

**LIONS HEAD SOUTH ASSOCIATION, INC.**  
**September 27, 2021 – Approved October 11, 2021**  
**Board of Trustees Standing Committee**

**Present:** C. Powell                      D. Gregory                      J. Castellano  
              B. Skelly                         P. Comfort                      T. Behrens  
              L. Jacquin

**Also, Present:** L. Kolesa, Administrator

**Absent:** N/A

The open meeting was called to order by C. Powell President at 9:03 A.M.

**Actions Taken:**

- 1.** Motion made by L. Jacquin, seconded by T. Behrens to approve the minutes for the September 13, 2021, open meeting. **MOTION APPROVED: 6-0**

**Treasurer's Report:** By: D. Gregory

- The balance as of August 31, 2021 is \$1,500,209.89. of which includes the CD total of \$360,569.64, stock total of \$234,661.81 and cash total of \$904,978.44.

**ACC** – By: C. Florio

- At our last meeting, the Social Club discussed dates for scheduling the Christmas Parade.
- Dates being considered are December 5<sup>th</sup> and December 12<sup>th</sup>.
- A volunteer sign-up sheet will be posted on the Social Committee Board.
- Social is also discussing hosting a gathering in the den for the volunteers after the parade. Coffee and cake to be served.
- The Spring Fling netted \$3 025.00 profit \$70.15.
- Board to discuss menu choices at next meeting.

### **Architectural** – By B. Mathiasen

- Nothing new to mention.
- B. Skelly - due to the amount of time required to review as many as thirty (30) Architectural Applications at each meeting, leaving no time to address other architectural issues, she has contacted S. Scaturro requesting scheduling of a special Architectural Meeting.
- Some of the issues to be discussed will be recommendations for:  
2022 Architectural Fine & Fees Schedule.  
Updating tree issues – possibly forming a sub-committee specifically for trees.  
Recommending changes/updates to the By-Law's and Architectural Regulations.

### **Buildings and Grounds** – By: B. Mathiasen

- Have received proposals for supplying electric to the RV lot.
- Proposals will be forwarded to the board for review.
- There are still some small clogging issues at the front entrance pond.
- B & G has received very positive feedback regarding the change to the fountain.

### **By - Laws** – By: K. Wright

- Review of the By-Law's was completed at our September 9<sup>th</sup> meeting.
- There can be no changes to The Declaration of Covenants and Restrictions recorded by the builders.
- B. Skelly inquired mention made in September 27 un-approved minutes regarding Trustee "term limits" as to limits noted in the Radburn Bill. Corrections to be made at time of approval of minutes.
- K. Wright explained mention was made in regard to a committee member question.
- J. Castellano explained, Radburn Bill 2017-2020 change to election requirements.  
Change only to the addition of providing lines for write-in candidate.  
Confirming ballot machines have allowance for same.
- K. Wright noted committee meeting are productive and continue to moving forward.

### **Clubhouse** – By: R. Saputo.

- Meeting not held as to Men's Club Bagel & Bingo scheduling conflict.
- Most of our members attended to support the Men's Club.
- Next meeting is scheduled for October 19, 2021.

**Community Awareness** – By: P. Comfort

- G. Levenelm is still in Florida and has been continuing to forward township and senior services information.
- P. Comfort noted, the committee did a great job hosting the township Candidates Night.
- Thank you to C. Powell and L. Jacquin for their help at the Candidates Night.
- There are no scheduled speakers for the balance of the year.
- G. Levenelm is preparing to schedule 2022 guest speakers.

**Finance & Insurance** – By: B. Halm

- Committee 2022 Budget requests must be submitted by October 1, 2021.
- L. Jacquin inquired regarding notation in minutes regarding recommendation of possibility of using a management company.
- B. Halm read un-approved September 22, 2021 minutes. Noting minutes have not been approved.
- B. Halm moved floor to D. Gregory to further explain.
- D. Gregory, informed of large investment allowances as stipulated in LHSA By-Law's.
- Allowance for 2% more of the 20% allowed.
- Allowance to invest another \$50,000.00 to existing stock.
- \$86,661.00 increase in stocks.
- Use of a management company – most require \$100,000.00 which would violate By-Law's.
- Committee motion was made, leaving no option to move for one (1) year.

**LHCC** – By: J. Mort

- September 25<sup>th</sup>, we held our LHCC Annual Tournament, hosting ninety-six (96) players, three (3) flights.
- LHCC was hoping to be the recipient of old pool furniture, specifically tables.
- Unfortunately, Recreation will not be replacing tables.
- Met with the township for an environmental walk though the golf course. Overall meeting was very informative, many points regarding erosion and trees.
- There is still a flooding issue that must be addressed, we will not move forward Without retaining proper permits.

**Nominating** – By: T. Behrens

- Committee is on schedule for mailing of ballots.
- B. Halm noted pictures have been merged with the bio's and forwarded to S. Polzer.
- Waiting on attorney response regarding changes to Rayburn Bill.

