

**LIONS HEAD SOUTH ASSOCIATION, INC.**  
**February 14, 2022 - Approved March 14, 2022**  
**Board of Trustees Standing Committee**

**Present:**     B. Skelly                     D. Gregory                     T. Behrens  
                  J. Cinosky                     J. Castellano                   K. Wright  
                  P. Comfort

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

**Absent:** N/A

The open meeting was called to order by B. Skelly, President at 9:15 A.M.

**Actions Taken:**

- 1.** Motion made by K. Wright, seconded by J. Castellano to approve the minutes for the January 24, 2022, open meeting. **MOTION APPROVED: 4-0**
  
- 2.** Motion made by P. Comfort, seconded by J. Castellano to approve D. Kropiewnicki as Travel Chair. **MOTON APPROVED: 5-1**
  
- 3.** Motion made by J. Castellano, seconded by P. Comfort to eliminate clubhouse sign-in sheets effective February 14, 2022. **MOTION APPROVED: 6-0**
  
- 4.** Motion made by J. Castellano, seconded by T. Behrens to accept Pourbox proposal to supply 4 Tap Pourbox, for the 40<sup>th</sup> Anniversary. Proposal to include delivery and pick-up not to exceed \$533.11. **MOTION APPROVED: 6-0**
  
- 5.** Motion made by K. Wright, seconded by D. Gregory allowing start of sale of 40<sup>th</sup> Anniversary wrist bands beginning April 4, 2022 through May 23, 2022. **MOTION APPROVED: 5-0-1**
  
- 6.** Moton made by D. Gregory, seconded by P. Comfort to approve extra expense if necessary for Ground Penetrating Radar for pool inspection provided by FWH. **MOTION APPROVED: 6-0**
  
- 7.** Motion made by K. Wright, seconded by D. Gregory to automatically add new resident (s) to Robo call list. Resident must contact the office to opt out.

## **MOTION APPROVED: 6-0**

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

- The balance as of January 31, 2022 is \$1,485,955.50 of which includes the CD total of \$360,569.64, stock total of \$291,266.82 and cash total of \$834,119.04.

### **ACC** – By: K. Fagan

#### **40<sup>th</sup> Anniversary – June 11, 2022:**

- Committee met February 11, 2022.
- Reviewed catering proposal.
- Will be requesting several changes.
- Committee will meet again in two (2) weeks.

#### **Social Committee:**

- April 24, 2022 – Sunday Fun Day. DJ. Louie and light lunch.
- May 21, 2022 – Moon Light in May, Buffet Dinner, entertainment provided by Let's be Frank.

### **Architectural** – By: S. Scaturro

- Special thank you to members coming out to join the Architectural Committee.
- Committee has thirteen (13) members.
- February 1, 2022 meeting, T. Linkin held a training session for members.
- All new members have been paired with seasoned members.
- The most common problem, this including multi offenders, whether outdoor work or tree removal or replacement, is lack completion of Architectural Applications prior to work being completed.
- Architectural has requested the board increase fines.
- Committee will be reviewing new tree applications at our next meeting.

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

#### **RV Shed:**

- JCP & L has completed electrical ground cover and meter has been installed.
- Upon final JCP & L inspection. Giacinti Electric will update lighting.

### **By - Laws** – By: K. Ward

- Committee received board request to review and resubmit prior revision recommendations up to Article V.
- Revision submitted February 14, 2022 to administrator, copies to be forwarded accordingly.
- Discussion as to committee requirement to review By-Law's Article I – Article XIV.
- Committee miscommunication regarding reviewing past Declaration of Covenants and Restrictions, stopping at Article V.
- Board confirmed review to complete Articles V through Articles XIV.
- Brief discussion regarding attorney response to term limits as stated in Radburn.

- Attorney confirmed current election and board limits fall within requirements.
- Discussion regarding required time frame for resident notification to HOA increase.
- B. Skelly explained scheduling time line for circulation of budget request, return to F & I for review and recommendations, board approval and Pride deadlines.
- Board to review deadline for upcoming year.

