BLOOMFIELD CLUB II HOMEOWNERS ASSOCIATION

MINUTES OF THE ANNUAL & BOARD OF DIRECTORS MEETINGs

April 22, 2026

The Board of Directors Board Meeting of the Bloomfield Club II Townhome Association was held on Wednesday, April 22, 2026 at 7:00 P.M. at the Bloomfield Club Recreation Facility. R. Cascio served as Chairperson of the meeting.

Attendance – Present: R. Cascio, President
K. Fricke – Vice-President
L. Masciola, Treasurer
M. Ciccia-Veljasevic, Secretary
M. Castricone - Director
M. Stevens – EPI

Absent: None

Guests: None

Minutes: ***Motion – Motion by K. Fricke to approve the January 2026 meeting minutes. Seconded by L. Masciola. Motion unanimously approved.***

Treasurers Report – The Financial report was read.

Total Checking & Savings	$ 757,947
Total AR & Other Assets	$ 13,196
Total Assets	$ 808,063
Total Current Liabilities	$ 20,974
Total Equity	$ 787,089
Total Liabilities & Equities	$ 808,063

Management Report –

- **Roof Replacement** – Board advised that purchase of the roofing materials was conducted. Once all the materials are delivered representatives of the Association will go and inspect the materials in person prior to releasing balance of the down payment. Depending on weather they may start in mid to late May or if there is more rain it may be pushed back to June.

- Gutter Cleaning was discussed. M. Castricone motioned to approve Medranos for $5,460 minus the first phase of the roof project. Seconded by K. Fricke, approved unanimously.

- Reminder that owners will have to work with RCH for any skylight replacements.

- Management agreement was discussed. Board requested additions and will revisit in May.

Sales – No recent sales.

Committee Reports –

- **Landscape –** No new business
- **Architectural –** No new business

Unfinished Business: There was no Unfinished Business.

New Business: No New Business.

Recreation Board Report – R. Cascio reported that the hot tub will stay open.

Homeowner Forum – Discussion related to roof replacement project and maintenance concerns were discussed. Comments related to concern over rule violations and notice/rule wording.

Adjournment-

Motion – Motion by R. Cascio to adjourn the meeting at 7:55 pm. Seconded by M. Castricone. Motion unanimously approved.

Respectfully Submitted,
EPI Management Company, LLC