

LIONS HEAD SOUTH ASSOCIATION, INC.

Board of Trustees Standing Committee

May 22, 2023 – Approved as Amended June 12, 2023

Present: J. Cinosky T. Behrens L. LaFerrera
 K. Wright P. Comfort B. Skelly
 D. Gregory

Also, Present: L. Kolesa Administrator

Absent: N/A

The open meeting was called to order by J. Cinosky, President at 9:02 A.M.

Actions Taken:

1. Motion made by L. LaFerrera, seconded by P. Comfort to approve the minutes for the May 8, 2023 open meeting. **MOTION APPROVED: 6-0**
2. Motion made by P. Comfort, seconded by D. Gregory to approve Turf Masters May 19, 2023 estimate for summer and fall seasonal plantings for LHCC parking lot and golf course sponsorship signs, for the amount of \$1,980.00 plus tax. **MOTION APPROVED: 6-0**
3. Motion made by P. Comfort, seconded by T. Behrens to approve Arborsmith May 9, 2023 estimate #3764 to remove dead Spruce Tree at 227 LHB located in Common Ground for the amount of \$1,599.38. **MOTION APPROVED: 6-0**
4. Motion made by P. Comfort, seconded by B. Skelly to accept May 8, 2023 approved motion for updated changes to Architectural Application protocol. **MOTION APPROVED: 6-0**
5. Motion made by P. Comfort, seconded by B. Skelly to accept Environmental Technical Drilling, Inc. May 17, 2023 estimate to replace well #10 pressure relief valve and repair motor and pump at well #11 for the amount of \$8,365.75. **MOTION APPROVED: 6-0**

Treasurer's Report: By: D. Gregory

- The balance as of April 30, 2023, is \$1,439,706.20 of which includes the CD total of \$ 962,000.00, stock total of \$ 102,318.59, and cash total of \$375,387.61.

ACC – By: P. Comfort

Social:

- May 20th – Afternoon of Fun and Games – enjoyed by those attended.
- July 2nd – 12:30 – 3:00 PM – 4th of July Party – looking for volunteers to help grill.

Travel:

- Ticket sales for River Lady luncheon will be beginning June 5th.
- Deposit will be required.

Women's Club:

- June 21st – Spring Luncheon will be held at the Brooklyn Bistro.

WGA:

- June 2nd – Bingo.

Architectural – By: M. DeFillipo

- Semi-annual walk throughs have begun.
- Recommended changes for Architectural Applications have been approved by the board and have been submitted for the May Pride Edition.
 - Unit owners shall obtain one (1) application from the office and return it along with one (1) copy of a sketch (when required) to the office.
 - Applications shall be submitted no later than seven (7) business days before the monthly meeting. Action on applications is usually completed by the tenth of each month. Approved applications shall expire at the end of the calendar year submitted, after which a new application shall be required.
- Residents seem to be following Architectural Rules and Regulation as well as the township requirements.

Buildings and Grounds – By: T. Katakonzions:

- Everything is running smoothly.

By – Laws – By: N/A

Clubhouse – By: K. Wright

- Rest rooms have been painted and new pictures hung.
- Committee has added new accessories to the library.
- A Grand Piano has been offered as a donation. Unfortunately, due to size it cannot be accepted.
- Committee will offer suggestions for donation.

Community Awareness – By: B. Mortensen

- A CPR/AED class is scheduled for May 27th from 9:30 AM to 11:30 – 12:00 PM.
- Class cost is \$5.00. – Seating is limited.
- Mayor Lisa Crate will be our quest speaker at the June 12th Residents Meeting.
- AARP will be holding a defensive driving course in August, there will be a \$20.00 fee.
- Officer Victoria Finelli will be our guest speaker at the August 14th Association Meeting

Finance & Insurance – By: B. Bigley

- Meeting held May 16, 2023.
- Reviewed investment schedule.
- Reviewed LHSA and LHCC financial statements.
- Clubs have been contacted for June and July audits.

LHCC – By: P. DeCarlo

- Minutes were not submitted.
- Bright View has hired a new course manager.
- The porta-potty has been removed

Nominating – N/A

Recreation – By: P. Comfort:

- Meeting held May 10, 2023.
- Confirmed \$325.00 still available in 2023 budget.
- Member will be meeting with office to review pool opening & closing protocol as well as procedure for daily testing of water.

