

BLOOMFIELD CLUB II HOMEOWNERS ASSOCIATION
MINUTES OF THE ANNUAL & BOARD OF DIRECTORS MEETINGS

May 27, 2026

The Board of Directors Board Meeting of the Bloomfield Club II Townhome Association was held on Wednesday, May 27, 2026 at 7:04 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. Ciccio-Veljasevic, Secretary
 M. Castricone - Director
 M. Stevens – EPI

Absent: None

Guests: None

Minutes: *Motion – Motion by M. Castricone to approve the April 2026 meeting minutes. Seconded by K. Fricke. Motion unanimously approved.*

Treasurers Report – The Financial report was read.

Total Checking & Savings	\$ 770,730
Total AR & Other Assets	\$ 50,170
Total Assets	\$ 820,899
Total Current Liabilities	\$ 20,361
Total Equity	\$ 800,538
Total Liabilities & Equities	\$ 820,899

Management Report –

- **Roof Replacement** – Board advised that purchase of the roofing materials was conducted. All materials were received and inspected in person by R. Cascio and Mark from EPI. Pictures of the materials were submitted to the rest of the Board. Depending on weather they may start in early to mid June. Owners will be notified as we get closer. Board requested the invoices include statements related to decking replacement and gutters per building. Board requested a sample invoice. Board would also like to see copy of the completed inspection from Village.
- Window Mullions were discussed as the previously used company is no longer in business. Durabilt in Franklin Park. Blaine could be another possible company.

***Bloomfield Club II
Meeting Minutes***

- Deck staining was discussed that it would be reviewed closer. Owners would be given 90 days. Send general notice to ensure deck is in good condition and stained accordingly. If not you may receive a specific letter once deck inspections are conducted in the upcoming weeks.
- Gutter Cleaning was discussed as it'll be starting soon.
- 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 – 192 Benton – \$390,000

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 7:40 pm. Seconded by M. Castricone. Motion unanimously approved.

***Respectfully Submitted,
EPI Management Company, LLC***