanations and clarification for the following;
 - 502 A - Professional Fees
 - 510 B - Lunches Awards & Recognitions
 - 511 - Allocation of Participation Fees
 - 542 A - Clubhouse Maintenance
 - 508 - Payroll Taxes (Association & Employee)
 - 512 – Federal Corporation Income Tax
 - 511 A & B - Capital Replacement
 - 401 - HOA Maintenance Fees
 - 406 - Interest Operations
 - 409 - Deferred Income
 - 410 – Participation Fees
- Suggested the committee refer to submitted annual budget package, each line

- item contains breakdown of required/requested expenses.
- Contact the administration office or BOT Liaison If further information or clarification is required.
 - Review and Recommendation of Annual Budget:
 - Committee to review submitted requests/requirements for annual budget.
 - To forward recommendations to board for final approval.
 - Brief discussion regarding committee involvement during board approval process.
 - F & I Committee Chair request to be included in board's review and approval process, allowing for members to be informed of changes to committee recommendation.
 - Brief discussion with committee members regarding previous and current required capital replacement items such as the clubhouse roof, siding, windows and pool.

Surefire – Outdoor Bocci Area Cameras:

- January 31st – inspection for void of outdoor bocci area cameras.
- Evaluation – underground cable break.
- Will forward repair estimate.

Mr. Keys - Fitness Center – Door Key Pad:

- February 10th – battery replacement required.
- Installation completed.

Billiard Room – Painting Estimate – Cuccinello's Painting & Renovating:

- February 5th – prior to shuffleboard replacement.
- Color match completed.
- Estimate to be forwarded.

Office Copy Machine – Giacinti Electric - Dedicated Line:

- Dedicated line required – winter heaters required in administrative office.
- February 7th – installation completed.

Common Property – Sidewalk Repair Required – LHBS at Golf Course:

- February 7th – Rudy's Handyman completed grinding repair for the amount of \$68.90.

New Business:

Game Room – 1/30/25 Estimate– Indoor Shuffleboard:

- Review of replacement Estimate for a 22' Champion Shuffleboard, Maple or Red Oak Finishes Available.
- Board request for other model options.
- Re-review - 2/24/25 agenda.

Turf Masters – Annual Snow Contract:

- Current contact expires March 31, 2025.
- Board requested further review by Buildings & Grounds.

Surefire – 1/29/25 Estimate #1586 – Ceramic Room Security Camera:

- Due to a medical situation in the ceramic room administrative request was made for security camera installation.
- The ceramic room, currently is the only clubhouse common area void of a security camera.
- Review of submitted estimate.
- Motion.

Giacinti Electric – 1/30/25 Estimate – Pool Gate Fob Electric:

- Requested inspection for required electrical to pool gate fob.
- Review of estimate #2359 for labor, materials and installation for the amount of \$5,784.41.
- Board required further review.
- Estimate to be included on February 24th agenda.

Tyco- January 29, 2025 - Pool Gate Fob Estimate &Schematic:

- Brief review of estimate.
- Board required further review.
- Estimate to be included on February 24th agenda.

Community Awareness – County Connection Scheduling:

- February 4, 2025 – Community Awareness informed of County Connection available dates for van scheduling.
- To provide same services as offered at the County Connection located in the Ocean County Mall.
- 2025 dates;
 - April 21, 2025
 - May 12, 2025
 - June 16, 2025
 - July 21, 2025
 - August 18, 2025
 - September 15, 2025
- Community Awareness Committee to advise upon confirmed scheduling.

Manasquan Bank – Request for Fraud Seminar:

- February 7, 2025 – C. Lewis, Manasquan Bank VP Retail Branch Manager, contacted regarding LHSA interest in hosting a fraud seminar.
- Board approved.
- Request and contact information to be forwarded to D. Rodger, Community Awareness Committee Chair.

Motion made by T. Behrens and seconded by P. Krause to adjourn the open meeting at 9:48 A.M. **MOTION APPROVED: 4-0**

The next meeting will be held on February 24, 2025 at 9:00 A.M.

Submitted by _____
L. Kolesa Administrator