

**BLUE HERON PINES HOMEOWNER'S ASSOCIATION  
OPEN SESSION MEETING MINUTES  
MARCH 27, 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 March 27, 2024 at 6:32 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; Joy Jansson, Secretary, and Trish Haines, Trustee. Norma Meyer and Michelle Do from DiLucia Management Corporation were also in attendance.

Joy Jansson certified that a quorum has been established.

Bob Trapani motioned to accept the minutes of the February 28, 2024 meeting. Seconded and unanimously approved.

**Treasurer's Report**

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

Operating: \$43,253.61  
Recreation: \$4,555.31  
Reserves: \$56,424.22  
6 Month CD: \$50,949.09  
9 Month CD: \$105,892.39

**President's Report**

Linda thanked the landscape committee for their hard work in their research and interviews for the 2025-2026 landscaping season. She also thanked John Maczonis for his work with the Township.

**Trustee and Committee Reports**

**ADRC:** Bob Trapani reported for Ed, that with the Spring more ADRC applications are being submitted. The majority of the applications for March were for roof replacement applications. Community inspections will begin April 1<sup>st</sup> through 8<sup>th</sup> and homeowners with deficiencies will be receiving letters in the mail.

**Landscaping:** Roy Aungst reported that the landscape committee held a kickoff meeting with Fresh Cut in the beginning of the month for the start of the season. Out of four proposals, the committee interviewed three vendors including Fresh Cut. One proposal was thrown out as the pricing was too high. After the interviews, the committee gave the Board their recommendations.

Roy reported that this year's mow day will be changed to Friday. Fresh Cut has committed to mowing on Saturday mornings if there is a weather event on a Friday. Spring clean-up for the common area has been completed and mulching and edging of street trees will be completed this Friday. Fertilization will begin the first week of April and mowing operations will begin shortly after.

The irrigation system is set to turn on mid-April.

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Leaf pick-up will begin on April 8<sup>th</sup> by the Township of Galloway. Please bag all leaves in biodegradable bags.

**Neighborhood Watch:** John DeMarco reminded again to call the non-emergency line if neighbors notice any suspicious persons in the neighborhood. Kevin Jorgensen, the community liaison is now retiring so the new liaison will be Jackie Magazzu. The committee has had a plaque made for Officer Jorgensen. April 22<sup>nd</sup> is the next Neighborhood Watch meeting, all are welcome.

**Community Relations** – John Maczonis reported that Galloway Township is currently financially healthy with no long-term debt. The Township is looking at some repairs and upgrades, including a community center. Taxes will inevitably increase however they intend to manage their fiscal responsibility.

**Clean-Up Committee** – Jim Young reported that clean-up has been going well. The committee is always looking for additional hands to help.

**Recreation Committee** – So far there are 22 RSVP's to the Ladies' Tea. This event will be held April 14<sup>th</sup> at 2:00 PM for \$15.00 per person. Deadline for RSVP's will be April 6<sup>th</sup>.

**Unfinished Business – .**

- **Purchase of Recreation Chairs** –. Eight (8) folding chairs were purchased as an addition to the Clubhouse. The total for the chairs was \$196.10. Motion from Bob to approve the purchase of eight (8) folding chairs for the Clubhouse from BJ's in the amount of \$196.10. Seconded and unanimously approved.
- **2022 Audit** – The draft audit from Ruotolo, Spewak, and Co has been received and reviewed by the Board. Motion from Bob to approve the 2022 Audit by Ruotolo, Spewak, and Co. Seconded and unanimously approved.
- **Snow Removal Invoice**– Fresh Cut performed snow removal during the snowfall in February. Motion from Bob to approve the Fresh Cut invoice in the amount of \$3,102.78 for snow removal. Seconded and unanimously approved.

**New Business – .**

- **2025-2026 Landscape Contract** – The current landscape contract is expiring in December of 2024. Out of ten (10) RFP's sent, four (4) proposals were received. Those proposals were from Fresh Cut, Outdoor Décor, BrightView, and Merit Landscapes. The Landscape Committee recommended that the Board move forward with FreshCut due to the current satisfaction of service, professional relationship, and their bid being the lowest. Motion from Trish to approve the FreshCut proposal for the 2025/2026 season in the amount of \$205,754.50. Seconded and unanimously approved.
- **TD Bank CD** – The TD Bank CD is set to mature on April 10<sup>th</sup>, 2024. The Board will table this item until they know the interest rate.

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**Homeowner Comments**

Nancy Fiedler announced that Tilton Road from Drosera to the White Horse Pike will be repaved. This project will take approximately one week. As soon as a date is received the community will be advised.

Joy Jansson inquired if Atlantic City Electric had any plans to replenish the shrubbery along Tilton Road to replace the greenery that was cut down. It is not known at this point.

John Maczonis asked if the Board would consider a small donation to the Germania Fire Department. There was some discussion about this, Bob Trapani advised that legal counsel has mentioned to approach situations as such with caution.

Roy Aungst thanked the DiLucia team for their help with the landscape contract.

**Adjournment**

The motion to adjourn is unanimously approved.

Respectfully Submitted,

DiLucia Management Corporation