

LIONS HEAD SOUTH ASSOCIATION, INC.

February 24, 2025 – Approved March 10, 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 9:05 A.M.

Actions Taken:

1. Motion made by B. Skelly, seconded by P. Krause to approve the minutes for the February 10, 2025 open meeting. **MOTION APPROVED: 4-0**
2. Motion made by B. Skelly, seconded by M. Tears to accept Turf Masters, February 10, 2025 extended snow proposal for the date April 1, 2025 through December 31, 2029, noting no fee change for the balance of 2025, with \$2.00 increase per resident property 2026 - 2029. Confirmation required for city sidewalk clearance 3" - 5.0. **MOTION APPROVED: 6-0**
3. Motion made by B. Skelly, seconded by M. Tears to accept Shore Technology, 2025 Annual Contract for LHSA and LHCC including DATTO Backup upgrades and Sentinel-One virus protection for the amount of \$233.00 monthly. **MOTION APPROVED: 6-0**
4. Motion made by T. Behrens, seconded by M. Tears to accept Giacinti Electric, January 30, 2025, estimate #2359, to furnish and install electric required for pool new installation of pool gate fobs for the amount of \$5,784.41. **MOTION APPROVED: 6-0**
5. Motion made by T. Behrens, seconded by P. Krause to accept Johnson Controls, February 10, 2025, proposal to supply and install the security pool gate including fob reader and system. Gate material and installation for the amount of \$12,823.31, annual fob service charge for the amount of \$667.69. **MOTION APPROVED: 6-0**

6. Motion made by Motion made by T. Behrens, seconded by P. Krause to accept Sure Fire Audio Visual, February 16, 2025 estimate #1600, for repair of broken underground camera system cable located at the outdoor bocce court for the amount of \$906.31. **MOTION APPROVED: 6-0**
7. Motion made by T. Behrens, seconded by B. Strothmann to accept The Game Room Store, January 29, 2025 quote for the purchase of a 22' Champion Shuffleboard to replace the existing shuffleboard located in the billiards room for the amount of \$11,302.25. **MOTION APPROVED: 6-0**
8. Motion made by B. Skelly, seconded by M. Tears to accept Arborsmith, February 20, 2025, estimate #4154, for required tree pruning of dead wood and limbs, at 113 Meadowbrook Road, located in Common Properties for the amount of \$639.75. **MOTION APPROVED: 6-0**
9. Motion made by M. Tears, seconded by P. Krause to accept Arborsmith, February 20, 2025, estimate #4154 for the pruning, and removal of dead, fallen and leaning trees at 55 LHB, 63& 65 Yorkwood and 9th tee, located in Common Properties for the amount of \$2,825.56. **MOTION APPROVED: 6-0**

Treasurer's Report: By: M. Tears

- The balance as of January 31, 2025, is \$1,078,266.40 of which includes the CD total \$400,000.00, stock total of \$125,253.39, cash total of \$363,013.01, and Treasury Ladder total \$190,000.00.

Standing Committee Reports:

ACC - By: B. Skelly

Executive Committee – January 29, 2025:

- ACC will hold meetings in May, July, September and November.
- All clubs and committees that fall under ACC will meet quarterly, beginning March 20th at 10:15 A.M.

Committee/Club – Updates:

Men's Club:

- March 15th, St. Patrick's Day dinner.
- Doors open at 6:00 P.M.

Social Committee:

- February 16th – hosted a Pot Luck Dinner.
- April 12th, Spring Fling, tickets are \$25.00.
- Sale begins March 17th.

Women's Club:

- Will be purchasing a new Christmas tree for the Lion's Den Stage.
- March 19th, Bingo, doors open at 11:00 A.M.
- Tickets are \$10:00 and includes lunch.

Volunteers -

- February 10, 2025, request for volunteers to record badge numbers for meeting raffles.
- Noted three (3) volunteers.

Architectural – By: M. DeFillipo

- Due to the influx of resident questions regarding ownership of trees, a residents meeting will be hosted by the both Architectural & Buildings & Grounds.
- Agenda will include addressing resident, common properties as well as residential buffer zone association and township protocol.
- Informational packets including maps defining Common and Residential Buffer Zones will be made available.
- Date to be determined.

Buildings and Grounds – By: T. Katakozinos

- February 3, 2025
- Welcomed D. Krause as Committee Co-Chair.

Resident Maintenance Schedules:

- Informed 2025 Painting Schedule and Lawn Maintenance Schedule included in the edition of the March Pride.

Garden Club – Butterfly Garden:

- Informed the board will be discussing the location and will advise accordingly.

Tennis Court – Cracks:

- Informed of additional cracks found on the tennis courts.
- Board to request tennis surface to be re-inspected.

