

**BLUE HERON PINES HOMEOWNER'S ASSOCIATION
OPEN SESSION MEETING MINUTES
FEBRUARY 28, 2024**

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Call to Order/Approval of Minutes

President Linda Taylor called to order the Open Session of the Blue Heron Pines Homeowner's Association for February 28, 2024 at 6:47 pm. This meeting was held at the Blue Heron Pines Clubhouse.

Present from the Board of Directors are Linda Taylor, President; Bob Trapani, Vice President; Phil Gilbert, Treasurer; and Joy Jansson, Secretary. Absent was Trish Haines, Trustee. Norma Meyer and Michelle Do from DiLucia Management Corporation were also in attendance.

Joy Jansson certified that a quorum had been established.

Bob Trapani motioned to accept the minutes of the November 29, 2023 meeting. Seconded and unanimously approved.

Treasurer's Report

Phil reported that the January financials are not yet available, however the end of year bank balances are:

Operating \$32,994.74
CD \$155,121.63
Other Reserves \$46,329.17

There is an overall net positive of \$28,000 for the year 2023 due to there being no snow removal costs and a reduction of \$10,000 in trash removal costs.

Manager's Report

Below are a few items that Management handled throughout the past month:

- Reached out to auditors for proposals for 2023.
- Reached out to three attorneys for proposals. Set up Zoom interviews and joined the Board in the interview process.
- Put together an RFP for landscapers, sent out to 5 companies.
- Discussed parking rules with a new homeowner who was parking on the street overnight.
- Reminded a homeowner that contractor signs were not allowed on the lawns.

President's Report

Linda welcomed the new Board.

Coming soon will be the start of the pool season and ADRC inspections. The solar replacement project for the Clubhouse is nearly completed. The capital reserve study will also be completed this year.

Vassir was out on property to lower the pool levels after they had risen. Due to the light dust from the brushing, the pool filters may need to be replaced come Spring.

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Trustee and Committee Reports

ADRC: Ed Mauthe advises:

- Several roof replacement requests and tree removal requests have been submitted to the ADRC. As a reminder, replacement roof shingles must match as closely as possible to the current shingles.
- The Spring inspections will begin the first week of April. Some items the committee will be noting are mold buildup, dirty driveways, and leaf clean up. Residents with deficiencies will receive written notice.
- The solar installation should be completed next week, March 4th-8th - weather permitting.

Landscaping: Roy Aungst announced:

- The kickoff meeting for the landscaping season will be on March 12th.
- Bids from landscaping vendors are due by March 6th.
- There is currently tree removal taking place along Tilton Road as Atlantic City Electric is replacing poles in that area. The crew will remove and clean up all debris. Tree removal should be completed by the end of the week with new poles installed by the end of month.

Neighborhood Watch: John DeMarco stated:

- There are 21 dedicated resident volunteers on the Neighborhood Watch Committee that work to keep the community safe. The Neighborhood Watch patrols the community as often as they are able.
- Several vehicles were vandalized a few months ago at a nearby community, so please always lock your vehicles and keep front lights on. Please report any suspicious persons immediately to the Galloway Township Police non-emergency line at 609-652-3705 option 1.
- The community is working on an emergency preparedness plan for the community.
- The committee is also working on getting a plaque to present to Officer Kevin Jorgensen, who was the liaison for the GTPD for the past 8 years.

Community Relations - Bob Mueller reported that the town council met and approved the 2024 budget for Galloway Township. The budget has increased 5.2% however there is only a 1.75% tax levy for the 2024 taxes. Taxes will remain stable this year. There have been no updates on zip code, cannabis, or Barrette. The Township is expanding the Citizen's Budget Committee and has elected John Maczonis to the committee. The Community Relations Committee will be meeting with the superintendent on March 6th.

Clean-Up Committee – On behalf of Jim Young, Norma reported that clean-up has been going well and that February's clean-up will be postponed until March. The committee is always looking for additional hands to help.

Recreation Committee – Annetta Pasquarella announced that the Ladies' Tea will be held April 14th at 2:00 PM for \$15.00 per person.

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Unfinished Business – .

- **HOA Attorney** – The HOA's current attorney is moving away from HOA/COA work, leading the Board to search for new legal representation. George Greatrex of Hill Wallack and Chris Florio of Stark & Stark were interviewed by the Board. A third proposal was submitted by Joel Fleischman, however, was not considered due to the requirement of a \$12,000 retainer fee. A motion was made by Bob to engage George Greatrex to represent BHP-HOA. Seconded and unanimously approved.
- **Auditor** – Ruotolo, Spewak, and Co and Michael Meltzer, CPA have submitted proposals for the 2024 auditing season. Due to the recent delay in completion of the 2022 audit and a lack of response from Ruotolo, Spewak, and Co, the Board has decided to move forward with Michael Meltzer, CPA. Motion from Phil to engage Michael Meltzer, CPA as the HOA's auditor for the year 2024. Seconded and unanimously approved.
- **Fresh Cut – Tree Removal** – Fresh Cut performed storm debris cleanup and an evergreen removal for the amount of \$383.85. Motion from Bob to approve the Fresh Cut invoice in the amount of \$383.85 for storm debris cleanup and the removal of the evergreen. Seconded and unanimously approved.
- **Longwood Proposal** – Longwood Tree Service submitted a proposal in the amount of \$906.32 to remove a large, dangerous tree on Cypress Point. Motion from Bob to approve the Longwood Tree Service invoice in the amount of \$906.32 to remove the large tree. Seconded and unanimously approved.
- **Fresh Cut – Snow Event** – Fresh Cut submitted an invoice in the amount of \$2,132.50 for the recent (January) snow removal services. Motion from Bob to approve the BrightView invoice in the amount of \$2,132.50 for the snow removal. Seconded and unanimously approved.
- **Becht Engineering** – This item has been tabled until the next meeting.
- **Entrance Signs** – This item has been tabled until the next meeting.
- **Emergency Preparedness** – As previously stated by John DeMarco, this item is in progress.

New Business – .

Transfer of Property – There are some proposed language changes on the Transfer of Property document given to new buyers. This document is pending attorney review.

Homeowner Comments

Bob Mueller – ADRC timelines will be given. There was lengthy discussion about timelines and ADRC inspections. Driveway cleanup was also discussed, and Bob feels there needed to be more consistency with regard to timing.

Toni Schenker discussed problems with keeping driveways clean.

Michael Pasquarello mentioned how there are orange rust stains on certain sidewalks in the community following Fresh Cut's snow removal.

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John Maczonis was checking in for the year-end financials for the Budget Committee so they may compare the actual financials with the budget.

Linda Lucherine reported an outage with a light on her street.

Mike Spizucco asked if FreshCut would bid again for the 2025 landscape season.

Adjournment

The motion to adjourn is unanimously approved.

Respectfully Submitted,

DiLucia Management Corporation