

**BLUE HERON PINES HOMEOWNER'S ASSOCIATION
OPEN SESSION MEETING MINUTES
JUNE 21, 2023**

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Call to Order/Approval of Minutes

President John Maczonis called to order the Open Session Meeting of the Blue Heron Pines Homeowner's Association Board of Directors for June 21, 2023 at 6:30 pm.

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

Linda Taylor certified that a quorum had been established.

Bob Trapani motioned to approve the minutes of May 24, 2023, Linda Taylor seconded, unanimously approved.

Secretary's Report

Linda did not have anything to report this month.

Treasurer's Report

Trish presented the balances of each account as of the meeting date: Operating account \$41,545.40, Capital Reserve \$105,819.40, CD \$102,000 and the Recreation Account \$4,068.84.

Manager's Report

Below are highlights of some things that were done this month:

- Worked with Budd's Pools and Spas to confirm contract and secure a date. Payment has been sent and should be received by next week.
- Ordered no diving signs for the pool as the old ones were faded and in rough condition.
- Worked with CNS Signs to create no parking overnight signs for the clubhouse parking lot.
- Completed two ads in the AC Press for the community yard sale.
- Worked with Roy to tend to several lawn issues that arose. All were taken care of.

President's Report

John explained that he is still working with Galloway Public Works to have the intersections re-striped. He was hoping to have it completed this year however, it was pushed to the 2024 budget. The board investigated options for the community to do it themselves, however, the job is too expensive. He will continue to work closely with the department to ensure it is completed.

Trustee and Committee Reports

ADRC: Ed Mauthe advises:

- During spring inspections, the first round consisted of 100 homes in violation. During the second round there were 50 and Ed received 22 phone calls regarding issues with the timeline, as many homeowners had dates scheduled with contractors in the near future. During the third round, only 7 homes remained, and for the fourth round, only 4 homes.

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The four homes were given from April until mid-June to have their driveways power washed. The committee felt that was more than enough time and agreed fines should commence. The homes will be charged \$175 a week until the work is completed.

- The committee will be meeting at the end of this month to revise the current timeline to allow homeowners ample time to complete necessary work. The hope is to have a new schedule in place before July inspections begin.
- The primary focus of the July inspections are for landscaping, though some power washing may be cited as well. A robo call will go out before these inspections start to help give homeowners time to ensure their property is in compliance.
- The committee has continued to approve applications.
- Reminded homeowners that all exterior changes must be submitted via application to the ADRC.

Landscaping: Roy stated:

- The grounds appear to be in good shape even though mother nature has not been cooperative. Grass is really good, with little stress.
- Common ground shrub pruning will begin soon and be completed by the end of July.
- Annual street tree crown elevation will begin soon and will also be completed by the end of July.
- Lawn fertilization will be taking place soon.
- The committee is also working on a project to hopefully take care of kyllinga and bent grass. The treatment for bent grass will create some spots that will not be pleasant, but it will be temporary and for the benefit of removing it, hopefully for good.
- Kyllinga is a spot treatment process, but will focus heavily on Country Club, as that is where a majority of it appears to be.
- In July, weekly mowing operations 11-14, weather permitting, will take place. Installation of a post emergent weed application will also be done.
- Irrigation wet checks are continuing to ensure the system is working correctly. This process helps to stay ahead of issues.
- System schedule is now Sunday, Monday, Wednesday and Friday from 12:30 am – 6:30 am, weather permitting.
- Notification for all lawn applications are sent out via robo call and signage at the entrances.

Neighborhood Watch: In John DeMarco's absence, John Maczonis states:

- There was an attempted break in on Country Club, police were called and have been riding through the community to keep an eye out. Police cannot be here 24/7, it is recommended that homeowners stay vigilant and report any suspicious behavior.
- It is recommended to keep lights on at night, front and back and have a security system.
- August 16th is the next mobile unit visit sign up information will come soon from the management company.
- National night out is August 1st at 6pm. It is a great event that helps to bring the community together and strengthen the trust in the police department as they work to keep Galloway free of crime. Residents were recommended to attend if available.
- Galloway PD has created lifeline program for residents that are 55 or older, live alone or have health risks. Residents who are registered call the police each morning to state they are okay. If there is no contact, police will be dispatched. Application is on the Galloway PD website.