By – Laws – By: B. Skelly

- Expecting the attorney final review within the next few weeks.
- Once received, association cover letter, Ballot to Reject the Amended and Consolidated By-Law's will be mailed to all residents.
- Ballot must be returned within thirty (30) days of the date of the notice.
- Resident will check ONLY those you wish to reject.
- An information residents meeting will be scheduled prior to mailings.

Clubhouse – By: M. Voto

- Monthly meeting not held due to inclement weather.

Lions Den Chairs:

- Committee is still researching for replacement chairs for the Den.
- Committee will be traveling to Cranford Superior Chairs within the next few weeks to inspect their chair inventory.

Hallway Mats:

- Waiting on estimates from Cintas for replacement and/or weekly cleaning of front and backdoor carpet runners.

Billiards Room – Painting Estimate:

- As requested by the board will contact Cucciniello's for a revised painting estimate for the billiards room.

Community Awareness – By: D. Rodgers:

- February 20, 2025.

Municipal Candidates Night:

- Scheduled for September 8, 2025 in the clubhouse.
- Letter of Invitation will be sent late May, early June.

Mayor's Senior Advisory:

- Hobby Lobby – will occupy vacated Christmas Tree Shops – permits have been submitted.
- Nothing confirmed for the opening of Raising Canie or First Watch.
- Beginning April, police will be including all thirteen (13) parks in Neighborhood Watch.
- Shop Rite traffic barrier to remain permanently.
- Senior Services informed; tax relief information will be provided this month.
- Ross Store has not confirmed an opening date.

Townwide Garage Sale:

- To be held May 17th.

Resident Meeting – Guests:

- April 14th - Officer Finelli
- June 9th – Possible mental health speaker.
- August 11th – Possible Division of Veterans Affairs

Finance & Insurance – By: B. Begley

- January 23, 2025.
- Men's Club – Year End Audit was completed to the satisfaction of the committee.
- Discussed committee functions and duties.
- Reviewed December 2024 Year End Statement.

LHCC – By: P. DeCarlo

- Introduced himself as 2025 LHCC Committee Char.
- Informed of organization structure as a Standing Committee and committee responsibilities.
- Buildings & Grounds is responsible for overseeing all common properties, structure of the country club, including the supervision and compliance of the golf course maintenance contract.
- Informed; currently structuring LHCC Committee with the best of the best volunteers who will keep records, organize and promote scrambles, tournaments and all other sport and social events that make LHCC the best choice for the money in this area.

Election – By: K. Wright

- Waiting for attorney revisions for committee changes.
- Will advise accordingly.

Recreation – By: L. Adams

- February 11, 2025.
- Review of committee responsibilities and importance of committee participation.
- Committee Sub-Committees:
 - Bocce - G. Sternberg
 - Horseshoes & Corn Hole - M. Wiggins
 - Pickleball - B. Pair
 - Tennis & Fitness - J. Monica-Gannon
 - Pool – B. Henel
 - Indoor Ping Pong, Billiards, Indoor Shuffleboard – G. Sternberg
 - Outdoor Shuffleboard – R. Szpara
- Schedule – Sunday Fun Days:
 - June 29th
 - July 27th
 - August 31st
- Tennis/Pickleball Conversion:
 - Contractor request to supply schematic for conversion.
 - Informed of newer cracks to tennis surface.
 - Informed of colors – light blue, dark blue, white lines.

Safety & Security – By: C. Tooker:

- February 19, 2025 meeting.
- Going forward, committee to be a sub-committee of Buildings & Grounds.
- Monthly meeting to continue as scheduled.

Website – P. Krause:

- Meeting of February 10, 2025.
- Identified Committee and Club, Board of Trustee Liaisons and Committee Chairs.
- Committee discussed adding videos of committee chairs and members informing of the committee responsibilities.
- Identified content reviewers.
- March 10, 2025 - 7:00 PM – Website presentation for committee/club chairs/ members.
- Informational for promotion of committee information and activities.

Old Business:

Turf Masters – Snow Contract:

- Contract 2025 -2029.
- No price increase to balance of 2025.
- 2026 - 2029 – increase of \$2.00 per home.
- Revisions to description of snow removal verbiage to reflect as written in revised By-Law's.
- Confirm 3' or 4' of snow for city sidewalk removal.
- Past annual budget \$40,000.00. Current for 2024 \$2,352.43.
- B & G's – no need to review.
- Motion.

