

LIONS HEAD SOUTH ASSOCIATION, INC.

OPEN

December 4, 2023 – Approved December 18, 2023
Board of Trustees Meeting

Present:

J. Cinosky
K. Wright
D. Gregory

T. Behrens
P. Comfort

L. LaFerrera
B. Skelly

Also

Present: L. Kolesa, Administrator

Absent: N/A

The open meeting was called to order by J. Cinosky, President at 9:10 A.M.

Actions Taken:

1. Motion made by K. Wright, seconded by L. LaFerrera to approve the minutes for the November 20, 2023 open meeting. **MOTION APPROVED: 6-0**

Treasurer's Report By- D. Gregory:

- The balance as of October 31, 2023 is \$ 1,099,890.73 of which includes the CD total of \$ 587,000.00, total Stock, \$94,808.07, cash \$418,082.66.

Old Business:

Green Area:

- Resident inquiring regarding clearing of Green Area.
- Please see Architectural Regulations, III. GREEN AREAS, Page 2.
- Green areas shall include those sections of property to the rear of side boundaries owned by the unit owner containing trees and/or other vegetation that were preserved and/or planted by the developer. Green Areas shall be left in a natural state, except that dead vegetation shall be removed. Trimming shall be the unit owners' responsibility.

No trees or shrubs shall be removed from the Green Areas without the approval of the Architectural committee, which shall include an on-site inspection and consultation. If overgrown tree/shrubs are removed, and if deemed necessary to preserve the Green Areas, and to maintain a privacy screen, as before, suitable replacement evergreen shrubs or small trees shall be required.

Adjacent neighbors affected by the changes shall be notified before work is started.

Patios, poured concrete, picnic tables, barbecues and firewood shall not be placed in the Green Areas.

Regular and Emergency maintenance in the Green Areas

Therefore, to protect the privacy capabilities of the Green Areas and the right of the adjacent neighbors, the following regulations will apply:

- All work in a Green Area must be approved in advance.
- The request package must include a detailed plan of what will be done.
- A list of the signatures from all affected property owners must be attached to the request package.
- Township requires association approval and township permits for any tree removal.
- DEP and township follow specific regulations.
- Both will instruct residents to follow association By-Law's, Rules and Regulations, unless their ordinance supersedes.
- Administrator to contact both agencies to confirm no known changes.

Administrator's Report – presented by L. Kolesa:

Well Chloride & Sodium Testing:

- Administrative office submits quarterly water well reading to DEP.
- An annual chloride and sodium readings are also required.
- Federal ordered testing for chloride only.
- Federal has notified DEP of same.
- Sodium concentration data will be recorded and submitted April 2024.

New Business:

2024 Standing Committee Appointment Scheduling:

- Brief review of protocol scheduling for posting, removal, board approval and approved chair notification.

Pride schedule – Advise of ACC 2024 Meetings:

- Currently, meeting dates will be scheduled and required.
- Residents will be notified accordingly.

Arborsmith – Golf Course Fallen Tree:

- November 30th, Arborsmith was contacted to remove an uprooted Pitch Pine leaning over the pedestrian foot path located on the golf course at Lions Head Blvd.
- Approved Architectural Application was forwarded to township as emergency removal.

December 1, 2023 – N.J.A.C New Section – Landscaping Materials:

- December 1st – McGovern Legal forwarded update for N.J.A.C. 5:70-3.2(A)3x; New Section 305.6, Landscaping Materials.
- Proposed is to be added to the existing text of New Jersey’s version of the Uniform Fire Code; “The use of combustible landscape materials, such as wood-based mulch products, is prohibited in any of the following conditions:
 1. Within 18 inches of any building or structure;
 2. Within 18 inches of a deck, porch, balcony, or any other portion of the building constructed of combustible material; or
 3. Within 18 inches of any designated smoking area defined in section 310.2. Exceptions:
 1. Live plant material such as shrubs, flowers, and trees provided that they are not located within 18 inches of the building or structure or beneath a combustible overhang with less than 6 feet of clearance.
 2. Non-combustible building or structure exteriors that have no combustible components or trim with less than 3 feet clearance from grade.
 3. Fire resistant mulch.”
- Adoptions date TBA, currently being monitored by CAI-NJ Legislative Action Committee.
- Residents will be notified of effective date via LHSA website, Pride, LHSA library TV feed, Administrative Bulletin Board and Robo Call.
- Attorney notification forwarded to Architectural Committee, Buildings and Grounds, Garden Club.

Motion made by P. Comfort and seconded by T. Behrens to adjourn the open meeting at 9:52 A.M. **MOTION APPROVED: 6-0**

The next meeting will be held on December 18, 2023 at 9:00 A.M.

Submitted by _____

L. Kolesa Administrator

