

# LIONS HEAD SOUTH ASSOCIATION, INC.

OPEN

March 13, 2023 – Approved March 27, 2023

## Board of Trustees Meeting

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**Present:**

J. Cinosky  
K. Wright

T. Behrens

L. LaFerrera  
B. Skelly

**Also**

**Present:** L. Kolesa, Administrator  
P. DeCarlo

**Absent:** D. Gregory  
P. Comfort

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

**Actions Taken:**

1. Motion made by B. Skelly, seconded by K. Wright to approve the minutes for the February 27, 2023 open meeting. **MOTION APPROVED: 4-0**
2. Motion made by L. LaFerrera, seconded by B. Skelly to approve the minutes for the March 13, 2023 open meeting. **MOTION APPROVED: 4-0**
3. Motion made by B. Skelly, seconded by K. Wright to accept Rich Hughes Residential Construction February 15, 2023 Estimate, Option #1, for repair to the country club men's room floor, not to exceed the amount of \$1,100.00.  
**MOTION APPROVED: 4-0**
4. Motion made by K. Wright, seconded by T. Behrens to accept Surefire Audio Visual February 15, 2023 Contract # 1205 for installation of a Hikvision camera, set-up on DVR and remote view on PC, for the amount of \$853.00.  
**MOTION APPROVED: 4-0**
5. Motion made by T. Behrens, seconded by K. Wright to accept Arborsmith Tree Service February 21, 2023, estimate #3622, for five (5) Year Trimming/Pruning of Common Ground including Beaverson Blvd. as required by Brick Township, for the amount of \$87,667.08. **MOTION APPROVED: 4-0**

6. Motion made by K. Wright, seconded by T. Behrens to approve Clubhouse Committee request for the additional amount of \$1,825.71 required for the purchase of twelve (12) counter height chairs from Dinette World, not to exceed the amount of \$3,825.71. **MOTION APPROVED: 4-0**
7. Motion made by B. Skelly, seconded by K. Wright to accept Cucciniello's Painting and Renovating, LLC, March 17, 2023 estimate to paint walls, stalls and make repairs if required to both clubhouse rest rooms, for the amount of \$1,678.95. **MOTION APPROVED: 4-0**
8. Motion made by K. Wright, seconded by B. Skelly to accept Favia Glass Company, Incorporated, March 2, 2023, estimate #5710, to remove two (2) window units, prep openings furnish and install new Wolmanized wood on bottom for new sills, furnish and install two (2) 1" clear tempered units, for the amount of \$2,505.69. **MOTION APPROVED: 4-0**
9. Motion made by T. Behrens, seconded by K. Wright to accept J. R. Henderson Labs, Inc., February 13, 2023, 2023 Summer Season Contract to perform fourteen (14) weekly bacteriological analysis of LHSA outdoor pool in accordance with state health regulations, for the amount of \$1,120.00. **MOTION APPROVED: 4-0**
10. Motion made by T. Behrens, seconded by L. LaFerrera to accept Turf Masters, March 1, 2023 estimate for one (1) application of pelletized lime for 615 homes and all common ground areas as noted in LHSA 2023 Building and Grounds allocated operation funds, for the amount of \$7,442.69. **MOTION APPROVED: 4-0**
11. Motion made by T. Behrens, seconded by L. LaFerrera to accept Precision Garage Door March 2, 2023 estimate for Option A, Door accessories and Option C, Aluminum Wrap for the amount of \$2,080.45. **MOTION APPROVED: 4-0**

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

- The balance as of February 28, 2023 is \$1,480,445.24 of which includes the CD total of \$ 550,000.00, total Stock, \$262,724.80, total Treasury Bills, \$250,000.00, total cash \$417,720.44.

## **Old Business:**

### **New Residents Meeting – Request for annual date change:**

- February 27, 2023 Board and Committee members discussed the February 6, 2023 requests, submitted by the Welcoming Committee for change to New Residents Meeting format, also making a suggestion that going forward perhaps meetings were not scheduled together.
- The format change was approved.
- Board and Committee Members agreed scheduling change was not required.

