

BLOOMFIELD CLUB II HOMEOWNERS ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS MEETING

January 24, 2024

The Board of Directors Board Meeting of the Bloomfield Club II Townhome Association was held on Wednesday, January 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: There were no guests present at the meeting.

Minutes:

Motion – Motion by R. Cascio to approve the November 1, 2023 minutes. Seconded by M. Castricone. Motion unanimously approved.

Treasurers Report – M. Castricone presented the financial report for December 31, 2023

| | |
|------------------------------|------------|
| Total Checking & Savings | \$ 937,632 |
| Total AR & Other Assets | \$ 40,188 |
| Total Assets | \$ 977,820 |
| Total Current Liabilities | \$ 60,179 |
| Total Equity | \$ 917,640 |
| Total Liabilities & Equities | \$ 977,820 |

Motion – Motion by J. Chranko to approve the financial report for December 31, 2023. Seconded by R. Cascio. Motion unanimously approved.

Management Report –

- **Exterior Painting** – The Board confirmed that six buildings will be done again this year – Buildings 14-19.
- **Concrete Replacement** – M. Stevens reported that the Presta bid for 2022 was attached for the Board's information. The Board will do a concrete walk in April and inspect driveways, sidewalks, aprons and walkways to determine what needs to be done. They will put together a list from the walk and open work orders to prioritize the work.

***Bloomfield Club II
Meeting Minutes***

- **Patio Lights** – M. Stevens reported he will keep patio lights on the general list until the Board determines priorities for the year.
- **Address Numbers** – M. Stevens had samples for the Board to review. Discussion was tabled.

Rule Violations – None at this time

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 the Rec Board met with Platinum Pool to discuss the plans for renovation of the pump room. Application for permits has been submitted. When the work begins will be dependent upon when the permits are received. No decision will be made regarding the spa or a special assessment until after completion of the 2023 financial review and receipt of the final cost estimate for the renovation. R. Cascio discussed the cost of maintaining the spa and the cost to close the spa.

Homeowner Forum –

Homeowner asked about when roofs would be replaced again. The projection is 2030 but the Board is planning to have the roofs evaluated for life remaining and cost to replace them.

Discussion regarding how to control traffic on streets to slow down residents such as adding stop signs or flashing signs. Homeowner was advised to attend Rec Board meeting to discuss.

Owner asked that a list of Board members and their roles to be sent to homeowners.

ACH Assessments – Some assessments have not been deducted from homeowner's accounts due to EPI Management changing banks. The switch should be complete by the end of the month.

Adjournment-

Motion – Motion by J. Chranko to adjourn the meeting at 8:00 pm to Executive Session. Seconded by R. Cascio. Motion unanimously approved.

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