**BLOOMFIELD CLUB II HOMEOWNERS ASSOCIATION**

**MINUTES OF THE BOARD OF DIRECTORS MEETING**

**May 26, 2021**

The Board of Directors Board Meeting of the Bloomfield Club II Townhome Association was held on Wednesday, May 26, 2021 at 7:00 PM at the Bloomfield Club Recreation Facility.

**Attendance** **–** Present: J. King, President

T. Galles, Treasurer

R. Cascio, Secretary

L. Eskildsen, Director

S. Elmore – EPI

Absent: J. Chranko, Vice President

**Guests**: Dwight Anderson, Beary Landscaping, attended the meeting to provide an update and answer homeowner’s questions. He will provide dates to the Board for trimming and edging and also deliver flags to the clubhouse for residents to put in the planter bed if they don’t want the landscaper to trim.

**Minutes**:

***Minutes: T. Galles made a motion to approve the April 28, 2021 minutes. Seconded by R. Cascio. Motion unanimously approved.***

**Treasurers Report** – T. Galles presented the financial report for April 30, 2021

Total Checking & Savings $936,182.90

Total AR & Other Assets $ 32,436.10

Total Current Assets $968,619.00

Total Liabilities (AP & Other Liab) $ 33,023.56

Total Liabilities & Equities $972,870.48

***Motion: J. King made a motion to approve the Treasurer’s Report for April 30, 2021. Seconded by L. Eskildsen. Motion unanimously approved.***

**Management Report** –

* **Delinquencies –** As of this date, the governor has issued a stay through August 2021. EPI will send 30-day notices by certified mail to any unit owners with a balance over $50. If the balance is not cleared by the end of July, the account will be sent to the attorney for forcible. Anyone who is delinquent is not allowed to use the clubhouse facilities.
* **Drainage Project**– S. Elmore recommended that he get two bids for phase 3 and 4 – one based on the engineering specifications and one based on Beary Landscaping specifications, however the Board should confirm the specifications (which were drawn by the Civil Engineer). The Board said they would review this matter at the June 2021 meeting.
* **Gutter Cleaning** – Gutter cleaning has been completed by SMS.
* **Exterior Painting Specifications** – Schedule of buildings to be painted is included in Management report. Three garage doors will be added to the list.
* **Fence Behind Strip Center** – Discussion was held on how to proceed with replacing the fence behind the strip center. Management will get copies of the surveys from the Village and ask for a legal opinion on whether the Association can build a fence on individual owner’s property with the owner’s permission from the Association’s attorney.
* **Driveway/Sidewalk Replacement** – A decision will be made on the driveways and sidewalks to be replaced once all Board members have looked at those on the list at the June 2021 meeting.

**Inspection Report** – S. Elmore discussed the inspection report.

**Committee Reports** –

* **Landscape** –
* **Architectural** –

**Unfinished Business:** All unfinished business was discussed.

**New Business** – There was no new business to come before the Board.

**Recreation Board Report** – No Recreation Board report was given due to J. Chranko’s absence.

**Homeowner Forum** –

**Adjournment-**

***Motion – L. Eskildsen made a motion to adjourn the meeting at 7:55 pm. Seconded by T. Galles. Motion unanimously approved.***

***Respectfully Submitted,***

***EPI Management Company, LLC***