

BLOOMFIELD CLUB II HOMEOWNERS ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS MEETING

June 26, 2024

The Board of Directors Board Meeting of the Bloomfield Club II Townhome Association was held on Wednesday, June 26, 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
 J. Wanland – EPI

Guests: Sebert representative Rebecca attended the meeting to give an update on the landscaping.

Minutes:

Motion – Motion by J. Chranko to approve the May 22, 2024 meeting minutes as corrected. Seconded by B. Lundgren. Motion unanimously approved. Total Checking & Savings for April 30, 2024 should be \$986,717.

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

Total Checking & Savings	\$1,021,317
Total AR & Other Assets	\$ 47,845
Total Assets	\$1,069,163
Total Current Liabilities	\$ 80,075
Total Equity	\$ 989,088
Total Liabilities & Equities	\$1,069,163

M. Castricone reported that \$116,000 was moved from the Money Market to Treasuries Mutal Fund at 5.15% interest. The balance in the Money Market is \$5,000 which is required to keep the account open.

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

Management Report –

- **Roof Evaluation** – J. Wanland reported that RCO is requesting access to attic areas of each style of unit for the engineering study to inspect the condition, life span and cost of replacement. The Board will give Management a list of homeowners that will allow access to their attic.
- **Insurance** – J. Wanland reported that the insurance with State Farm renews on 7/12/24 in the amount of \$2,421. Management has requested additional quotes.

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- **Mulch** – J. Wanland reported that three quotes were received for mulch installation.

Motion – Motion by M. Castricone to approve mulch installation by New Dimensions in the amount of \$26,600 and confirm that it is dark brown premium mulch. Seconded by R. Cascio. Motion unanimously approved.

- **Tree Trimming for 2025** – Management received quotes from five contractors for tree trimming.

Motion – Motion by R. Cascio to approve the proposal by US Tree Service for 2025 tree trimming in the amount of \$23,400. Seconded by J. Chranko. Motion unanimously approved.

- **Wood Trim Replacement** – J. Wanland reported that the inspection of the wood trim is attached.

Motion – Motion by R. Cascio to approve the contract with Inside Out in the amount of \$7,845. Seconded by J. Chranko. Motion unanimously approved.

- **Concrete Replacement** – J. Wanland reported that additional quotes were requested.

Motion – Motion by R. Cascio to approve the proposal by Presta for concrete replacement in the amount of \$95,575. Seconded by M. Castricone. Motion unanimously approved.

- **Institute of Roofing** – J. Chranko requested Management look into the roofing institute. No results were found in the U.S. They are looking for more details and search again.
- **Rear Coach Lights** – The Board tabled replacement of the rear coach lights but will share two or three choices for homeowners who would like to do it themselves.
- **202 Benton** – The Board will look at the drainage with New Dimensions.
- **Gutter Cleaning** – J. Wanland reported that the gutter cleaning was done on 6/11/24. Missed units have also been completed.
- **Exterior Painting 150-195 Springdale** – J. Wanland reported a copy of the contract is attached as well as the painting schedule.
- **217-231 Benton** – J. Wanland reported that the contract with New Dimensions for rear drainage work is attached.
- **Landscape Contract** – The landscape contract for 4/24–11/25 with Sebert is attached with no change in fees. Bush trimming for the first trim will be completed by June 30th each season.
- **Light Bulb Inspection** – J. Wanland reported that six bulbs were replaced.

Committee Reports –

- **Landscape** – B. Lundgren discussed landscaping.
- **Architectural** – No report

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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 pool season is going well. Cocktails in the Pool had a good turnout and the Summer Party will be held on July 20th. Board members will meet to begin work on the 2025 budget.

Homeowner Forum –
Homeowner asked question regarding her assessments.

Adjournment-

Motion – Motion by J. Chranko to adjourn the meeting at 8:09 pm. Seconded by M. Castricone. Motion unanimously approved.

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