

BLOOMFIELD CLUB II HOMEOWNERS ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS MEETING

July 24, 2024

The Board of Directors Board Meeting of the Bloomfield Club II Townhome Association was held on Wednesday, July 24, 2024 at 7:43 PM at the Bloomfield Club Recreation Facility. B. Lindgren served as Chairperson of the meeting.

Attendance – Present: B. Lindgren, President
 R. Cascio, Vice President
 L. Masciola, Secretary
 M. Castricone, Treasurer
 J. Chranko, Director
 M. Stevens – EPI

Guests: There were no guests present.

Minutes:

Motion – Motion by J. Chranko to approve the June 26, 2024 meeting minutes as corrected. Seconded by R. Cascio. Motion unanimously approved.

Treasurers Report – M. Castricone presented the financial report for June 30, 2024

Total Checking & Savings	\$1,011,021
Total AR & Other Assets	\$ 46,680
Total Assets	\$1,057,702
Total Current Liabilities	\$ 34,004
Total Equity	\$1,023,697
Total Liabilities & Equities	\$1,057,702

Motion – Motion by R. Cascio to approve the financial report for June 30, 2024. Seconded by J. Chranko. Motion unanimously approved.

Management Report –

- **Late Fee** – The Board approved reversing the late fee for 226BP.
- **Roof Evaluation** – M. Stevens reported that the list of units and the four types of units to be inspected have been submitted to RCO. Management will notify the unit owners once they receive dates to schedule the inspections.
- **Comcast Proposed Renewal Agreement** – M. Stevens received the renewal agreement with Comcast. Discussion was tabled until the next meeting and M. Stevens will contact the attorney for an opinion on the contract terms.
- **Mulch** – M. Stevens reported that New Dimensions will install the mulch by 7/25/24.

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- **U.S. Tree Contract** – M. Stevens reported that U.S. Tree would like to schedule trimming in October rather than in the winter.
- **Wood Trim Replacement** – M. Stevens reported that material has been ordered and he will determine how much space is needed to store the wood and for how long.
- **2025 Budget** – M. Stevens reported that he will have the budget draft to the Board soon.

Violations -

- Truck with C plates – 169SL. M. Stevens will notify the unit owner that the truck should be parked in the garage.
- 160SL – Garbage can left out. M. Stevens reported that it was only a warning and will be left in the file.
- 224 CD – Lawn damage from 226 CD. Board advised lawn is unit owner responsibility and is shown on plat, not Association responsibility. No further action at this time.

Committee Reports –

- **Landscape** – B. Lundgren discussed landscaping.
- **Architectural** – No report

Unfinished Business: There was no Unfinished Business.

New Business: There was no New Business before the Board.

Recreation Board Report – R. Cascio reported that the Summer Party was held on July 20th. The 2025 budget has been completed and will include a \$3.00 increase with assessments of \$99 per month. Reserve projects for 2025 include resurfacing the pool, patio and deck and staining the fence along Wedgefield.

Homeowner Forum –

Homeowner asked a question regarding her roof and will meet with M. Stevens.

Adjournment-

Motion – Motion by J. Chranko to adjourn the meeting at 8:23 pm. Seconded by M. Castricone. Motion unanimously approved.

Respectfully Submitted,
EPI Management Company, LLC