

# LIONS HEAD SOUTH ASSOCIATION, INC.

OPEN

January 8, 2024 – Approved January 22, 2024  
Board of Trustees Meeting

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**Present:**

J. Cinosky  
K. Wright

D. Gregory  
T. Behrens

B. Skelly  
P. Comfort

**Also**

**Present:** L. Kolesa, Administrator

**Absent:** L. LaFerrera

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

**Actions Taken:**

1. Motion made by P. Comfort, seconded by T. Behrens to approve the minutes for the December 18, 2023 open meeting. **MOTION APPROVED: 4-0**
2. Motion made by P. Comfort, seconded by T. Behrens to accept Pest Pros Inc. 2024 proposal for Blanket Termite Warranty and General Pest Blanket, not to exceed the amount of \$1,012.94. **MOTION APPROVED:5-0**

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

- The balance as of November 30, 2023 is \$1,053,622.41 of which includes the CD total of \$587,000.00, total Stock \$101,071.90, and total cash of \$365,550.51.

**Old Business:**

**Landscaping Materials – Mulch Update – By – P. Comfort**

- January 1, 2024 – Update on N.J.A.C.5:70-32(a)3x: New Section 305.6, Landscaping Materials.
- Proposed Regulations Published June 5, 2023; public comment period has closed.
- Currently being monitored by CAI-NJ Legislative Action Committee.
- Residents will be notified of effective date.

**Administrator's Report** – presented by L. Kolesa:

**Verizon – Camera Connection:**

- Due to the intermittent loss of internet for the security cameras located in the fitness center and side parking lot a request for a static IP address was requested.
- Additional charge is within the 2024 approved budget.

**Fix – It – Notification Flyer:**

Fix-It Program, provided by Catholic Charities– Helping Senior in Ocean County Maintain Independence in Their Homes.

- Posted on the Community Awareness bulletin board in the clubhouse hallway.
- Flyer has been included in the February Pride and can also be viewed on the LHSA website.

**LHCC Water Heater:**

- December 31, 2023 maintenance was notified of a strong odor coming from the sink in the conference room located in the country club.
- Plumber and HAVC were contacted to evaluate.
- Both confirmed it to be the hot water heater.
- Heater was installed approximately fifteen (15) years ago.
- Estimate for replacement was requested.

**Common Ground Tree Removal & Replacement:**

**Removal:**

- All 2023 required tree removals have been completed.

**Replacement:**

- Due to nursery difficulty in acquiring required dimensions of Spruce there are three (3) outstanding.
  - 14 Tennis Court
  - 227 Lions Head Blvd.
  - RV & LHB.
- Trees will be replaced in the spring.

**New Business:**

**2023 MEB & G Audit Letter and Confirmation Forms:**

- Annual insurance confirmation letter, audit fraud inquiry, bank confirmations have been received,
- Administrative response required.

Pest Pros, Inc. 2024 Contract:

- Review of August 2024- August 2025 Blanket Termite Warranty & General Pest Blank Proposal.
- No increase to contract.
- Motion

Selective Insurance Billing:

- 2024 billing received.
- Increase in total premiums - \$3,459.00.
- Increase due to increase in property and liability rates.

B & G's Committee Assignment Update – T. Behrens:

- Informed of new committee assignment for inspection of all common areas.
- Will update regarding inspection protocol and scheduling.

Pinball Machines:

- Resident suggestion regarding options and protocol for the addition of pinball machines to the clubhouse recreational areas.
- P. Comfort, Recreation Liaison to forward suggestion to the Recreation Committee.

Motion made by K. Wright and seconded by T. Behrens to adjourn the open meeting at 9:35 A.M. **MOTION APPROVED: 5-0**

The next meeting will be held on January 22, 2024 at 9:00 A.M.

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