

LIONS HEAD SOUTH ASSOCIATION, INC.
March 22, 2021 – Approved April 5, 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 9:00 A.M.

Actions Taken:

- 1.** Motion made by B. Skelly, seconded by P. Comfort to approve the minutes for the March 8, 2021, open meeting. **MOTION APPROVED: 6-0**

Treasurer's Report: By: D. Gregory

- The balance as of February 28, 2021 is \$1,514,699.07 of which includes the CD total of \$360,465.81, stock total of \$199,926.24 and cash total of \$954,307.92.

ACC – By: L. Jacquin

- March meeting was held, nothing to report.
- April meeting is scheduled for April 8, 2021.

Architectural – By S. Scaturro

- Resident walk-throughs will be scheduled for late April, early May.
- Scheduling will be posted in the Pride and a reminder Robo call will be made.
- Board and Committee Chairs discussed parking of commercial vehicles as written in By-Laws and Rules and Regulations.
- Both, Board of Trustees and By-Laws Committee to review further.

Buildings and Grounds – By: B. Mathiasen

Garden Club:

- 2021 Approved Capital Replacement - \$4,500.00.
- The Garden Club submitted copy of proposal from Pats Landscaping in the amount of \$3,950.46 for removal and replanting of trees and plants at Lions Head Blvd. and Yorkwood Drive.

Front Fountain Repair:

- 2021 Approved Capital Replacement - \$15,000.00.
- B & G has submitted a proposal from Turf Masters in the amount of \$13,800.00 for fiberglass repair and landscaping removal and replacement.

Benches:

- Committee has been researching cost of additional benches.
- Bench cost ranging between \$400.00 and \$600.00.
- There are no current proposals.

By - Laws – By: C. Ciuffo

- Committee submitted report regarding Tort Immunity Amendment Proposal.
- C. Ciuffo read from committee report of March 22, 2021: “The Rationale of this amendment is to protect the Association from claims that would affect each unit. While there is no perfect protection, the law does offer associations the ability to amend their By-Laws to protect said associations from claims made by unit owners for injuries they may sustain on the Common Elements but does not insulate the Association from claims of gross negligence or willful behavior.”
- C. Ciuffo reiterated the importance of informing the community of the Tort as well as voting.

Clubhouse – By: R. Saputo

- March meeting was not held.
- Office to forward available information from LHSA 25th Anniversary in preparation for the 40th Anniversary.
- Planning to meet with the Recreation Committee and Social Club to discuss involvement.

Community Awareness – By: P. Comfort

- G. Levenelm has been attending the mayor’s meetings.
- Information from the meetings can be found on our website.
- Senior Services is offering a mobile senior service directly to our community. This program will offer help for completing senior resource applications, prescription and tax questions.
- If there is further interest, G. Levenelm will follow-up for requirements.

Finance & Insurance – By: D. Gregory

- \$400,000.00 has been invested into money market accounts.

LHCC – By: J. Mort

- Nothing to update at this time.
- Due to COVID restrictions there are no events planned at this time.

Nominating – By: T. Behrens

- Nothing to report at this time.

Recreation – By: B. Hamaydi

- Sign-up for Bocci will begin in April.
- B. Hamaydi inquired regarding protocol as to resistance for completion of board required Waiver/Release Form.
- Resident must complete Waiver/Release Form in order to join teams.

Security – By: C. Czajkowski.

- The committee has been in contact with Officer Victoria Finelli, Brick PD Liaison, regarding the re-instituting of the Neighborhood Watch Program.
- There will be a Zoom meeting scheduled for April 1, 2021, anyone interested joining, please contact Officer V. Finelli.
- Neighborhood Watch Signs were provided by the township free of charge.
- Project Safe Lock is a program offered by the police department. A lock box is installed to your door, police department will have master key for access. If you are interested or have further questions, please contact the police department.
- We are still working on having a digital speed sign installed.
- Prior notification will be placed in the Lions Pride.
- We are still researching security cameras for the entrances.
- JCP & L have been contacted regarding improving street lighting.

Website: - By: T. Bruzaitis

- New design went live on February 24, 2021.
- The first day, there were over 1,000 views with viewing time over five (5) minutes each.
- Currently there is viewing for sixty (60) to ninety (90) members daily.
- A number of our residents are viewing while vacationing out state.
- L. LaFerrera submits, Sunday Robo information to website to be posted prior to the Sunday call.
- We have received positive feedback regarding form and calendar access

Old Business:

Pool Cover & Water Loss:

Cover:

- Pool Operations confirmed due to decrease in water level and wind increase cover springs have been detaching.
- Federal Irrigation will open irrigation system starting with system for pool.

Water Loss:

- Discussion regarding cause of water loss.
- J. Castellano, previous drain repair due to water loss.
- Pool Operations confirmed they were not contracted for drain repair.
- L. Kolesa to research for previous repairs and salt deliveries.
- Pool Operations confirmed previous expansion joint repair.
- Pool Operations suggested, the pool may be shifting.
- T. Behrens to contact other pool companies.
- Drain to be inspected prior to filling.

New Business:

Administrator's Report – L. Kolesa

Entrance Security Camera:

- As required by the board I contacted offices regarding protocol for installation of cameras:
- I spoke with Brick Police Officer, John Fogarty regarding allowance for recording traffic entering Lions Head South.
- There are no regulations regarding recording of vehicles entering our property, as long as cameras are located on our property and surveillance signage is posted.
- Briar Mill entrance is designed similar to LHS, Officer Fogarty suggested contacting them if we had further questions or concerns.
- Officer Fogarty directed me to Tara Paxton of Zoning for required permits.
- Ms. Paxton confirmed depending on pole placement, electrical and zoning permits may be required.
- Ms. Paxton suggested we submit an informal site plan. She would review and advise of course of action required.

DEP Private Storm Drains:

- Turf Masters completed and submitted Private Stormwater Management Inspection Checklist & Maintenance Actions Report.
- Check for cleaning and clearing of storm water basins was released.
- Township was contacted of completion.
- Checklists have been prepared to be submitted to town.

Miscellaneous:

Tort Immunity:

- C. Powell informed Standing Committee of the following:
- By-Laws Committee will be mailing residents notification of Proposed Tort

Immunity Amendment for community vote.

- Please share importance of review and voting with committee members, residents.
- Information regarding the Immunity Amendment will be mailed, placed on website, printed in the Pride and Robo call notification.

Release Waiver:

- Residents participating in Bocce and shuffleboard will be required to complete a Release Waiver.
- Release Waivers will be distributed at time of sign-up.
- B. Hamaydi inquired of recourse if waiver is not signed.
- Waivers must be completed to join.

Committee- to-Committee Robo Calls:

- Going forward, all Standing Committee Chairs will have the availability to access Robo calls to make committee-to-committee calls.
- Committee Chair will have option of their making call or submitting information directly to J. Castellano for calls.
- J. Castellano will provide Committee Chair holders with protocol.

Motion made by B. Skelly, seconded by T. Behrens to adjourn the open meeting at 10:46 A. M. **MOTION APPROVED: 6-0**

The next meeting will be on April 5, 2021 at 9:00 A.M.

Submitted by,

L. Kolesa, Administrator