**Clubhouse** – By: R. Saputo

- Committee meeting scheduled for February 15, 2022 at 9:30 AM to be held in the den.
- Decorated tree located in library is “winter tree celebration”.
- Tree is now decorated for Valentine’s Day.
- Tree to taken down this week.

**Community Awareness** – By: G. Levenelm

- Scheduled meeting February 17, 2022.
- Last meeting of 2021, committee discussed speakers.
- Current schedule:  
 April 11, 2022 - 7:00 PM – Willow Springs - Turning Loneliness into Laughter  
 May 9, 2022 – 7:00 PM – Ocean County Library - Services & Events  
 June 13, 2022 – 7:00 PM – NJ Bar Assoc. – Estate Planning, Wills  
 July 11, 2022 – 7:00 PM – Mayor Ducey  
 August 8, 2022 - Brick Senior Services – Senior Activities/Services  
 September 12, 2022 – 7:00 PM – Ocean County Heath Dept. – Healthy Aging Stress Management  
 October10, 2022 7:00 PM – BOT Candidates’ Night
- Committee is always open to other suggestions.
- Working with Mayor for opening ceremony of 40<sup>th</sup> Anniversary.

**Finance & Insurance** – By: B. Begley

- First meeting was held February 9, 2022.
- Committee reviewed CDs for upcoming maturity.
- Committee is recommending short term CD.
- Committee is requesting rescheduling for board required review and revision to Policies, Rules & Regulations, Sections B 1-4 & C-9.

**LHCC** – By: J. Mort

- Middle of 2022 registration.
- Will be doing more advertising, with hope for new membership.
- Confirmed upon receipt and approval of Verizon proposal. Internet and security cameras to be activated.

**Nominating** – By: J. Cinosky

- Currently we do not have a committee.

- Seeking members.

**Recreation** – By: C. Eichert

- Confirmed receipt of incorrect shipment of chaise lounges.
- Waiting on scheduling for pick-up.
- Committee is researching replacement.
- Committee did vote via text on chaise that have met the requirement of height, grade and stacking ability.
- Committee will be meeting first week in March to review for purchase.
- B. Skelly reminded, Committee Liaison to be included in correspondence and informed of meetings and/or changes to meetings.

**Security** – By: T. Katakozinos

- Currently, thirteen (13) members
- At the request of the Brick Police Department, Officer Victoria Fenelli will be attending the March 14, 2022 7:00 PM ACC-Residents Meeting, where she will be discussing Fraud.
- Special thank you to our committee members and T. Behrens, BOT Liaison for volunteering their time to direct traffic for the COVID testing held outside of the clubhouse.
- Discussed ongoing speeding problem and noted a deer was hit near 86 LHB.
- Committee will be requesting the township repaint 25 MPH road speed limit at the entrance.

**Website:** - By: M. Ward

- Meeting held in January.
- Continually discussing opportunities to promote resources, committee updates and community information to the website.
- T. Bruzaitis, Committee Chair has been invited to attend the February 25, 2022 40<sup>th</sup> Anniversary Committee meeting.

**Old Business:**

**PNC Bank:**

- Operating and payroll accounts have been opened.
- Checks and supplies for accounts have been ordered.
- Brief discussion regarding equipment offered for check scanning.
- L. Kolesa to contact bank for required information.

**Pool**

**Furniture:**

- Recreation has meeting scheduled for replacement.

- \$15,000.00 available for replacement purchase.
- Railside Outdoor & Patio Center has been contacted for accessibility and pricing.
- Boxes prepared for return.

Inspection – By T. Behrens

- Pool to be inspected by engineer as related to FWH Proposal.
- Discussion regarding water leakage, area and possible need for use of Ground Penetrating Radar.
- Motion.

Travel Position:

- D. Kropiewnicki approved as chair.
- Travel to be kept separate from Combined Travel.
- Combined Travel to fall under ACC.
- Motion.