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- Stay vigilant with scams, as they are rampant and target older people. Information regarding types of scams will be left with the management company.

Community Relations – In Bob Mueller's absence, John Maczonis advises:

- The applicant who wanted to build a cannabis facility nearby withdrew his application, however, it is believed that he is still planning some sort of facility.

Clean-Up Committee – Jim Young informed

There was an annual dinner held last night by ACUA. The committee was recognized as doing the best job in the month of October. Some new members have joined and Jim is hopeful that continued notices in the newsletter will bring in more members.

Recreation Committee – Carol Young

Luau is scheduled for July 22nd. They will have a new caterer, it will be \$20 a person, adult only and a DJ. It will be mostly outdoor, weather permitting. Flyers will be out soon.

Unfinished Business –

- **Clubhouse Solar Panels** – Ed informed those in attendance that the roof of the clubhouse is nearing replacement. With that, it was decided to look into solar panels that could be bundled with the roof. They worked with REPM to discuss the options available. REPM will have a company replace the roof, then install and maintain the solar panels for 25 years. Cost for both services will be zero for the association, however, will receive on average a 28% reduction in monthly bills. Federal government will resume the contract for the remainder of the 25 years if the company goes out of business. If trees have to be removed, they will install 5 new ones. The Association's attorney will review the contract prior to any agreements being made to.
Linda motioned to provisionally approve the REPM contract to replace the roof and install solar panels, pending the attorney's review of the contract. Trish seconded, unanimously approved.
- **Motion to Approve Tree Removal at 464 Country Club Common Area** – Bob motioned to approve Longwood Tree Service's proposal to remove the tree for \$500 + tax. Linda seconded, unanimously approved.
- **Motion to Approve Tree Removal at 511 Country Club** – It was explained that the tree needed to be removed due to it being rotted, falling and is now wedged between other trees and is at risk of causing damage to the property. Bob motioned to approve Longwood Tree Service's proposal, option 1, to remove the tree for \$100 + tax. Linda seconded, unanimously approved.
- **Motion to Approve "No Parking Overnight" Signs** – CNS Signs created "No Parking Overnight" signs to be placed in the clubhouse parking lot to remind homeowners and make non-homeowners aware that no unapproved overnight parking can take place at the clubhouse. Linda motioned to approve the new signs for \$285, Trish seconded, unanimously approved.
- **Motion to Approve Power Washing of Entrance Signs** – At the last meeting, it was approved to have NJ Done Right do a test sample of cleaning the entrance signs to ensure the stucco was not damaged. The testing has been completed with success and the board

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wanted to move forward with NJ Done Right completing the job. Bob motioned to approve the remaining work for \$1,750, Linda seconded, unanimously approved.

New Business –

No new business at this time.

Homeowner Comments –

Prior to homeowner comments, John Maczonis mentioned that moving forward, homeowners should bring their concerns to the management company first, instead of presenting them at the meeting. This gives the board time to review and advise of a solution at the meeting, helping to speed up resolutions.

Daphne Spizzuco (Country Club) inquired about the car accident that took place near the entrance and wondered what progress has been made as the bricks are still laying there and weeds are beginning to grow. Management advised that it is golf course property and they are to take care of that, but Management will follow up.

Randall Wyville (Cypress Point) mentioned that he has incurred thousands of dollars worth of damage to his home from being hit with golf balls and that golfers come on to his property. He would like something more to be done regarding these types of issues. There was much discussion, but ultimately, there is not much that can be done as the covenants cover how the golf course and Association are to work together.

Anthony Dragoni (Cypress) inquired about the pet policy and where dogs are able to be walked. He feels that information that has been going out to the community is contradictory. John advised that they are in the process of changing their rules and regulations regarding this topic to make it more clear.

Adjournment

The meeting was adjourned at 8:00pm.

Respectfully Submitted,

DiLucia Management Corporation