

# BLOOMFIELD CLUB II HOMEOWNERS ASSOCIATION

## MINUTES OF THE BOARD OF DIRECTORS MEETING

**May 22, 2024**

The Board of Directors Board Meeting of the Bloomfield Club II Townhome Association was held on Wednesday, May 22, 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:** Rebecca, Sebert Landscaping, gave an update on the landscaping.

### **Minutes:**

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

**Treasurers Report** – M. Castricone presented the financial report for April 22, 2024

Total Checking & Savings	\$ -250.42
Total AR & Other Assets	\$ 50,133
Total Assets	\$1,036,851
Total Current Liabilities	\$ 63,673
Total Equity	\$ 973,178
Total Liabilities & Equities	\$1,036,851

- M. Castricone reported that \$120,000 will be put in a higher interest bearing money market.

***Motion – Motion by R. Cascio to approve the financial report for April 22, 2024. Seconded by B. Lindgren. Motion unanimously approved.***

### **Management Report** –

- **Gutter Cleaning** – Board discussed quotes received. M. Castricone motioned to approved Medranos for \$4,992. Seconded by R. Cascio.
- **Exterior Painting** – Board discussed quotes received. R. Cascio motioned to approve Complete Painting for \$29,000 for 159–196 Springdale. L. Masciola seconded, approved unanimously.
- **Concrete Replacement** – M. Stevens advised bids were being requested and will be presented to the Board at the June meeting.

***Bloomfield Club II  
Meeting Minutes***

- **Roof Replacement** – Board reviewed quotes for roof inspection and reports on conditions of the roofs. M. Castricone motioned to approve RCL Engineering for \$6,250. R. Cascio seconded. Approved unanimously.
- **Tree Trimming for 2025** – M. Stevens received quotes for 2025 tree trimming. Discussion was tabled until a quote is received from Advanced formerly Sabatello Tree Care who has the current contract.
- **Mulch** – Board requested additional quotes for installation of the mulch.
- **Drainage Proposals** – Board discussed proposal from New Dimensions for three areas with drainage issues. B. Lindgren motioned to approve New Dimensions for \$8,000 to install drain tile 217-231 Benton. J. Chranko seconded. Approved unanimously.

**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 pool will be opening. Waivers are required to use the pool every single year. The Summer Party will be held on 7/20 with food trucks, petting zoo and karaoke.

**Homeowner Forum** –

Homeowners asked questions regarding windows, gutter cleaning, and lighting.

**Adjournment-**

***Motion – Motion by B. Lindgren to adjourn the meeting at 9:03 pm. Seconded by J. Chranko. Motion unanimously approved.***

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