

**BLUE HERON PINES HOMEOWNER'S ASSOCIATION
OPEN SESSION MEETING MINUTES
MARCH 22, 2023**

PAGE 1

Call to Order/Approval of Minutes

President John Maczonis called to order the Zoom Open Session Meeting of the Blue Heron Pines Homeowner's Association Board of Directors for March 22, 2023 at 6:30 pm.

Present from the Board of Directors are John Maczonis, President; Ernest Jubilee, Vice President; Linda Taylor, Secretary; and Bob Trapani, Trustee. Trish Haines, Treasurer was absent. Norma Meyer and Beatrice Cantrell from DiLucia Management Corporation were also in attendance.

Linda Taylor certified that a quorum had been established.

Linda Taylor motioned to accept the minutes of the February 20, 2022 meeting with a correction. Linda voted yes to cutting down the trees at 681/683 Country Club, voted no to pay extra to remove the trees. Seconded and unanimously approved.

Secretary's Report

Linda reported that she had been working on updating the website. The budget is updated yearly and there will be a new list of vendors. The current list of committee members have also been put on the website.

Treasurer's Report

John reported as of February 28 our daily operating account is \$41,009. Last year was unique, the budget committee figured out a way to keep up with costs. The Association is in good shape. The reserve account has \$102,472 and based on the new budget for this year, \$40,000 will be funded for the year. The reserve CD is \$102,000, we have a new CD with a 3.75% rate with TD. Doing the math \$3,750 close to \$4,000 will be our return on that this year. Over a few years that will add up. We closed the PNC account for Recreation and moved it over to TD Bank. Norma asked Justine at TD Bank to waive the monthly maintenance fee, which she did.

Manager's Report

- Norma has been trying to get the pool repair accomplished. She has been working to find a pool plasterer that will repair the crack in the pool.
- Letters to homeowners regarding parking in the street and commercial vehicles parking in the driveways were sent out. We are following up with them.
- We put together 12 months of electric bills for Ed Mauthe's solar panel research.
- We reached out to both Andrea from Vassir and the township about the CPR training.
- Beatrice attended the landscape meeting and we sent out the flyer for FreshCut for the spring side and back yard clean-up for individual homeowners.
- Norma has been trying to get a hold of Shawn from the Golf Course in reference to leaves that are blowing onto homeowners' property.

Bob Trapani thanked Norma and DiLucia for all the work that they do on a daily basis.

**BLUE HERON PINES HOMEOWNER'S ASSOCIATION
OPEN SESSION MEETING MINUTES
MARCH 22, 2023**

PAGE 2

President's Report

- John mentioned that the committees take care of a lot of things in the community and makes his role as president do-able.
- March Newsletter – John was happy with that and liked the detail.
- We did receive the first robo call of what will be many for our landscape program. Roy has continued to keep our relationship with FreshCut in good condition. Roy provides Norma's office with the details of what is going to happen with Landscaping.
- South Jersey Gas - we had issues with them last year and now again this year. We have budgeted more this year and Erica has been monitoring it closely.

Trustee and Committee Reports

ADRC: Ed Mauthe advises:

- That the ADRC has been working diligently to get a uniform approach to levels of violations, such as how dirty a driveway has to be before it is cited. The committee is trying to get a uniform result. Each member has their section of the community to inspect and will be doing a follow up inspection to keep things fair and uniform.
- We reaffirmed such things as identifying shutters that need to be updated to the color of the door.
- We are looking at pop up valves that are along the road for the drainage from the downspouts so that those valves can be fixed, if need be, by the homeowner.
- The first inspection is April 10th.
- The driveways will not be cited for dirt from the lawnmowers.
- The solar panels were discussed briefly. Ed has one proposal so far.
- We have had numerous requests for trees and have had quite a few applications turned in already.

Landscaping: Roy stated:

- They had a very productive meeting with FreshCut.
- Spring clean-up started on the 20th and is still going on.
- We will keep everyone informed when applications will happen.
- The fall flowers that were installed last year did not make it, so FreshCut installed new yellow pansies.
- Mowing will be starting around April 20th. The weekly mowing day is on Thursday weather permitting.
- Mulching will occur around mid to late April.
- Irrigation will start up in early April.

