

**BLUE HERON PINES HOMEOWNER'S ASSOCIATION  
OPEN SESSION MEETING MINUTES  
JULY 26, 2023**

**PAGE 1**

**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 July 26, 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.

Trish Haines motioned to approve the minutes of April 26, 2023, Ernest Jubilee seconded, unanimously approved.

Bob Trapani motioned to approve the minutes of June 21, 2023, Linda Taylor seconded, unanimously approved.

**Secretary's Report**

Linda updated the website with current minutes and newsletters.

**Treasurer's Report**

Trish presented the balances of each account as of June 30, 2023: Operating account \$45,355, Capital Reserve \$108,043, 9-month CD with an expiration date of October 2023 \$102,000 and the Recreation Account \$4,042.

**Manager's Report**

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

- Working with a contractor to repair the stones falling off the chimney in the clubhouse.
- Working with contractor to repair and clean the gutters on the clubhouse.
- Was able to have a contractor on-site in a few days to repair the wooden vent.
- Looking into trimming the tree limbs hanging over gutters.
- Continuing to coordinate the next NJMVC mobile unit visit with John DeMarco.
- Helped to coordinate the community wide yard sale. Unfortunately, this year was not as successful due to the weather. If the Board decides to have a yard sale next year it is management's suggestion that it be done in conjunction with The Woods at Blue Heron Pines.
- Putting together the 2024 draft budget and working on scheduling the meeting.
- Assisted in a wellness check for a homeowner whose neighbors were concerned for her safety.
- Completed a broadcast phone call regarding suspicious people within the neighborhood.

**President's Report**

John advised that the pool will be closing this year after Labor Day. While the Board typically extends the pool season for 2 weeks, but with the plaster project, the Board felt it best to close the pool after Labor Day to ensure the project can be completed.

**BLUE HERON PINES HOMEOWNER'S ASSOCIATION  
OPEN SESSION MEETING MINUTES  
JULY 26, 2023**

**PAGE 2**

He complimented Roy in continuing to take pride in the community's appearance, as it looks beautiful and is a pleasure to drive through. Since the last meeting, entrance features have been soft washed. Summer pruning has taken place and summer flowers have been planted at the entrances. During these projects, some needed repairs were uncovered. Management is soliciting proposals for the work noted and will present them to the Board for a decision. They did address the gutter repairs noted at the last meeting.

Ed Mauthe and Bob Trapani have been working hard on the solar project, and the Board is ready to finalize the decision. Entry into the clubhouse will be strictly through the main entrance and residents will not be allowed to rent the clubhouse during the project.

**Trustee and Committee Reports**

**ADRC:** Ed Mauthe advises:

- The committee has begun their summer inspections. Overall, the community is in great shape and most homeowners have worked hard to keep their exterior appearances in line with ADRC guidelines.
- During spring inspections, 100 people were cited. For the summer inspections, only 40 were cited.
- They will be completing the second round two weeks from Friday.
- Most of the violations were for weed conditions on sides of home, but there were some that needed power washing of their driveways and homes.

**Landscaping:** Roy stated:

- The overall condition of the community is above the norm, given the weather conditions. The turf is in generally good condition, with a few spots that need correction.
- There is no current plan on applying fungicide.
- July work consisted of weekly mowing's, fertilization on June 30<sup>th</sup>, and insecticide. Kyllinga and bent grass control is planned for the end of this month, possibly into August. This treatment will cause some dead spots, but they will be temporary and corrected with aeration and re-seeding in the fall.
- Summer pruning of the shrubs in the common areas was also completed, with the second occurring in the fall.
- Elevation of the tree crowns on common area trees began today. FreshCut was unable to finish today, will continue working tomorrow and into Friday if necessary.
- Irrigation system is operating efficiently. There have been a number of issues, but all have been fixed. There have also been a few main line breaks due to the aging of the materials, but all have been repaired.
- August operations consist of mowings 15-19, weather permitting, continue with kyllinga and bent grass control, and spot treatment for crabgrass. It was determined that what was thought to be crabgrass is actually dallisgrass, which is harder to control. He is working with FreshCut to come up with a plan to keep it under control.
- Entry flowers for fall have been ordered. They will be planted in late September or early October.

**BLUE HERON PINES HOMEOWNER'S ASSOCIATION  
OPEN SESSION MEETING MINUTES  
JULY 26, 2023**

**PAGE 3**

**Neighborhood Watch:** In John DeMarco's:

- It has been a busy few months for the neighborhood watch committee. They held their meeting on July 18<sup>th</sup>, and it was a well attended meeting.
- There is a total of 20 members on the committee. They are dedicated members that want to keep the community safe.
- There have been 5 incidents since April. In April, someone attempted to steal a vehicle and later drove through a homeowner's garage. That night, several vehicles were also broken into throughout the community and The Woods. On June 17<sup>th</sup>, there was an attempted break in at a home in the community. On another occasion, someone attempted to open a front door of a home at 1am, and it is still an open investigation. The Woods have had vehicle break ins. And lastly, minors have been trespassing on homeowner's property.
- He urged the community to continue to stay vigilant. He also mentioned that it is happening everywhere, it is not central to Galloway.
- Requested that homeowners leave their exterior lights on to help keep the community well-lit. This will be the best deterrent for keeping crime away.
- John is working with the police department to put together a security list for residents to help keep them and the community safe.
- Reminded everyone of utilizing the property checks by the police department.
- Asked that those who are available to attend the National Night Out on August 1<sup>st</sup>.
- Galloway PD has created a 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. The application is on the Galloway PD website.

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

- No current updates.

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

- Going well lately and there are a few new members. Appreciate the mention in the newsletters.
- Next cleanup will be August 11<sup>th</sup> and 12<sup>th</sup>. On Friday will be Leipzig and RaceTrack, and on Saturday Tilton Rd.

**Recreation Committee** – Carol Young mentioned:

- Luau party was very successful. They changed food vendors and everyone loved it. They were able to donate the leftover food to a local Atlantic City rescue mission.
- Hoping to do a pool closing party.

**Unfinished Business** –

- **Clubhouse Solar Panels** – Bob Trapani motioned to affirm and ratify the approval made at the June 21, 2023 meeting to approve REPM as their contractor to install a new roof and solar panels on the clubhouse. Linda Taylor seconded, unanimously approved.

**BLUE HERON PINES HOMEOWNER'S ASSOCIATION  
OPEN SESSION MEETING MINUTES  
JULY 26, 2023**

**PAGE 4**

**New Business –**

No new business at this time.

**Homeowner Comments –**

Rich Melkonian (St. Andrews) – Asked several questions regarding the roof and solar project. Will they be replacing the entire roof or just the area where the solar panels will be installed? John Maczonis stated that they will be replacing the entire roof. Will they tear off the existing roof before installing new shingles, or install the shingles over the existing ones? John advised that they will be doing a full tear off and also replacing plywood if necessary. What type of warranty? Ed Mauthe informed him that they will be using GAF premium shingles with a 25 year warranty.

**Adjournment**

Linda Taylor motioned to adjourn at 7:30pm. Ernest Jubilee seconded, unanimously approved.

Respectfully Submitted,

DiLucia Management Corporation