

# **BLOOMFIELD CLUB II HOMEOWNERS ASSOCIATION**

## **MINUTES OF THE BOARD OF DIRECTORS MEETING**

**May 28, 2025**

The Board of Directors Board Meeting of the Bloomfield Club II Townhome Association was held on Wednesday, May 28, 2025 at 7:00 PM at the Bloomfield Club Recreation Facility. B. Lindgren served as Chairperson of the meeting.

**Attendance** – Present:       B. Lindgren, President  
  R. Cascio, Vice President  
  M. Castricone, Secretary  
  M. Stevens – EPI

**Absent:**                       L. Masciola, Treasurer

**Guests:** Rebecca from Sebert Landscaping.

**Landscaping:** Rebecca from Sebert Landscaping advised grub application will be put down in upcoming weeks. Bush removal will be conducted in June.

### **Minutes:**

***Motion – Motion by R. Cascio to approve the April 30, 2025 meeting minutes. Seconded by M. Castricone. Motion unanimously approved.***

**Treasurers Report** – The financial report was held.

Total Checking & Savings	\$1,050,264
Total AR & Other Assets	\$ 34,378
Total Assets	\$1,097,839
Total Current Liabilities	\$ 10,491
Total Equity	\$1,055,767
Total Liabilities & Equities	\$1,097,839

### **Management Report** –

- **Roof Replacement Quotations** – M. Stevens presented quotes for roof replacement from 5 companies for the Board's review. Initial discussion of the quotes pricing and vendor BBB ratings was discussed. Board advised the total cost range is between 1.7-2.8 million. Board's preferred three companies are Total Roofing, RCH Roofing, and Romans Roofing. Board requested a quote from RCL Engineering for project oversight. Board requested looking into gutter guard installation and quotes and if the existing quotes include connecting existing venting in the attics to the roof vents.
- **Association Insurance** – Renewal proposal was discussed. M. Stevens will work for comparison quote prior to July renewal.

***Bloomfield Club II  
Meeting Minutes***

- **Rotted Wood** – M. Stevens reported inspection will be done for rotted wood and after inspection will request quotes if necessary.
- **153 Benton** – Tuckpointing approved for under \$500 otherwise quote will be needed.
- Concern was raised about some deck colors not matching approved color. Board and manager will continue to inspect decks for staining and repairs in upcoming weeks.
- Concern was raised about Ash trees and their condition throughout the complex.
- **162 Benton** – Concern raised about front garage gutter not draining. It will be inspected.
- **Concrete Replacement** – Owners were advised this project will be scaled down compared to previous years in effort to save funds to put towards the roof replacements. Initial discussion regarding sections to be replaced occurred.
- **Reminders** – Discussion was held regarding sending out an important rule reminder to owners.

**Sales** – 216 Springdale - \$400,000, 323 Clubhouse - \$365,000, 141 Benton 361,000

**Committee Reports** –

- **Landscape** – B. Lindgren reported the committee has been walking around and found some items for owners to address. Reminder that owners need to water their lawn. Question regarding water restrictions was discussed, management to obtain water restriction information.
- **Architectural** – No new business

**Unfinished Business:** There was no Unfinished Business.

**New Business:** No New Business.

**Recreation Board Report** – R. Cascio reported that the pool did not open due to weather. Car ran into the brick wall in the lawn area of the clubhouse and repairs are being addressed in upcoming weeks. There will be several events coming up. Happy Hour will be June 13 & August 8. Summer Party will be July 19. Insurance for the clubhouse is now \$52,000.

**Homeowner Forum** – Concerns were discussed related to gutter cleanings, rule violations, and landscaping.

**Adjournment-**

***Motion – Motion by R. Cascio to adjourn the meeting at 7:52 pm. Seconded by M. Castricone. Motion unanimously approved.***

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