

**BLUE HERON PINES HOMEOWNER'S ASSOCIATION  
OPEN SESSION MEETING MINUTES  
NOVEMBER 29, 2023**

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**Call to Order/Approval of Minutes**

The Open Session Meeting of the Blue Heron Pines Homeowner's Association Board of Directors for November 29, 2023 was called to order at 6:30 pm.

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

Trish Haines confirmed that a quorum had been established.

Ernest motioned to approve Phil Gilbert as a new Board member and Treasurer seconded by Bob and unanimously approved.

Linda announced a reorganization of the Board, with Linda Taylor as President, Ernest Jubilee as Vice President, Bob Trapani as Trustee, Phil Gilbert as Treasurer, and Trish Haines as Secretary. Bob motioned to approve the reorganization of the Board seconded by Trish, unanimously approved.

Bob motioned to approve the minutes of September 27, 2023, Ernest seconded, unanimously approved.

**Secretary's Report**

Trish does not have anything to report at this time.

**Treasurer's Report**

Phil presented the balances of each account. In the operating account there is approximately \$20,000, Capital Reserve \$47,000.00, and CD's that are roughly \$150,000.

**Manager's Report**

Due to technical difficulties a Manager's Report was not available.

**President's Report**

Linda applauded all members of the community who have volunteered their time and who ensure the community maintains safety, beauty, and fiscal stability.

Linda mentioned that there was a concern regarding the election, ballots, and the withdrawal of Daphne Spizzuco from the election. Per legal counsel, the 3<sup>rd</sup> amendment of the By-Laws state that the first ballot received from every home shall be the ballot that is counted. Any subsequent ballot for the same home will be deemed invalid and discarded. This does not refer to the situation at hand. Should any homeowner bring in a changed ballot after the withdrawal, legal counsel advised that the first ballot be kept and marked "Changed the Ballot Due to a Withdrawal of the Candidate".

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**Trustee and Committee Reports**

**ADRC:** Ed Mauthe stated:

- Inspections were done this month that focused on the maintenance of the front yard and shutters that did or did not match the color of the front door. 26 homes were reported to be in violation and those homeowners will be notified that they must change their shutters or doors to match come Spring. Five of those homes are located in the 400 block of Country Club. Those homes were painted that color when they were built, so the ADRC is temporarily grandfathering those homes until it comes time to paint either the door or shutters, they must match.
- Solar – the roofing is complete, but the solar panels have not been installed yet.

**Landscaping:** Roy stated:

- The landscape season has ended for the year.
- The last and 27<sup>th</sup> cut was completed on the 20<sup>th</sup>.
- The final fall clean up is scheduled for December 7<sup>th</sup> and 8<sup>th</sup>, which will include leaf removal.
- A final fertilization was completed on the 22<sup>nd</sup>.
- Winterization of the irrigation system has been completed on the 14<sup>th</sup> through 17<sup>th</sup>.
- A tree replacement was completed at the entrance on Bally Bunion, the trees were dying and diseased. The new trees are Crape Myrtle.
- The dallisgrass treatment was completed and had yielded great results. In the Spring, a treatment for both crabgrass and dallisgrass will be completed.
- Fresh Cut's contract is set to expire in 2024. The Committee will begin the RFP process in the Springtime.
- 539 Country Club reported a dead tree on common ground. Longwood Tree Service has provided a verbal proposal of \$200 for the removal of the tree – the committee is awaiting a written proposal.

**Neighborhood Watch:** John DeMarco reported:

- December 18<sup>th</sup> will be the final Neighborhood Watch meeting for the 2023 year.
- The Neighborhood Watch recently presented a safety presentation at a community in Mays Landing, where the police department was also in attendance.
- There were a few vehicle break-ins at The Woods in the buildings near St. Andrews Drive and Country Club Drive.
- There were reports of gunshots, which turned out to be a neighbor on Racetrack Road with a range in their backyard.
- The Neighborhood Watch has information on Narcan training should any homeowner be interested.
- An Emergency Management Preparedness Guide is being developed.

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**Community Relations – Bob Mueller reported :**

- They are continuing to work with the current Township counsel to monitor any developments.
- They are working on meeting with the local school Board with the goal of working on the tax rates for the county.

**Clean-Up Committee – Jim Young reported:**

- The committee is still hoping for more volunteers.

**Recreation Committee – Carol Young mentioned:**

- There was no report.

**Unfinished Business –**

- **Entrance Signs** – The Board is still working on this and will table this topic until the next meeting.
- **Approval of Aftercare of Pool Resurfacing** – Galloway Pools Service has submitted a proposal in the amount of \$4,638.19 to replace brushing, chemical treatments, and ensure that the surface of the pool is intact. Bob motioned to approve Galloway Pools Service proposal in the amount of \$4,638.19 for the aftercare of the pool resurfacing. Ernest seconded, unanimously approved.

**New Business –**

- **Notice of Change in Legal Counsel** – The HOA's current legal counsel will no longer be representing HOA's or COA's as of January 1<sup>st</sup>, 2024. The Board has received two proposals for representation and is awaiting a third.
- **Approval of the Removal of Trees on Bally Bunion** – Fresh Cut has submitted a proposal to remove and replace the 6 trees along Bally Bunion Drive. Bob motioned to approve the proposal from Fresh Cut to remove and replace the 6 trees on Bally Bunion Drive for a total of \$4,307.47. Trish seconded, unanimously approved.
- **Approval of the Becht Engineering Capital Reserve Study** – A capital reserve study is due however , the board is not ready to motion for this item at this time.
- **Notice of the Snow Removal Contract** – Fresh Cut has provided an addendum for snow removal as they have switched insurance companies.

**Homeowner Comments –**

- A homeowner has requested the Board to consider the installation of a pickleball court next to the playground.
- The exercise bike and ellipticals need to be repaired or replaced. A fitness equipment company has been contacted to handle the repairs.
- The entrance signs should not be replaced with wood as termites may destroy the signs in the future.

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**Adjournment**

Bob motioned to adjourn the meeting. Seconded and unanimously approved.

Respectfully Submitted,

DiLucia Management Corporation