

BLOOMFIELD CLUB II HOMEOWNERS ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS MEETING

June 28, 2023

The Board of Directors Board Meeting of the Bloomfield Club II Townhome Association was held on Wednesday, June 28, 2023 at 7:00 PM at the Bloomfield Club Recreation Facility. T. Galles served as Chairperson of the meeting.

Attendance – Present: T. Galles, President
B. Lindgren, Secretary
M. Castricone, Treasurer
R. Cascio, Director
L. Masciola, Director
M. Stevens – EPI

Guests: Sebert representatives Matt and Rebecca attended the meeting to give an update on the landscaping. Matt introduced Rebecca as the new contact person for the property.

Minutes:

Motion – Motion by B. Lindgren to approve the May 24, 2023 minutes. Seconded by M. Castricone. Motion unanimously approved.

Treasurers Report – T. Galles presented the financial report for May 31, 2023

Total Checking & Savings	\$1,041,839
Total AR & Other Assets	\$ 35,189
Total Assets	\$1,077,028
Total Current Liabilities	\$ 62,211
Total Equity	\$1,024,017
Total Liabilities & Equities	\$1,077,028

Motion – Motion by B. Lindgren to approve the financial report for May 31, 2023. Seconded by Russ Cascio. Motion unanimously approved.

Management Report –

- **Drainage Project – Phase 4** – M. Stevens reported that plans submitted to the Village have been approved and Management has received three quotes for the drainage project. Only one quote included the storm sewer manhole installation. Newberg Construction quoted \$10,300 for installation of the storm sewer manhole. Management will get two more quotes.
- **Springdale Lane Fence** – M. Stevens reported that Complete Painting has not notified Management of the start date.

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- **Exterior Painting** – M. Stevens reported that Complete Painting will send an email with the start date.
- **Concrete & Driveway Replacement** – M. Stevens reported that Presta has started driveway and sidewalk replacement. The Board requested a schedule for the replacement.
- **196-198 Benton Drainage** – M. Stevens reported that three quotes were received to regrade the area between the units. The Board will discuss during Executive Session.
- **180 Springdale - Berry Tree** – Discussion was tabled.
- **Light Fixture/Bulb Replacement** – M. Stevens reported that they are trying to have several lights replaced at one time or when they come out to do other things.
- **Rear Lighting Samples** – Discussion was tabled until next month.
- **Sebert Watering** – Sebert will continue watering through July.

Motion – Motion by B. Lindgren to continue to watering based on the current schedule. Seconded by R. Cascio. Motion unanimously approved.

Rule Violations – B. Lindgren, T. Galles and M. Stevens inspected the property and sent notices to homeowners for deck violations.

Committee Reports –

- **Landscape** – Nothing further to report
- **Architectural** – No report

Unfinished Business: There was no Unfinished Business.

New Business: There was no New Business.

Recreation Board Report – R. Cascio reported that the Summer Party will be held on 7/15 from 12:00 – 4:00 pm with food trucks, live music, car show and games for kids. Social Committee has a Fitness Committee, Walking Club, Book Club in fall and Bunco Club in August. The Board approved \$2,000 to purchase new chairs for the pool and is getting quotes for changing the equipment in the pool room. The pool was closed for two days because of air quality.

Homeowner Forum –

Adjournment-

The Board was adjourned to Executive Session at 7:45 pm.

The meeting was recessed at 8:58.

Motion – Motion by M. Castricone to approve regrading at 196-198 Benton Lane by New Dimensions for \$2,400. Seconded by B. Lindgren. Motion unanimously approved.

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Motion – Motion by B. Lindgren to approve grading at 200–204 Benton Lane by New Dimensions in the amount of \$950. Seconded by M. Castricone. Motion unanimously approved.

The meeting was adjourned at 9:00 pm.

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