Shore Technology – Annual Contracts - LHSA/LHCC:

- Estimates previously reviewed.
- Update to virus protection for all devises to Sentinel-One at \$8.00 each computer monthly.
- Additional information required for Cloud storage.
- Review of revised contracts.
- Current local backup to a portable drive which runs daily after business hours.
- Additional daily backup of critical files and backups offsite (cloud).
- Recommending DATTO backup for the amount of \$225.00 monthly.
- Additional hardware at no cost.
- Backup runs as often as 30 minutes and take full snapshot of entire server, backup to local devise, end of day sent full copy offsite (clous).
- Three (3) year commitment, no charge for hardware.
- Virus protection upgrade – Sentinel-One for the amount of \$8.00 each computer
- LHCC monthly cost - \$233.00.
- LHSA monthly cost - \$257.00.
- Motion.

Giacinti Electric- Pool Gate Electric Proposal - #2359:

- Review of January 30, 2025 estimate to furnish and install electric required for pool new installation of pool gate fobs.
- Permit fees not included.
- To coincide with Johnson Control/Tyco for installation of gate and fob system.

Johnson Control – Security Pool Gate and Fob System:

- Johnson Controls, February 10, 2025, proposal to supply and install the security pool gate including fob reader and system.
- Proposal includes product features, custom options, data, specs including Cobra Controls.
- Motion.

Surefire – Outdoor Bocci – Camera System Underground Cable Repair Proposal #1600:

- Review of proposal #1600, for repair of broken underground camera system cable located at the outdoor bocce court, supporting three (3) security cameras.
- Motion.

The Game Room – Indoor Shuffleboard Replacement Proposal:

- Review of January 29, 2025 estimate for the purchase for a 22' Champion Shuffleboard. Choice of color options – Maple or Red Oak.
- Brief discussions;
 - Regarding Board of Trustees responsibility to maintain, care for, repair, reconstruct, and protect the Common Properties and Facilities of the Association including all realty, building, personally used by or owned by the Association, as recorded in LHSA By-Laws.
 - Communication with current resident shuffleboard players regarding replacement.
 - Replacement
- Maple color finish to match current shuffleboard.
- Motion.

Nickolaus- Pickleball Court Conversion:

- 2024 Recreation Committee submitted conversion estimates.
- March 14, 2024, submitted conversion estimate for the amount of \$24,097.25.
- F & I, BOT, approved 2025 Capital Replacement request for the amount of \$25,000.00.
- As required prior to request for funding, the committee requested a current estimate.
- February 20, 2025 estimate was supplied for the amount of \$26,229.75.
- Prior to acceptance, the board is requesting Nickolaus provide a court schematic.
- Tabled.

Administrator's Report:

DJ Deposit:

- Required DJ deposit for June 29th Sunday Funday has been proceed.

Ceramic Room Security Camera:

- February 24th – Sure Fire Audio completed camera installation.

Fitness Center – Baseboard Heating System:

- February 13th – Giacinti Electric completed installation of 1st of two (2) systems.

New Business:

Cucciniello's Painting – Billiards Room Painting Estimate:

- Review of February 20,2025 estimate for painting of the billiards room prior to indoor shuffleboard replacement.

- No changes to color.
- T. Behrens informed; need to address replacement of clubhouse siding and windows, leaving possibility of re-painting windows.
- Estimate to be tabled.
- M. Voto, Clubhouse Committee Chair to request revised estimate.

Arborsmith Estimate #4155 - 113 Meadowbrook – Common Properties - Pruning:

- Review of estimate for pruning of dead wood from Chestnut Oak in the rear of property.
- Remove hanger and broken limbs due to storm damage.
- Notified of slight decay during inspection.
- Recommendation – tree to be monitored.
- No further action required at this time.
- Motion.

Arborsmith Estimate #4154 – Common Ground Tree Removals:

55 Lions Head Blvd:

- Review of estimate for removal of two (2) Sassafras and one (1) Pine located at rear left of property.
- Removal of one (1) Pine with decay at cavity of trunk at rear right, prune dead branches from second Pine, removal of branches encroaching on lawn rear right of property.
- Remove hanger and broken limbs due to storm damage.
- Noted slight decay at inspection, recommended monitoring.
- No further action required at this time.

Between 63 & 65 Yorkswood:

- Removal of fallen Pine debris on ground.
- Removal of one (1) small dead Sassafras sapling.

63 Yorkswood:

- Removal of one (1) Pine leaning into other trees rear center.
- Removal of six (6) dead Chestnut Oak stems, rear right.

Golf Course – 9th Tee:

- Removal of fallen Mable branch.
- Removal of split branch, required pruning.

Architectural Applications – Township Permits:

- Applications and permits received.
- Tree replacement required.

Motion made by J. Cinosky, seconded by T. Behrens to adjourn the open meeting at 10:30 A.M. **MOTION APPROVED: 6-0**

The next meeting will be on March 10, 2025 at 9:00 A.M.

Submitted by,

L. Kolesa, Administrator