

# LIONS HEAD SOUTH ASSOCIATION, INC.

OPEN

January 10, 2022 – Approved as Amended January 24, 2022

## Board of Trustees Meeting

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**Present:**

B. Skelly  
J. Cinosky  
P. Comfort

D. Gregory  
T. Behrens

K. Wright  
J. Castellano

**Also**

**Present:** L. Kolesa, Administrator

**Absent:** N/A

The open meeting was called to order by B. Skelly, President at 9:08 A.M.

**Actions Taken:**

- Motion made by P. Comfort, seconded by D. Gregory to approve the minutes for the December 13, 2021 open meeting. **MOTION APPROVED: 4-0.**
- Motion made by P. Comfort, seconded by D. Gregory to approved clubhouse closure through January 31, 2022. **MOTION APPROVED: 6-0.**
- Motion made by D. Gregory, seconded by J. Castellano to accept Finance & Insurance recommendation to move LHSA operating account from Santander to PNC. **MOTION APPROVED: 6-0.**
- Meeting pause – 9:35 A.M. Meeting resume 10:05 A.M.
- Motion made by J. Cinosky, seconded by P. Comfort to increase 2022 Fine Fee for non- compliance of Architectural Application from \$25.00 to \$50.00. **MOTION APPROVED: 6-0.**
- Motion made by D. Gregory, seconded by T. Behrens to allow the LHSA Women’s Club access to the clubhouse closet for storage of food drive collection. **MOTION APPROVED: 6-0.**

- Motion made by J. Castellano, seconded by T. Behrens to accept Pest Pros Annual Contract, not to exceed the amount of \$1,012.94.

**MOTION APPROVED: 6-0.**

**Treasurer's Report By- D. Gregory:**

- The balance as of November 30, 2021 is \$1,677,286.97 of which includes the CD total of \$610,569.64 stock total of \$284,066.73, which included the additional investment of \$50,000, and cash total of \$782,650.60.

**Old Business:**

**Clubhouse Closure:**

- Review of closure.
- Most communities are remaining closed.
- Facilities to remain closed until January 31<sup>th</sup>.
- Board to re-address at January 24<sup>th</sup> board meeting.
- Motion.

**F & I Bank Recommendation:**

- Board discussed Finance & Insurance Committee recommendation to move operating account from Santander Bank to PNC Bank.
- J. Cinosky, informed bank representative will schedule signature card signing at LHSA.
- L. Kolesa to contact PNC, forward required documentation and schedule for signature cards.
- J. Cinosky will provide contact information.
- Motion.

**McGovern Response – Radburn BOT Term Limit:**

- Request for clarification was made by By-Law's Committee member at previous Standing Committee Meeting regarding board terms.
- Attorney contacted for same.
- Board reviewed and discussed Fran McGovern's January 3, 2022 response trustee term limits 4-year term limit of N.J. S.A. 45:22A-45.2.
- LHSA terms meet requirements.
- L. Kolesa to forward attorney response to committee member.

**2022 Fee Schedule – Failure to Submit an Architectural Application:**

- Board discussed resident (s) non-compliance as to completing and submitting an Architectural Application as required by LHSA Policies, Rules & Regulations.
- Fee to be raised from \$25.00 to \$50.00.
- Fine & Fee Schedule placed in Pride January & February issues and website.
- Motion.

COVID Testing Site – B. Skelly:

- Due to shortage and/or availability to obtain COVID tests.
- B. Skelly researched hosting testing center.
- For the past two (2) years Greenbriar has been hosting a testing site.
- Board discussed resident benefits, site location, traffic direction.
- Maintenance staff to cone area for direction pattern.
- Security Committee to assist with traffic flow.
- Approved: January 25, 2022 9:00 A.M. – 1:00 P.M.
- Will consider additional dates.
- Motion.

Women’s Club Food Drive:

- Women’s Club requested access to clubhouse for food drive collection.
- Board allowance for access to clubhouse closet for food collection container storage.
- Motion.

RV Shed- Garage Door Replacement:

- Discussion regarding need for garage door replacements.
- J. Castellano to discuss further with B. Mathiasen, B& G Chair.

By-Law’s Committee Recommended Changes:

- Board reviewed and discussed.
- Board is requesting narrative to be added to reflect recommendation.
- K. Wright to discuss request with committee members.

Pool Furniture – Lounge Return/Replacement:

- Pool lounge chairs to be returned to vendor.
- Vendor incorrect in order placement.
- Vendor to supply shipment return.
- Lounge did not meet commercial grade.
- Recreation committee researching options.
- T. Behrens to contact chair and update.

40<sup>th</sup> Anniversary – Beer Truck – Men’s Club:

- J. Castellano noted the Men’s Club did not have the opportunity to discuss and will advise accordingly.

**New Business:**

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

**Outdoor Living – Return of Lights:**

- Lights have been removed and returned.
- Will confirm blue lights were included.

**Surefire Audio – Security Camera's:**

- January 6, 2022 security cameras were installed.
- Coverage includes, parking lot, tee box, ramp/front door, reception desk and building front and street side.

**RV Electric – Giacinti Electric:**

- Electric has been installed.
- Township inspection requested.

**Verizon:**

- L. Kolesa to confirm meeting to schedule resident meet & greet.
- Will advise accordingly.

**2022 General Primary Elections Date:**

- Township request for polling place.
- Tuesday, June 7, 2022 – Primary Election – 6:00 A.M. – 8:00 P.M.
- Tuesday, November 8, 2022- General Election – 6:00 A.M. – 8:00 P.M.
- Approved.

**Pest Pros Contract:**

- Review of annual blanket termite warranty & general pest blanket.
- Proposal schedule – August 2022 - August 2023.
- No changes.
- Motion

**Review of Board and Committee Policies & Procedures:**

- B. Skelly to provide board and committee chairs with schedule of review.
- One (1) prior to date of schedule, board and committee will be required to review.
- Discussion regarding needed changes/updates to be discussed a next scheduled BOT/Standing Committee Meeting. and prepare for or discussion Annual committee packet to include board liaison responsibilities.
- All changes to Policies & Procedures require be addressed at two (2) board meetings and upon approval must be posted.
- January 24, 2022, board to review Trustees – Section A.

Motion made by J. Castellano, and seconded by T. Behrens to adjourn the open meeting at 11:35 A.M. **MOTION APPROVED: 6-0**

The next meeting will be on January 24, 2022 at 9:00 A.M.

Submitted by,

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L. Kolesa, Administrator