

BLOOMFIELD CLUB II HOMEOWNERS ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS MEETING

January 26, 2022

The Board of Directors Board Meeting of the Bloomfield Club II Townhome Association was held on Tuesday, January 26, 2022, at 7:30 PM at the Bloomfield Club Recreation Facility.

Attendance – Present: T. Galles, President
L. Eskildsen, Vice President
M. Castricone, Treasurer
B. Lindgren, Secretary
R. Cascio, Director
S. Elmore – EPI

Guests: There were no guests scheduled.

Minutes:

Motion – Motion by L. Eskildsen to approve the November 2, 2021, minutes. Seconded by R. Cascio. Motion unanimously approved.

Treasurers Report – M. Castricone presented the financial report for December 31, 2022

Total Checking & Savings	\$ 1,025,079.10
Total AR & Other Assets	\$ 16,814.66
Total Assets	\$ 1,055,090.48
Total Current Liabilities	\$ 7746.00
Total Equity	\$ 1,038,029.16
Total Liabilities & Equities	\$ 1,055,090.48

Ms. Castricone stated that the total revenues for the fiscal year were \$500,563.56 and total expenses for the year were \$487,590.36 which resulted in a small surplus of \$12,973.21 which would be transferred to the Reserves. It was also noted that the Association had projected funding of the Reserves in the amount of \$79,300.00 and that the full amount was funded in 2021.

Ms. Castricone also stated that she was going to review the Reserves to be sure that there would be sufficient funds to pay for any of the expenses as outlined in the Reserves

Motion – Motion by B. Lindgren to approve the Treasurer's Report for December 31, 2021. Seconded by L. Eskildsen. Motion unanimously approved.

Homeowner Forum –

The Board answered questions regarding:

1. The drainage work along Springdale and was told that the specifications have to be finalized and then the work bid out.

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2. Question regarding the fence along the strip center and if anything was going to be done. The Board responded that they would get a second legal opinion to see if there was anyway the Board could take any action on this matter.
3. Question regarding when the gutter cleaning was going to be done. The Board replied that the work would be done once in the Spring and once in the Fall.
4. Owner was present and thanked the Board for their help in getting some relief from the installed (Lowes) to correct the defects in the original installation.
5. Owner stated that the snow removal for this season was the best they ever had but also asked when the sod damage was going to be repaired. Owner was advised that the repairs would be done at the end of the contract which was March 31, 2022. The old snow stakes would also be removed.

Management Report –

- **Landscaping Proposals**– The Board reviewed seven (7) landscape proposals based on the previously bid specifications. The Board reviewed all of the bids and felt that there were considerable issues with Beary Landscaping in 2021 and that a change was needed. The Board decided to select Sebert Landscaping based on their presentation, reviews and the cost which was less than the Beary renewal.

Motion – Motion by T. Galles to accept the Sebert Landscaping firm for the landscape season for 2022 in the amount of \$52,600.00 and that the cost of the mulch to be included. Seconded. Unanimously approved.

The Board also requested that a notice go out to all of the Members regarding the mulching of the entire property by the Association this Spring. S. Elmore would obtain sample of the mulch that the Board could select from.

- **Drainage Project**– The Board reviewed the last stage of the drainage project and stated that they would meet in April to review the scope of the work, complete the final bid specifications and then obtain bids for the work. It was suggested that Siebert also be involved in the project and they may have a construction division that can do this type of drainage work.
- **Exterior Painting** – S. Elmore presented the exterior painting bid specifications for 2022 which were approved and would be sent out for proposals.
- **Strip Center Fence** – S. Elmore suggested that the Board obtain a second legal opinion simply to be sure that there was nothing that the Board could do relative to the maintenance/replacement of the fence on the south side of the strip center along Springdale. Management recommended obtaining the legal opinion from Stuart Fullett and Associates and the Board agreed to obtaining this second opinion.

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- **Gutter Cleaning – 2022** – Management presented the Board with a copy of the bid specifications for the Spring and Fall gutter cleaning for 2022. The Board approved the specifications which would be sent out for proposals.
- **Freeman- Brooke – Garage Door** – The Board reviewed the request of this owner to have the garage door replaced as they had never obtained a new door as the previous owner had already replaced it with a door that was not insulated as well as the replacement doors installed by the Association. The Owner stated that they had paid into the garage door replacement fund and were entitled to a new door. The Board reviewed this request and agreed that the Owner was entitled to a new door as they had paid for a door like all of the other Owners.

Motion – R. Casio moved to have the door replaced on the unit which would be the same as the existing doors previously replaced by the Association. Seconded. Motion approved.

- **Architectural Committee** – The Board agreed to add Omar Toban to the Committee due to his background as an engineer.

Inspection Report – S. Elmore reviewed the inspection report with the Board.

Committee Reports –

- **Landscape** – No report
- **Architectural** – No report

Recreation Board Report – R. Casio said that the Recreation Board has previously approved the replacement of the indoor pool tile and that the work would begin the first part of March 2022. Also that the Board had approved a new exercise treadmill which had been received and installed. Mr. Casio also stated that the tennis court posts which were leaning would be re-inspected with the installer in the Spring as well as the cracking of the asphalt at the fence posts.

Unfinished Business:

- All unfinished business had been dealt with.

New Business: All new business was discussed.

Adjournment to Executive Session at 8:26 PM

Meeting was called to Order from the Executive Session at 8:45 PM

Motion – Motion to waive the \$25 fine for the Paulas unit. Approved.

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Motion – Motion was made to disallow the fence for the Ward unit. Approved

Motion – Motion was made to disallow the fence that was installed around the patio. Approved.

Motion – Motion was made to direct the Ward unit to submit a new landscape plan. Approved

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