**BLUE HERON PINES HOMEOWNER'S ASSOCIATION
OPEN SESSION MEETING MINUTES
MARCH 22, 2023**

PAGE 3

Neighborhood Watch: John DeMarco is absent from the meeting so Bob Mueller speaks on his behalf:

- The BHP Neighborhood Watch had its quarterly meeting which was well attended. The Neighborhood Watch team has 19 residents who do active patrols 365 days a year. Our patrols deter criminal activity and create a greater sense of security for our residents.
- At the meeting the Galloway Police gave their support for our Neighborhood Watch team.
- They gave an update on police calls to the Galloway Police Department. Two Galloway police officers were in attendance. No significant crime was reported in our community.
- As residents, we must continue to be aware of our surroundings and to report any suspicious activity to the police. Call 911 for an emergency or 609-652-3701 option 1 for non-emergencies.
- If you are going on vacation, please fill out the Request for Property Check form and drop it off at the police station. The police will check on your home. It also brings the police presence to the community.

Community Relations - Bob Mueller

Cannabis- Galloway Township has said outdoor cannabis is not permitted. The ordinance is on the Galloway Township's website and is for indoor only. The farmer who is interested in doing this is now applying for an indoor operation.

Regarding the indoor lot across the street, there are operation standards that we worked on with the township that any indoor operation must meet. Along with that there is a redevelopment plan that was put on the docket for the February 28th meeting, however, Tony Coppola, the Mayor of Galloway, pulled it because he was not satisfied with the wording relative to odor control. It may be on the docket for March 28th. John Maczonis will be in touch with Tony and contact the committees and residents to look at it.

Be vigilant and look at the Township website for the upcoming council meeting to see if it's on the agenda.

Clean-Up Committee – Jim Young

At this time of the year, the committee is not doing too much. Jim is hoping to get more people involved. He believes they will be out sometime in April. Jim advised that our beloved neighbor, Joyce D'Avanzo, is retiring from the Clean-Up Committee. She was thanked for her loyalty and help all of these years.

Recreation Committee – Annetta Pasquarella is not in attendance. Carol Young advised that the Ladies Tea will be held on April 16th.

**BLUE HERON PINES HOMEOWNER'S ASSOCIATION
OPEN SESSION MEETING MINUTES
MARCH 22, 2023**

PAGE 4

Unfinished Business

- **Recreation Sign for the Clubhouse:** The clubhouse recreation sign is rotting and Management went out for bid. They went to three companies, however, only two sent in proposals – C&S Signs for \$1,650.00 and Sign A Rama for \$2,032.51. Bob made a motion to approve C&S Signs for \$1,650. Seconded and unanimously approved.
- **Pool Repair:** Management has been working on getting this repair fixed. One of the contractors - JV Pool Plastering – has been called every day. John, the scheduler, said they could fit us in March and now he claims they are too busy. Numerous companies have been called. Management is also working with Vassir to fix the repair.
- **Clubhouse Rental Agreement -** There is a charge of \$180.00 for disinfecting and cleaning fee, \$150 rental fee and \$200 refundable deposit. The Board has decided to eliminate the Covid Cleaning fee of \$180 being that DiLucia has a cleaner who cleans and disinfects three times a week. It is the responsibility of the person who rents the clubhouse to clean it when their event is finished. Linda motions to only charge the \$150.00 rental fee and the \$200.00 refundable deposit. Seconded and unanimously approved.
- **Fitness Center Sign-In –** Since the health department rules and restrictions in regard to Covid have been lifted, it is no longer necessary to have a sign-in sheet at the fitness center.
- **681/683 Country Club Drive:** Will from Longwood Tree Service proposed \$500 for two pine trees to be taken down and \$300 to prune a damaged oak tree.

Bob Trapani Motions to approve the proposal from Longwood Tree Service at a fee of \$800 plus tax. Seconded and unanimously approved. The homeowners will be advised.

- **CPR/AED Training:** Norma advised that Galloway Township Emergency Services had come to BHP previously over the years and Andrea from Vassir is also trained to do CPR/AED training. The cost for this training is \$50 per person. DiLucia will send out information to the homeowners.

New Business -

- **Pool Ambassadors:** John stated that they would like to continue with pool ambassadors, approximately 20. The ambassadors can help the pool attendants and keep this a part of the pool process this year.
- **Community Yard Sale:** The Board has agreed to have the community yard sale this summer. The Board wants a date chosen that is not shared with The Woods at Blue Heron Pines and the time will be from 8am to noon. Homeowners must remember to get permits if they want to set up for the yard sale. Bob Trapani motions to continue with the community wide yard sale in 2023. The time will be 8am-12pm with the date to be determined for some time in June. Seconded and approved with 4 yes votes and one no.

**BLUE HERON PINES HOMEOWNER'S ASSOCIATION
OPEN SESSION MEETING MINUTES
MARCH 22, 2023**

PAGE 5

Homeowner Comments –

Tom Cerbo (Country Club) mentions a concern that he had at the fitness center where some of the users of the fitness center do not wipe off the equipment after use. Management will look into this.

Adjournment

The motion to adjourn to unanimously approved.

Respectfully Submitted,

DiLucia Management Corporation