Raised Bedding – By: B. Skelly

- Original total of eleven (11) – township confirmed requirement for nine (9) permits.
- Nine (9) residents have submitted for township permit.
- Township waiting on payment processing of two (2).

Brick Tree Replacement – By: B. Skelly

- Will review past township list for resident tree replacement.
- Information to be supplied prior to next board meeting.

Fitness Center Equipment:

- Waiting on equipment buy-out proposal.

Clubhouse Status:

- Clubhouse to resume normally scheduled activities.
- Discussion as to masks and sign in sheet requirements for clubhouse.
- Masks, resident option.
- Sign- in sheet no longer required.
- Motion.

Front Entrance Fountain – Rocks:

- B. Mathiasen to forward proposal upon committee review.

Room Rental – Revision:

- Review and approval for December 6, 2021 revisions to Regulations for Renting LHS Party Rooms, #1 & 2 and custodial fee schedule.

- Board approval.

40<sup>th</sup> Anniversary – Pour Box Proposal:

- Review of proposal for four (4) tap Pour Box.
- Will house four (4) ½ kegs.
- Kegs not included in pricing.
- Men’s Club required to research and provide vendor.
- Motion.

40<sup>th</sup> Anniversary – Wrist Bands – Ticket Sales – By: P. Comfort

- \$5.00 fee per resident.
- Collected at time of ticket sales.
- Ticket as head count – caterer.
- Funds will be held by ACC.
- Collected funds will be used towards event.
- Wrist bands will be distributed with ticket, bands to be used to identify for food.
- Board discussed and approved.
- P. Comfort to update ACC/Anniversary Committee.
- Motion.

Robo Calls:

- K. Wright, inquired to current Robo protocol for new resident enrollment to recent complaint from a new resident not receiving calls.
- Review of current office procedure; resident to complete contact information and return at time of re-sale.
- Discussion – resident to be added automatically.
- Resident to contact office to opt-out.
- Discussion regarding; time lapse prior to starting of recorded message, dropped calls, overall satisfaction of service.
- J. Castellano, L. Kolesa to research other providers.
- Motion.

**New Business:**

**Administrator’s Report**

Selective Insurance Site Inspection – February 2, 2022:

- Insurance typically to schedule on site inspection every few years.
- Inspector inquired to sprinkler heads installed in kitchen, boiler room and ceramic room and hall electrical closet.
- There no know contract information.
- J. Castellano informed; it is not a working system.
- Hard wired to Tyco and Police and Fire Department.

Township Snow Removal:

- Pictures were taken by maintenance were forwarded to township noting curb, and drain cover damage done by pay loader/front loader trucks.

Swift – Parking Lot:

- January 27<sup>th</sup>, I spoke with Antonia, she informed me Mr. Swift had receive all pictures indicating problematic areas. He has not reviewed due to family issue. He will contact us to discuss accordingly.

Tyco – Fobs:

- Corrections have been made.
- System is fully functional.

RV Lot Shed:

- B & G requested installation of smoke detectors/alarms. Electrician was contacted.
- Electrician reviewed and advised; hard wire to township fire & police or store smoke detector not fisable. RV shed is equipped with interior and exterior fire extinguishers.

**New Business:**

McGovern – Friday with Fran:

- Nothing to report.

Pool Operations – Annual Service Contract:

- Review of 2022 season contract.
- Opening & closing \$50.00 increase to each service.
- Total contact increase of \$100.00.
- Contract forwarded to Recreation Committee for review.
- Brief discussion regarding option to other vendors.
- Contract to be tabled until receipt of FWH engineer report.

Motion made by K. Wright, seconded by J. Castellano to adjourn the open meeting at 10:50 A. M. **MOTION APPROVED: 6-0**

The next meeting will be on February 28, 2022 at 9:00 A.M.

Submitted by,

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L. Kolesa, Administrator