

LIONS HEAD SOUTH ASSOCIATION, INC.

OPEN

January 9, 2023 – Approved January 23, 2023
Board of Trustees Meeting

Present:

J. Cinosky
K. Wright
D. Gregory

T. Behrens
P. Comfort

L. LaFerrera
B. Skelly

Also

Present: L. Kolesa, Administrator

Absent: N/A

The open meeting was called to order by J. Cinosky, President at 9:06 A.M.

Actions Taken:

1. Motion made by D. Gregory, seconded by T. Behrens to approve the minutes for the December 19, 2022 open meeting as amended. **MOTION APPROVED: 4-0**
2. Motion made by B. Skelly, seconded by L. LaFerrera to disapprove placement of hot tubs on resident exterior property. **MOTION APPROVED: 6-0**
3. Motion made by B. Skelly, seconded by T. Behrens to accept Arborsmith December 27, 2022 proposal for crown raise and pruning of trees located on Common Ground between 72 & 74 LHB and adjacent 2 Tennis Court for the amount of \$693.06. **MOTION APPROVED: 6-0**
4. Motion made by B. Skelly, seconded by P. Comfort to accept R. Aubin, W. Marziarz and M. McAlea as 2023 Architectural Committee Members.
MOTION APPROVED: 6-0
5. Motion made by P. Comfort, seconded by L. LaFerrera to accept Pest Pros Inc. annual contract for blanket termite warranty and general pest blanket for all buildings and garages located in Common Ground for the amount of \$1,012.94.
MOTION APPROVED: 6-0
6. Motion made by K. Wright, seconded by D. Gregory to approve use of clubhouse facility for 2023 Primary and General Election. **MOTION APPROVED: 6-0**

Treasurer's Report By- D. Gregory

- The balance as of November 30, 2022 is \$ 1,413,399.71 of which includes the CD total of \$ 550,000.00, total Stock, \$ 275,826.10, total Treasury Bills, \$ 250,000.00, total cash \$ 337,573.61.

Old Business:

Hot Tubs:

- Board reviewed and discussed previous BOT and Architectural Committee Minutes which included Architectural requirements and specifications related to an Architectural Committee request for allowance for exterior hot tubs.
- The request was denied by the board on October 10, 2022 and again on November 22, 2022.
- Motion.

Resident Comment:

Board recognized P. Minniti:

- Fencing not required by township.
- Covers are required.
- Inflatable may be dangerous, animals damage causing leakage may occur.

Administrator's Report – presented by L. Kolesa:

Thames Place – Common Ground – Re-Staking:

- W. Schemel of FWF has been contacted requesting proposal for the required re-staking.
- Inspection confirmed for today or tomorrow.

McGovern Legal Services – By-Law's Review:

- January 6, 2023, attorney proposed amendments received.
- Copies to be made available for closed meeting.

18 Tennis Court – Removal of Trees:

- January 6, 2023 as approved four (4) dead trees located in Common Ground were removed.

Planet Shred:

- January 4, 2023 administrative shredding was completed.

Giacinti Electric – Front Entrance:

- Flood light replacement at entrance way.
- Installed new outdoor wall mount light at garbage pad.
- Installed new outdoor wall lantern on north end of county club building.

Men's Room – Urinal Leak:

- M. Yaccarino was contacted to inspect leak in men's room.

Pool Operations – Pool Drains:

- January 3, 2023 main drain closures re-addressed.
- Brief discussion regarding pool closing protocol.

Fitness Center – Treadmills:

- Service required for both treadmills.
- Ocean Fitness – one required belt replacement, second was due to operator error.

New Business:

72-74 LHB Common Ground Tree Trimming – Arborsmith:

- Review of December 27, 2022 proposal for crown raise and pruning of branching located in Common Ground encroaching resident property between 72 & 74 LHB as well as adjacent home on 2 Tennis Court.
- Motion.

Architectural Committee Members:

- Members:
 - R. Aubin
 - W. Marziarz
 - M. McAlea

Pest Pros Inc. – Annual Contract:

7. Review of annual contract for blanket termite warranty and general pest blanket for all buildings and garages located in Common Ground.
8. Contract – August 2023 – August 2024.
9. Motion.

20 Tennis Court – Common Ground Tree Removal:

- Request for removal of three (3) dead trees located in Common Ground ta 20 Tennis Court.
- Township and B & G approved.
- Township has required replanting.
- Requested proposal for removal.

2023 Primary/General Election Dates – Lions Den:

- Review of township request for use of clubhouse facility for 2023 polling.
- Primary Election – June 6, 2023 – 6:00 AM – 8:00 PM.
- General Election – November 7, 2023 – 6:00 AM – 8:00 PM.
- Motion.

Tyco Alarm Response:

- Brief discussion regarding 2023 contact for Tyco alarm notification.

- L. Kolesa to contact Tyco for contact update.

Boiler Room:

Resident Comment:

Board recognized P. Minniti:

- P. Minniti, retired certified plumber/electrician, suggested the board have heating and air conditioning company inspect boiler.
- Expansion tank – reinforcement required.
- Zone valves checked for leakage.
- L. Kolesa to contact Brick Heating requesting inspection for same.

Committee Updates – P. Comfort, BOT Liaison:

ACC:

- Meeting this week with Combined Activities.
- February will be reviewing Policies & Procedures.

Recreation:

- Meeting on January 11, 2023.
- Committee to discuss new meeting schedule.
- Confirmed date change with K. Ucci.

LHCC:

- Meeting with Directors and Advisors tomorrow at 10:00 AM.
- Discussing delegation of open projects.
- Course will be open January and February 11:00 AM – 4:00 PM.
- Bright View Course Supervisor to inspect greens prior to season open and will also meet for Q & A with 2023 Directors and Advisors

Committee Update – K. Wright, BOT Liaison:

Clubhouse:

- Currently without committee chair.
- K. Wright to open first meeting scheduled for January 17th.
- Request for chair will be discussed.

Motion made by P. Comfort and seconded L. LaFerrera by adjourn the open meeting at 9:39 A.M. **MOTION APPROVED: 6-0**

The next meeting will be held on January 23, 2023 at 9:00 A.M.

Submitted by _____
L. Kolesa Administrator