

BLOOMFIELD CLUB II HOMEOWNERS ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS MEETING

April 24, 2024

The Board of Directors Board Meeting of the Bloomfield Club II Townhome Association was held on Wednesday, April 24, 2024 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, Secretary
 M. Castricone, Treasurer
 J. Chranko, Director
 M. Stevens – EPI

Guests: Matt, Edward Jones representative, gave an update on the market and the state of the Association's investments. Rebecca, Sebert Landscaping, gave an update on the landscaping.

Minutes:

Motion – Motion by R. Cascio to approve the January 24, 2024 meeting minutes. Seconded by J. Chranko. Motion unanimously approved.

Treasurers Report – M. Castricone presented the financial report for March 31, 2024

Total Checking & Savings	\$ 981,628
Total AR & Other Assets	\$ 47,206
Total Assets	\$1,028,835
Total Current Liabilities	\$ 65,952
Total Equity	\$ 968,672
Total Liabilities & Equities	\$1,028,835

Motion – Motion by R. Cascio to approve the financial report for March 31, 2024. Seconded by J. Chranko. Motion unanimously approved.

Management Report –

- **Exterior Painting** – M. Stevens confirmed that six buildings will be done again this year – 159–196 Springdale. Five bids were received for painting. Discussion was tabled to Executive Session.
- **Concrete Replacement** – The Board will review their lists and determine which driveways, sidewalks, aprons and walkways need to be done.
- **Roof Replacement** – M. Stevens reported that he will put out bids to get costs for roof replacement as well as an engineering company to evaluate the roofs.

***Bloomfield Club II
Meeting Minutes***

- **Address Numbers** – M. Stevens reported that the Board is reviewing samples for the address numbers.
- **Tree Trimming for 2025** – M. Stevens received quotes for 2025 tree trimming. Discussion was tabled until a quote is received from Sabatello Tree Care who has the current contract.
- **Mulch** – M. Stevens reported that information regarding mulch will be emailed to homeowners when it gets closer to the date for installation.
- **Drainage Issues** – M. Stevens reported that New Dimensions and Management looked at three areas with drainage issues. Total to repair the areas is \$9,700.

Committee Reports –

- **Landscape** – No report
- **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 work is continuing on the pump room and at this time there should be no increase. Insurance for the Rec Association is increasing \$20,000 for the next renewal period. The Board will continue to look for insurance with lower rates. The Association made money on their investments in 2023. The Board is getting quotes to replace the portico windows. The Summer Party will be held on 7/20 with food trucks, petting zoo and karaoke. A Halloween party and a Bears party are being discussed. The advisory poll on the spa was 52 votes to keep it open and 47 votes to close it. No decision has been made on whether to close it or keep it open. .

Homeowner Forum –

Homeowners asked questions regarding approved windows, gutter cleaning and fences.

Adjournment-

Motion – Motion by B. Lindgren to adjourn the meeting at 10:30 pm. Seconded by J. Chranko. Motion unanimously approved.

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