

LIONS HEAD SOUTH ASSOCIATION, INC.
October 25, 2021 - Approved November 9, 2021
Board of Trustees Standing Committee

Present: C. Powell L. Jacquin P. Comfort
 B. Skelly D. Gregory T. Behrens

Also, Present: L. Kolesa, Administrator

Absent: J. Castellano

The open meeting was called to order by C. Powell President at 9:07 A.M.

Actions Taken:

- 1.** Motion made by T. Behrens, seconded by L. Jacquin to approve the minutes for the October 11, 2021, open meeting. **MOTION APPROVED: 5-0**

- 2.** Motion made by T. Behrens, seconded by D. Gregory to approve the minutes for the October 11, 2021 Residents Association Minutes. **MOTION APPROVED: 5-0**

Treasurer's Report: By: D. Gregory

- The balance as of September 31, 2021 is \$1,425,071.32. of which includes the CD total of \$360,569.64 stock total of \$222,626.87 and cash total of \$841,874.81.

ACC – By: L. Jacquin

LSHA - 40th Anniversary:

- Required deposit has been sent to Jacques Exclusive Caterers.
- ACC is still in need of volunteers for the later part of the event.

Architectural – By S. Scaturro

- Nothing new to report.
- L. Jacquin inquired as to allowance for painting of driveways.
- Allowance is: clear sealer.

Buildings and Grounds – By: T. Behrens

Parking Lot:

- Crack repair, sealcoat and line stripping have been completed.
- There are several area's that are being addressed such as, 1/4" of over-seal to cracks, areas without enough fill.
- Pictures of items/location have been forwarded to Swift & Co.
- Invoice will be held until items addressed.

RV Lot:

- Is being prepared for electric.

Pool Repair:

- To the age of the pool and required repair, it is somewhat more difficult finding contractors in our local area to submit proposals.
- Committee to continue researching.

By - Laws – By: C. Ciffio

- Committee is prepared to submit recommendations prior to year-end.
- We have reconsidered some past suggestions for change or additions and will be recommending a single page statement included in the By-Law's rather than reprinting.
- Requesting the board and each committee review their Policies, Rules and Regulations for area changes as to By-Law verbiage errors or conflicts.
- By-Laws supersede with the exception of Nominating. Nominating falls under the rules and requirement of Radburn Law Regulations.

Clubhouse – By: R. Saputo.

Ladies Room Vanity:

- October meeting was not held due to quorum.
- Set N Stone proposal for removal and replacement of vanity was submitted for review.
- General discussion regarding updating to rest rooms and ADA requirements.
- Height of sinks and toilets are currently Grandfathered.
- Upon removal, replacements must meet ADA requirements.

- Committee to research further regarding specific ADA requirements for upgrading once sinks or toilets are removed and will update accordingly.

Community Awareness – By: P. Comfort

- Committee has prepared the 2022 guest list and will schedule upon receipt of Board of Trustee 2022 Meeting Schedule.

Finance & Insurance – By: B. Halm

- October 20th meeting, motion made to invest \$50,000.00 from existing cash with Merrill Lynch.
- Reviewing 2022 Budget changes.
- Will be suggesting each committee submitting budget requests to meet with F & I for review.

LHCC – By J. Mort

- \$60,000 this year.
- There is a sign-up sheet for those that would like to attend the Veterans Day gathering at the American Legion located on Church Road.
- J. Mort thanked the board for their on-going support.

Nominating – By: T. Behrens

- Ballots must be received no later than 12:00 PM November 1, 2021.
- Counting of ballots will begin at 1:00 PM.
- Results to be posted on the white board in the den.
- Board will be officially notified in writing on November 2, 2021.

Recreation – By N/A

Security – By: M. Klotz

- October 21, 2021 minutes not currently approved.
- Delay with Verizon material.
- Township has confirmed the following:
Street re-painting for 25 MPH has been approved.
House numbers can be posted on mailbox or house.
- Potholes are filled as reported.
- Inquiry as to community exit route if Weston and LHB were inaccessible.
- Next meeting scheduled for 11:30 AM on December 7, 2021.

Website: - By: T. Bruzaitis

- No October meeting.
- Current order of viewed websites:
Robo
LHCC
Activities
Calendar
Recreation

Old Business:

229 LHB – Common Ground

- Request to remove dead Pitch Pine behind 229 LHB, noted as Common Ground.
- Architectural and township has approved removal.
- Township is requiring replanting.
- Administration requested proposals for both removal and replanting.

22 Thames – Retaining Wall – Trees – Common Ground:

- Original construction of LHSA included a retaining wall behind fourteen (14) homes located on Thames. Area is noted as Common Ground.
- Contractor planted trees within the retaining wall.
- Over forty (40) years, the root systems have compromised the wall.
- Architectural Committee and township have approved removal for a cluster of three (3) trees located behind 22 Thames.
- Township is requiring replanting.
- Administration requested proposals for both removal and replanting.

New Business:

Administrator's Report – L. Kolesa

- Clubhouse was closed on October 29th. Carpet required commercial cleaning due to tar brought in from the front entrance way.
- Audio antenna currently on backorder.
- Township inspected and approved AC electrical. Permit has been closed.
- Pool is scheduled to be covered tomorrow.

New Residents Meeting:

- C. Powell reminded committee members of today's meeting.

Motion made by T. Behrens, seconded by P. Comfort to adjourn the open meeting at 9:37 A. M. **MOTION APPROVED: 5-0**

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

Submitted by,

L. Kolesa, Administrator