

**LIONS HEAD SOUTH ASSOCIATION, INC.**  
**August 23, 2021 – Approved September 13, 2021**  
**Board of Trustees Standing Committee**

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

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

**Absent:** L. Jacquin

The open meeting was called to order by C. Powell President at 9:02 A.M.

**Actions Taken:**

- 1.** Motion made by D. Gregory, seconded by T. Behrens to approve the minutes for the August 9, 2021, 2021, open meeting. **MOTION APPROVED: 4-0**

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

- The balance as of July 31, 2021 is \$1,507,449.69 of which includes the CD total of \$360,569.64, stock total of \$230,752.05, and cash total of \$916,128.00.

**ACC** – By: C. Florio

**40<sup>th</sup> Anniversary Update:**

- August 16, 2021, F. Ferrainolo, C. Ciuffo and C. Florio meet with Jacques Catering at fitness center parking lot to discuss space availability, tent occupancy and tent stabilization.
- Review of table set-up and table coverings.
- Discussed food options for barbeque or brunch.
- Information will be submitted to Anniversary Committee to for further discussion.
- Also waiting on other proposals.

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

- The committee is continuing with property inspections.
- Currently, we are inspecting properties that have without applications, removed/replaced trees, installed fences or retaining walls.
- An Architectural Application must be submitted prior to tree removal/replanting
- LHSA and the township have specific requirements for both tree removal and tree replacement.
- Please note, tree applications must be approved by the association prior to township approval.
- The township will also inspect property prior to issuing a permit.
- A list of acceptable tree replacements can be found on the website. List is also provided by the office upon request of an Architectural Application.
- Fines will be issued to residents not submitting applications by both the association and the township accordingly.
- Please refer to LHSA By-Laws for application procedures prior to exterior additions or alterations.
- Residents must contact the office to schedule a re-inspection for both new applications and violation compliance.

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

#### **RV Electric:**

- Committee is currently researching and accepting bids for electrical installation for the RV shed.
- Proposals have been received by Delaware Utility Contractors - \$5,756.14 for underground wire installation.
- Giacinti Electric – \$2,892.36 for meter pan panel, breakers, underground feeders.
- We are also researching other options roof replacement with addition of solar panels

#### **Generators:**

- Please note Architectural Applications and township permits are required.
- Generators must be placed at a twenty-five (25) foot distance from openings.
- Generac – natural gas required a nine (9) foot distance from openings. They also require, a township permit, line installation and padding.

#### **Fire Pits:**

- Must be kept twenty-five (25) feet away from house.
- Fire-pits must abide by NJ State, township ordinance and association regulations.
- Please contact the Architectural Committee if you notice non-compliance of fire-pits.

**By - Laws** – By: C. Ciuffo

- We are still reviewing By-Law's for updates and changes.
- Upon completion of review, recommendations will be submitted to the board.

**Clubhouse** – By: R. Saputo.

- Committee did not hold an August meeting.
- Next scheduled meeting is September 21, 2021.
- We are preparing for the 2022 budget.
- The committee is continuing research for replacement chairs.

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

- Committee is preparing for the September 13<sup>th</sup> Residents Meeting.
- We will be hosting a township Candidates' Night.
- Please forward you questions for the candidates to the office or directly to G. Levenelm.
- Due to time frame the committee will review all submitted questions.

**Finance & Insurance** – By: J. Cinosky

- T. Cali of Merrill Lynch will be attending our September 22, 2021 meeting.
- Board members are welcome to attend.
- Mr. Cali also agreed to attend a Women's Club meeting, date to be determined.
- The 2022 Committee Budget Sheets have been prepared. If you have not received your packet, please stop by the office.
- All budget packets must be returned to Finance & Insurance by October 1, 2011

**LHCC** – By: J. Mort

- A tree has fallen due to wind damage, it was removed.
- Informed of the heavy flooding at holes 3, 5, and 9, due to the dam on the retention basin between 3 and 4.
- Also indicating the retention basin located on school property was not designed correctly and is not being maintained.
- As the is noted as wetlands, there is a specific environmental protocol requirement.
- This information and a correction plan have been submitted to the board and township.

**Nominating** – By: S. Polzer

- Three (3) of the four (4) letters of Board of Trustee Intent have been returned.
- September 1, 2021 is last day of acceptance for Board Letters of Intent.
- Election information was placed in the September Pride as well as the website.
- Information can also be reviewed on our bulletin board.
- A committee member will be attending Standing Committee meetings regarding

the upcoming board election and the need for members.

**Recreation** – By M. Thomas

- Happy to confirm two hundred (200) tickets were sold for the Olympic-themed pool party to be held on Sunday, August 29, 2021 from 12:00 P.M. – 4:00 P.M.
- Rain date is scheduled for Sunday, September 12, 2021.
- Scheduled pool hours for children are Saturdays 12:00 P.M. -5:00 P.M.
- Music at the pool seems to be enjoyed by all.
- There have been complaints regarding the staining at the pool bottom, which we believe has been caused by the well water.
- We will be researching options for removal of staining.
- We have continued research of pricing and availability for replacement chairs.
- We hopeful by our next scheduled meeting, we will have a completed proposal to submit to the board.

**Security** – By: T. Katakoinos

- The committee is still reviewing options to help slow traffic.
- Speed bumps have been researched prior, and that does not seem to be an option.
- We are recommending the re-painting of 25 MPH located at Ashford and Yorkwood.
- A list of streets locations for pot-holes has been submitted to the township.
- Repair has been scheduled and should begin within the next few weeks.
- Office to contact BTMUA regarding repair of sewer plate located on Ashford.
- The committee has requested copy of the Brick Fire Ordinance for required house numbering.

**Website:** - By: N/A

**Old Business:**

**AC UV Ligting:**

- C. Powell confirmed UV Lighting has been installed with AC units.
- UV Lighting along with a four (4) inch HEPA filter was installed with the new units. This will sanitize air circulation.

**New Business:**

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

**Tyco Security:**

- Tyco was contacted for service due to a door alarm that did not respond properly.
- System override correction required.

**Brick Heating & Air Conditioning:**

- There was a water leak due to a clogged line in the AC unit line located in the lady's room.

- An emergency switch will be installed at no charge.

Security Cameras:

- Two (2) additional cameras will be installed to expand viewing area of the pool.
- One (1) will be installed on the clubhouse building, the other on the pool shed.
- Cameras will also be installed in the card and billiards room.
- Installation will be completed by August 27, 2021.

Motion made by B. Skelly, seconded by D. Gregory to adjourn the open meeting at 9:43 A. M. **MOTION APPROVED: 4-0**

The next meeting will be on September 13, 2021 at 9:00 A.M.

Submitted by,

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L. Kolesa, Administrator