**Recreation** – By D. Coco & M. Thomas

- Pool furniture has been ordered.
- Order has been placed for:  
One hundred (100) chairs  
Forty (40) chase lounges  
Twenty-Five (25) Umbrellas
- We are researching options for power-coating or painting the chipped tables and chairs.
- Currently, we have not been successful in finding contractors who offer that service. If anyone can offer any input, it would be greatly appreciated.
- September 20, 2021, contracted diver inspected the pool for leaks.
- Both D. Coco & M. Thomas were present along with T. Behrens during diver inspection.
- Diver noted cracks. Specific pool contractor will be required to make repairs.
- D. Coco inquired as to responsibility for obtaining contacts quotes.
- Board confirmed Buildings & Grounds will be responsible to quotes.
- Recreation is requesting repair to be scheduled as soon as possible.
- Resident request for a pool chair lift. Copy of proposal submitted to the board for review.

**Security** – By: T. Katakozinos

- Committee has requested proposal for additional security cameras to include, outside recreational areas, tennis, shuffleboard, country club, indoor and outdoor including parking lot.
- Proposals to be submitted to the board for review.
- Resident inquired regarding allowances for placement of Neighbor Watch signs.
- Signs must be placed in window only.
- Committee concern “is there a planned route for emergency exit if there was not access at Ashford & Yorkwood?”
- No planned route. Township would escort.
- Committee inquired as to requirement to warrant change in intersection.
- J. Castellano informed; request has been previously made to county
- To make change, there needs to be a specific number of accidents at site.
- Officer V. Finelli has confirmed approval for replacement of Weston Court sign.

**Website:** - By: T. Bruzaitis

- Committee met on September 13<sup>th</sup> to discuss 2022 budget.
- We are in a planning stage for developing a 40<sup>th</sup> Anniversary webpage.
- Information provided by ACC and residents remembrances of past events and activities.
- Note to committees and clubs, website will welcome information for page placement.
- Current website visits listed:
  - Home Page - 661
  - This Week – 283
  - Clubs – Activities – 227
  - Recreation – 134
  - Calendar – 120
  - LHCC – 110
- D. Gregory inquired as to website visit for printed forms. – 96 for July and August.
- P. White is key photographer.
- Welcome pictures to be posted.
- Although, pictures can be emailed, we are critical if lighting is bad or picture is not focused.
- Families, can download to copy to computers or phones.

**Old Business:**

**Committee Responsibilities** – By: C. Powell

- Letter sent previously to committee chairs and co-chairs regarding committee responsibilities.
- Open discussion regarding importance of annual meeting with committees and board to review protocols and responsibilities.
- C. Powell – book of standing operations.
- P. Comfort – outgoing chair to submit overview.
- J. Mort – documented chronological of requirements, contracts and contacts as provided by B. Halm.
- J. Castellano – basic problem, lack of volunteers.
- C. Powell – next scheduled residents meeting, suggested committees encourage volunteers.

**Pool Leak** – By: T. Behrens

- Confirmed leaks are not at expansion joints.
- There are four (4) cracks in the concrete.

- 1" to 1 ½" of water is being lost daily.
- Noted there is also a crack in the drain line.
- Repair to drain line to be an extreme expense.
- Do to drain repair cost, diver recommended, first addressing other repairs.
- Pump hoses were cut to allow diver to inspect.
- Waiting for Pool Operations to confirm availability for repair/replacement.
- Hoping for early spring scheduling for repairs.
- Will require three (3) bids.
- Diver recommendations will be forwarded for review upon receipt.
- Replacement for return lines (located under pool), will require removal of concrete sides.
- Age of pool – forty (40) years.

**Contract Renewals** – By: B. Skelly

- The following contracts were accepted noting no changes to fees:  
 Senior Publishing – Pride, HOA Envelopes  
 Tyco/Kantech – Clubhouse Alarm System & Fob Access.  
 Shore Business Solutions – Copy Machines  
 Shore Technology – Administrative Equipment & Software  
 Topps – HOA Accounting Software  
 Brick Heating & Air Conditioning – AC & Boiler  
 Turf Masters – DEP Stormwater Basins

**Clubhouse AC Units** – By: L. Kolesa

- Installation of AC Units has been completed.
- Brick Heating & Air will schedule township inspection.

**Pool Shed Door Replacement** – By: L. Kolesa

- No confirmation of door shipment.

**New Business:**

**Administrator's Report** – L. Kolesa

- September 17, 2021, maintenance reported in men's room wall (stall area).
- Maintenance – sheetrock was replaced and repainted.
- September 17, 2021, noted antenna for audio player in the card room was broken off. SureFire Audio was contacted – replacement ordered.
- Custodial new hire, W. Brunson, start date September 27, 2021

Motion made by P. Comfort, seconded by L. Jacquins to adjourn the open meeting at 10:10 A. M. **MOTION APPROVED: 6-0**

The next meeting will be on October 11, 2021 at 9:00 A.M.

Submitted by,

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L. Kolesa, Administrator