Security – By: T. Katakozions:

- Township will be contacted regarding resident requests for an installation of Cross Walk signs.
- Request to repaint yellow entrance curbing has been township approved.
- A painting request has been submitted to maintenance.
- Recently we had four (4) new members join thus bringing our committee total to eighteen (18).

- Flock Security – B. Skelly:
- B. Skelly informed while attending a community meeting at Green Briar 1, she was given information regarding Flock Security.
- Flock Security solar-powered and run on their own cellular network.
- B. Skelly to forward to security.

Website – By: T. Bruzaitis:

- Met May 15th.
- No meetings scheduled for June and July.
- Meetings to resume in September.
- Pointed out special postings such as Architectural Inspections, special announcements, updates to association forms.

Old Business:

LHCC – Planting Estimate– Turf Masters:

- Review of May 19, 2023 estimate for summer and fall seasonal plantings for LHCC parking lot and golf course sponsorship signs.
- 2024 plantings will be added as addendum to common ground annual contract.
- Motion.

227 LHB – Common Ground – Arborsmith Estimate:

- Architectural and township approval and permits.
- Replanting is required.
- Review of Arborsmith May 9, 2023 estimate #3764 to remove dead Spruce Tree at 227 LHB located in Common Ground for the amount of \$1,599.38.
- Motion.

Architectural Application Protocol:

- Review of May 8, 2023 motion for updated changes to Architectural Application protocol as stated:
 - Unit owners shall obtain one (1) application from the office and return it along with one (1) copy of a sketch (when required) to the office.
 - Applications shall be submitted no later than seven (7) business days before the monthly meeting. Action on applications is usually completed by the tenth of each month. Approved applications shall expire at the end of the calendar year submitted, after which a new application shall be required.
- Motion.

Administrator’s Report:

2023 Primary Elections:

- Elections will be held in the clubhouse from 6:00 AM – 8:00 PM.
- Clubhouse to be made available at 5:00 AM to election members.

Pool Update:

- Expansion Joint – May 10th and 11th completed by maintenance.
- Pool Operations – May 11th and 12th prepared for opening.
- Pool fill – May 13th and 14th.
- Battaglio Electric – May 15th inspected – passed.
- Township Certification – May 16th – submitted Battaglio Electric Certification with township inspection fee. Waiting on scheduling for township inspection.
- J. R. Henderson Labs Inc. – May 23rd examination of water.
- Staff scheduling confirmed for pool closing.

Seaboard Fire & Safety:

- May 12th – annual inspection of fire extinguishers.
- Services completed – twenty (20) pieces of equipment.

Common Ground Re-staking – Resident Fee:

FWH Associates:

- Due to resident removal of common ground property line stakes, fee estimate was requested.
- Fee - flat rate fee of \$40.00 per lot.

New Business:

Environmental Technical Drilling - Well Repair - 10 & 11:

Well #10:

- Requires replacement of pressure relief valve - \$260.00

Well #11 – Underproducing:

- Requires replacement of:
 - ATV or Portable Pump Pull
 - 5 HP Motor & 50 GPM Pump End
 - 2" Check Valve – Release Valve
 - Seal – Control Box
 - Fittings, Heat Shrink, Wire Splice Kits
 - Well Redevelopment
- Review of May 17, 2023 Estimate.
- Tree trimming will be required for well #11.
- Motion.

Common Ground Removal & Replacement:

8 Yorkwood – Leaning tree:

- Architectural & township approval and permit.
- Replacement is required.
- Request made for removal and replanting estimates.

Pool Area Behind Fence– Dead Red Maple:

- Architectural & township approval and permit.
- Replacement is required.
- Request made for removal and replanting estimates.

RV Lot – Corner of Yorkwood & Lions Head Blvd:

- Architectural & township approval and permit.
- Replacement is required.
- Request made for removal and replanting estimates.

Golf Course Well Houses – T. Behrens:

- The houses that encase the well have not been addressed in sometime.
- Wood flooring and some of the wall areas have rotted.
- Structure has to be built around the wells.
- R. Hughes to be contacted for inspection and request for estimate.

Motion made by P. Comfort seconded by T. Behrens to adjourn the open meeting at 10:28 A. M. **MOTION APPROVED: 6-0**

The next meeting will be on June 12, 2023 at 9:00 A.M.

Submitted by,

L Kolesa, Administrator