### **LHCC Men's Room Repair – Rich Hughes Contract:**

- February 27, 2022 BOT Agenda - review of February 15, 2023 proposal for repair to the clubhouse men's room floor.
- Motion

### **LHCC Interior Camera – Surefire Proposal:**

- February 27, 2022 BOT Agenda - review of February 15, 2023 proposal for camera installation for clubhouse interior.
- Motion

### **Common Ground Tree Trimming - Arborsmith – 5 Year Tree Trimming Contract:**

- February 27, 2022 BOT Agenda - review of February 21, 2023 five (5) Year Trimming/Pruning of Common Ground including Beaverson Blvd. as required by Brick Township.
- Motion

### **Clubhouse – Billiard Room Chair – Dinette World Estimate:**

- Review of Dinette World, March 16, 2023 estimate #57802, for twelve (12) counter height Benton Stationary stools.
- Stools to replace existing stools located in the billiards room.
- 2023 Capital Replacement request approved for \$2,000.00.
- 2022 estimate submitted – no longer applicable.
- Committee request for additional \$1,825.71,
- Motion.

### **Clubhouse – Rest Rooms Painting Contract - Cucciniello's Painting & Renovating, LLC:**

- Request submitted 2023 for 2023 Budget – Budget Approved.
- Review of submitted proposal to paint walls, stalls and make repairs if required to both clubhouse rest rooms.
- Motion.

Administrators Report:

LHCC – Kitchen Sink Faucet Replacement:

- Maintenance notified of water leakage under kitchen sink.
- March 9, 2023 – inspection confirmed faucet replacement required.
- March 13, 2023 – faucet replaced.

LHCC Golf Course Bridge Repair:

- Mid-way inspection to repair of golf course bridge completed.
- Required payment submitted.

LHCC Garage Door Repair:

- February 24, 2023 – maintenance notified garage door is not locking property.
- Request for repair estimate.
- Lock replacement was not required.
- Required handle, extension cables, rollers and single trim kit for aluminum wrap.
- Noted estimate was \$100.00 less than submitted estimate, less wood required for frame repair.
- March 8, 2023 repair/replacement completed.

Turfmasters Lime Application:

- March 7, 2023 – lime application completed.

Tyco – Battery Replacement:

- March 14<sup>th</sup> – contract requires Tyco service for battery replacements.
- Batteries replacement at den back door and lobby front door.
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NJ State Boiler – Annual Inspection.

- March 20<sup>th</sup> - state inspection scheduled.
- Pass received.

LHCC Awning Installation:

- Awning installation postponed to May, awaiting review of deck repair contract.

Giacinti – Entrance Lighting:

- March 1, 2023 repair to entrance lighting at lion.

Recreation Request for Pickleball Courts:

- Review of submitted contracts.
- Discussion regarding conversions and repairs.
- Motion.

**New Business:**

**Turfmasters Lime Application Contract:**

- Review of submitted contract for one (1) application of pelletized lime for 615 homes and all common ground areas as noted in LHSA 2023 Building and Grounds operating expenses.
- Motion.

**Favia Glass:**

- Clubhouse Committee notified maintenance staff of water leakage in two (2) windows located in the card room.
- Inspection confirmed water spots at sills and condensation.
- Request for estimate.
- Review of submitted estimate.
- Motion.

**J. R. Henderson Labs, Inc., - Seasonal Contract:**

- Review of February 13, 2023, 2023 Summer Season Contract to perform fourteen (14) weekly bacteriological analysis.
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- Motion.

**Building & Grounds - Turfmasters Lime Application Contract:**

- Review of submitted contract for one (1) application of pelletized lime for 615 homes and all common ground areas as noted in LHSA 2023 Building and Grounds operating expenses.
- Motion.

**Country Club Garage Door – Precision Garage Door of South-Central Jersey:**

- February 24, 2023, office was notified the lock mechanism on the lower-level garage was not in working order.
- Request for repair estimate.
- Lock replacement was not required.
- Required handle, extension cables, rollers and single trim kit for aluminum wrap.
- Motion.

**LHSA - Additional Interior Security Camera:**

- Administrative request for proposal for installation of camera for (nurse's room) balance of interior of clubhouse.
- To be charged to security.
- Approved.

Welcoming Committee Request – New Resident Date Change

- March 3, 2023, committee requested rescheduling of April 24, 2023 New Residents Meeting due to conflict, time to remain same.
- Available scheduling – April 18<sup>th</sup>, 20<sup>th</sup> or 27<sup>th</sup>.
- Approved for April 20, 2023 7:00 P.M

Motion made by B. Skelly and seconded by T. Behrens to adjourn the open meeting at 10:66 A.M. **MOTION APPROVED: 4-0**

The next meeting will be held on March 27, 2023 at 9:00 A.M.

Submitted by \_\_\_\_\_  
L. Kolesa Administrator