

**BLUE HERON PINES HOMEOWNER'S ASSOCIATION
OPEN SESSION MEETING MINUTES
SEPTEMBER 27, 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 September 27, 2023 at 6:30 pm.

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

Linda Taylor certified that a quorum had been established.

Ernest motioned to approve the minutes of July 26, 2023, Robert seconded, unanimously approved.

Secretary's Report

Linda does not have anything to report.

Treasurer's Report

Trish presented the balances of each account as of August 31, 2023: Operating account is approximately \$7,800, Capital Reserve \$114,719.54, and the 9-month CD with an expiration date of October 2023 is roughly \$110,000.

Manager's Report

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

- Coordinated closing of the pool, the pool resurfacing project, as well as the after-care program being handled by Vassir to ensure the longevity of the plaster.
- Budget – a draft budget was sent to the Board and budget committee and a budget meeting was scheduled. Three (3) members from Dilucia attended the budget meeting.
- Supported John DeMarco & the Neighborhood Watch with the August 16th MJMVC Mobile Unit visit. Sent apology letters to those homeowners who were unable to complete their service due to interruptions in the equipment.
- Put together spreadsheet of well information for the Landscape Committee.
- Put together historical irrigation costs for the Landscape Committee to make recommendations to the Budget Committee for the 2024 budget.
- Pool furniture was put away and tarped..

President's Report

John advised that the election committee chair, Gerry Campbell, has stepped down from the committee. The board voted to appoint Nancy Fiedler the new Election Committee chair. He also informed everyone that the pool plaster project has been completed, and the after-care program is well underway.

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Trustee and Committee Reports

ADRC: Ed Mauthe advises:

- There has been a lot of discussion lately regarding the removal of trees. The ADRC guidelines regarding trees was read to the homeowners in attendance to remind everyone of the rules and why the committee takes the steps that they do when these applications are submitted. Trees that are located on common property fall to the Landscape Committee and are handled by them and the association landscaper.
- Also addressed were the sidewalk issues where trees that were planted 30+ years ago have grown roots large enough to impede on the sidewalks. Ed and his committee will be inspecting the entire community to note all sidewalks that need to be replaced/ repaired due to tree roots and submit the report to the board for further review.

Landscaping: Roy stated:

- Nearing the end of the 2023 landscape season and the committee is incredibly happy with Fresh Cut's performance for this year.
- Regular landscape procedures, reduced and controlled kyllinga, bent grass and dallisgrass. Successful results were seen.
- Early – mid October, aeration and re-seeding will take place. This will affect the mowing schedule, as it is not advisable to mow until the new grass has had a chance to grow sturdy roots.
- A soil test was recently completed and the results will help determine the fall fertilization.

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

- John asked that homeowners be mindful of children and school buses in the neighborhood since school has begun.
- There have not been any incidents in the last few months.
- Reminded homeowners to call the non-emergency police number should they ever witness something suspicious.
- There is a curfew in place for individuals 18 and younger from 9pm to 6am.
- A local community has asked for John to visit them to assist in establishing a neighborhood watch program, and he is hoping some members of the committee will join him.

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

- Cannabis development application was withdrawn and nothing has transpired since.
- The government proposed using the Atlantic City airport to house immigrants. A letter on behalf of the community supporting local official's concerns regarding this was sent.

Clean-Up Committee – Jim Young informed:

- Community clean-up has been postponed a few times due to weather. They are hoping to get out this weekend, but the weather forecast is not positive.
- The committee is still hoping for more volunteers.

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Recreation Committee – Carol Young mentioned:

- The committee submitted a questionnaire to the board to be sent to the community to gauge homeowner interest in events and to see what type of events people are interested in.

Unfinished Business –

No unfinished business.

New Business –

- **Approval of Fitness Center Bike** – The current bike in the fitness center requires internet and since there is no internet at the clubhouse, homeowners have asked if it could be replaced with a simpler one. Trish motioned to purchase a new recumbent bike in the amount of \$181.52 plus tax. Ernest seconded, unanimously approved.
- **Approval of Entrance Sign Repair Work** – When the entrance signs were cleaned possible additional work was noticed. AMD Inc. and Best Construction walked the community with John Maczonis and Roy Aungst to view the work that needed to be done. A proposal for immediate work was submitted, and they are also preparing a proposal for recommended future work. John requested that Best Construction submit another proposal that would include using different material for the posts that would offer more longevity.
- **Approval Well 3 Replacement Proposal** – Bob motioned to approve the Waterways proposal to replace well 3 in the amount of \$11,259.60. Linda seconded, unanimously approved.
- **Approval After Care to Pool Plaster Project** – Management is working with Vassir on a new proposal, the board is not ready to motion for this item at this time.
- **Approval of Recreation Committee Additional Funds for 2023** – The board needs to further discuss this with Annetta and is not ready to motion for it at this time.
- **Approval of DiLucia 2024/2025 Management Contract** – Trish motioned to approve the 2024/2025 Dilucia Management Contract in the amount of \$53,916, with monthly installments of \$4,493 for 2024 and \$55,296, with monthly installments of \$4,608 for 2025. Linda seconded, unanimously approved.
- **Approval of HOA 2024 Budget** – There will be no increase in monthly dues for 2024. Linda motioned to approve the 2024 budget with an operating amount of \$489,528.00. Ernest seconded, unanimously approved.
- **Approval of Fresh Cut – Pine Valley Ct Tree Removal** – Bob motioned to approve the Fresh Cut proposal to remove trees on Pine Valley in the amount of \$473.93. Ernest seconded, unanimously approved.
- **Approval of Longwood Tree – 513, 663, 682, 683 CC and entrance at CC & Leipzig** – Bob motioned to approve the Longwood Tree Service proposal to remove trees are various locations, choosing option 1 for 683 Country Club, in the amount of \$3,900 plus tax. Linda seconded, unanimously approved.
- **Reserve Funds Transfer to TD Bank CD** – Bob motioned to move \$50,000 from the Reserve account to a 6 month CD. Ernest seconded, unanimously approved.
- **Election – Location of Annual Meeting** – The golf course will be renovating their clubhouse from January to February, which means it will not be available for the Annual Meeting. The board and management are currently researching other options.

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Homeowner Comments –

Mike Murphy (Cypress) – Requested to have a note placed in the newsletter that Poker Club needs more players.

Adjournment

Linda motioned to adjourn at 9:01pm. Ernest seconded, unanimously approved.

Respectfully Submitted,

DiLucia Management Corporation