

LIONS HEAD SOUTH ASSOCIATION, INC.

OPEN

February 13, 2023 – Approved March 13, 2023
Board of Trustees Meeting

Present:

K. Wright
D. Gregory

T. Behrens
P. Comfort

L. LaFerrera
B. Skelly

Also

Present: L. Kolesa, Administrator

Absent: J. Cinosky
D. Gregory 9:00 AM – 10:30 AM.

The open meeting was called to order by K. Wright, Vice President at 9:04 A.M.

Actions Taken:

1. Motion made by P. Comfort, seconded by T. Behrens to approve the minutes for the January 23, 2023 open meeting. **MOTION APPROVED: 5-0**
2. Motion made by B. Skelly, seconded by P. Comfort to approve Welcoming Committee's February 6, 2023 request to change in the format of the annual April and October "Meet & Greet" room set-up for New Residents Meeting. **MOTION APPROVED: 5-0**
3. Motion made by T. Behrens, seconded by D. Gregory to accept Pool Operations 2023 Commercial Swimming Pool Agreement. **MOTION APPROVED: 5-0**
4. Motion made by P. Comfort, seconded by B. Skelly to accept February 8, 2023 Smart Carpet Contract to remove, dispose, and replace existing flooring, noting fifteen (15) year limited commercial warranty. Motion to include reallocation of 2023 Capital Improvement Budget amounts for BTC Mini Split Heating & Cooling System and Ice Machine. Contract not to exceed \$10,500.00. **MOTION APPROVED: 5-0**
5. Motion made by P. Comfort, seconded by B. Skelly to accept Rich Huges Residential Construction February 8, 2023 estimate to replace vinyl hand railings along the west boarder, fasten existing outer joints and bolt new 4 X 4 treated post on the bridge located on the LHCC Golf Course, not to exceed \$25,000.00. **MOTION APPROVED: 5-0**

6. Motion made by P. Comfort, seconded by T. Behrens to approve Nickolaus Construction February 2, 2023 proposal "Alternate" to clean, pressure wash three (3) tennis courts, fill major cracks with Novacaulk and paint one (1) pickleball court on the one that has none for the amount of \$9,800.00 plus tax.

MOTION APPROVED: 4-0

7. Motion made by B. Skelly, seconded by L. LaFerrera to approved 2023 Calendar of Scheduled Pool Events as submitted by the Recreation Committee.

MOTION APPROVED: 4-0

Treasurer's Report By- D. Gregory

- The balance as of January 31, 2023 is \$ 1,467,384.96 of which includes the CD total of \$ 550,000.00, total Stock, \$ 274,371.20, total Treasury Bills, \$ 250,000.00, total cash \$ 393,013.76.

Old Business:

Holiday Lighting:

- Request for proposals for year-round lighting of two (2) trees at front entrance.
- Holiday Decorating of New Jersey (contracted for 2022 entrance and common facility lighting) submitted proposals for renewal for Christmas entrance lighting and entrance island lighting of Plum Tree.
- Waiting on proposals from Window Genie and Yes Decorating.

Resident Meet & Greet – Change of Format:

- Board reviewed and discussed February 6, 2023 Request Change of Format for the New Residents Meet & Greet, submitted by R. Ferrainolo, Welcoming Committee Chair.
- Request included table set-up and possible change to meeting date from scheduled Monday meetings.
- Meeting date changes to be discussed with Standing Committee Chairs at February 27, 2023 meeting.
- Approval of set-up format.
- P. Comfort to contact ACC regarding approval for room set-up.

Pool Operations Contract:

- Review of 2023 Commercial Swimming Pool Agreement.
- Noted \$25.00 decrease for pool opening and closing.
- Motion.

LHCC Flooring Replacement:

- Review of contracts submitted to remove and replace country club interior flooring as approved in 2023 Capital Improvement Budget.
- Board reviewed and approved request for reallocation of approved 2023 Capital Improvement Budget amounts for BTC Mini Split Heating & Cooling System, Ice Making Machine to be applied to flooring.
- Motion.

LHCC Open Capital Improvement/Replacement Projects :

Men's Room Flooring:

- Review of contracts.
- Flooring at entrance has been compromised, extent of damage unknown until damaged flooring is removed.
- Discussion regarding required ADA regulations.
- 2023 Capital Improvement allotted for floor repair only.
- Board requested contractor to re-submit contract to include floor replacement options.

LHCC – Golf Course Bridge:

- Review of contract to make required repairs to handrails and fastening of treated wood to existing outer joists as per code for strength and build out to deck edge for post mounting.
- Motion.

LHCC – Deck Repair/Replacement:

- 2023 Capital Improvement/Replacement - \$37,000.00.
- Placed on hold until completion of men's room floor.

Recreation Request for Pickleball Courts:

- Review of submitted contracts.
- Discussion regarding conversions and repairs.
- Motion.
- P. Comfort to update committee.

Administrator's Report – presented by L. Kolesa:

Thames Place – Common Ground – Re-Staking:

- February 8, 2023 - re-staking completed.

Billiards Room - re-location of fire extinguishers:

- Extinguishers have been relocated to opposite wall to accommodate housing of ping pong table.

Outdoor Timer – Shuffleboard.:

- A lock has been placed on the timer for the outdoor lighting at the shuffleboard courts.
- Lighting time of on and off has not been consistent with timer scheduling.
- Lock has been placed to determine operator error or replacement of timer.

Donation of clubhouse Christmas Tree:

- End of season a replacement tree was purchased.
- Request was made for donation rather than disposal.
- Board approved donation.
- Circle of Friends to be contacted.

Committee Folders:

- Folders will be made for Committee Chairs and Vice Chairs.
- Any information to be circulated to committee members will be placed in Chair folders.

New Business:

2023 Pool Events Calendar:

- Review of 2023 Calendar of Scheduled Pool Events submitted by the Recreation Committee.
- Requested change to daily closing from 9:00 PM to 7:30 PM.
- Season closing date to noted as TBD due tentative for pool project.
- Event calendar to be placed in April Pride and website.
- Motion.

LHCC Additional Interior Security Camera:

- Administrative request for proposal for additional camera for balance of interior of country club.
- To be charged to security.
- Approved.

Motion made by B. Skelly and seconded by L. LaFerrera to adjourn the open meeting at 10:56 A.M. **MOTION APPROVED: 4-0**

The next meeting will be held on February 27, 2023 at 9:00 A.M.

Submitted by _____
L. Kolesa Administrator

