

BLOOMFIELD CLUB II HOMEOWNERS ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS MEETING

April 30, 2025

The Board of Directors Board Meeting of the Bloomfield Club II Townhome Association was held on Wednesday, April 30, 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
 L. Masciola, Treasurer
 M. Castricone, Secretary
 M. Stevens – EPI

Guests: There were no guests attending the meeting.

Minutes:

Motion – Motion by M. Castricone to approve the January 29, 2025 meeting minutes. Seconded by R. Cascio. Motion unanimously approved.

Treasurers Report – L. Masciola presented the financial report for March 31, 2025 questioning a difference between the Balance Sheet checking amount and the bank statement which management will inspect further.

Total Checking & Savings	\$1,065,555
Total AR & Other Assets	\$ 55,978
Total Assets	\$1,121,534
Total Current Liabilities	\$ 55,762
Total Equity	\$1,065,772
Total Liabilities & Equities	\$1,121,534

Motion – Motion by M. Castricone to approve the financial report for October 31, 2024. Seconded by R. Cascio. Motion unanimously approved.

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 requested an additional quote from Matthews Roofing and to prepare a quote comparison spreadsheet for the Board's review.
- **Corporate Transparency Act** – M. Stevens reported that a court hearing removed domestic entities from the act.
- **Painting Quotations** – M. Stevens reported quotes from Complete Painting for \$33,850 and Perfected Painting for \$12,447. Motion made by R. Cascio to approve Complete Painting for \$33,850, seconded by B. Lindgren, approved unanimously.

***Bloomfield Club II
Meeting Minutes***

- **Snow Removal** – Snow Removal proposal from Suburban Maintenance was discussed for 3 years for \$43,775, no change from prior contract. Motion made by M. Castricone to approve the 3 contract for \$43,775, seconded by R. Cascio, approved unanimously.
- **Landscaping** – M. Stevens provided a quote from Sebert Landscaping. Board requested additional quotes which will be obtained by management for the Board's review.
- **Springdale Drainage** – The lawn restoration from this project was discussed. There are multiple locations where the seed did not take. The Board already spoke with New Dimensions who has agreed to put down fresh seed. Sebert will be notified once completed so they can avoid mowing over those areas.
- **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.
- **Meeting Topics** – Discussion was held regarding adding specific discussion topics to future meeting notices.

Sales – 206 Springdale - \$344,000

Committee Reports –

- **Landscape** – B. Lindgren reported the committee will be walking around more as the weather gets warmer and everything begins to bloom. Reiterated that owners are responsible for shrub and tree replacement and required a modification request and approval.
- **Architectural** – No report

Unfinished Business: There was no Unfinished Business.

New Business: Omar Tobon advised the Board he was interested in filling the vacant Board position. B. Lindgren motioned to approve Omar Tobon to fill the vacancy, seconded by R. Cascio, approved unanimously.

Recreation Board Report – R. Cascio reported that the Easter Egg hunt was great. Happy Hour will be May 9, June 13 & August 8. Summer Party will be July 19. Pool will open Memorial Weekend. Insurance for the clubhouse is now \$52,000.

Homeowner Forum – Discussion was held regarding proposed rule modification related to flags and signs especially political flags. Proposed modification will not be submitted as there was not enough support from those in attendance.

Adjournment-

Motion – Motion by Brian Lindgren to adjourn the meeting at 9:34 pm. Seconded by Russ Cascio. Motion unanimously approved.

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