

BLOOMFIELD CLUB II HOMEOWNERS ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS MEETING

March 23, 2022

The Board of Directors Board Meeting of the Bloomfield Club II Townhome Association was held on Wednesday, March 23, 2022 at 7:00 PM at the Bloomfield Club Recreation Facility.

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

Guests: Denise Mackowiak was in attendance to provide information about the Recreation Association Social Committee. The Committee is planning an ice cream social, movie night and food truck event to start as well as a card club for seniors and retirees. The committee will meet again on 4/11 and anyone that is interested in joining the committee may attend.

Sebert Landscaping attended the meeting to explain how they work and answerd questions from homeowners. Homeowners can pick up colored flags from the clubhouse if they do not want the landscapers to prune or cultivate in their planter beds.

Minutes:

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

Treasurers Report – M. Castricone presented the financial report for February 28, 2022

Total Checking & Savings	\$ 994,548
Total AR & Other Assets	\$ 31,768
Total Assets	\$1,026,318
Total Current Liabilities	\$ 45,887
Total Equity	\$ 980,430
Total Liabilities & Equities	\$1,026,318

Motion – Motion by R. Cascio to approve the Treasurer's Report for February 28, 2022. Seconded by B. Lindgren. Motion unanimously approved.

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Management Report –

- **Beary Landscaping** – S. Elmore reported that \$8,000 has been withheld from what is owed to Beary for non-compliance. The Board will put together a list of items that were not done and assign a cost based on the specs and items that were to be done.
- **Sebert Landscaping** – S. Elmore reported that a copy of the Sebert Landscaping contract is attached for the Board's records.
- **Mulch** – Mulching of the entire property will be done in 2022 and then every two years. The Board will choose between the samples of basic and premium mulch that will be put down in all beds throughout the Association. Any old mulch would be removed from those beds.

Motion – Motion by R. Cascio to approve mulching of all units at a cost of \$29,400. Seconded by B. Lindgren. Motion unanimously approved.

- **Contract Options – Sebert Landscaping** – S. Elmore stated that the Board should review the options in the landscaping contract including mulch removal, mechanical edging, overseeding, watering seed, fertilizer and weed control and decide if they want to add to the contract. Cost of all options is \$7,754.

Motion – Motion by T. Galles to approve mulch removal by Sebert Landscaping at a cost of \$1,224. Seconded by R. Cascio. Motion unanimously approved.

- **Sebert Proposal – Benton Lane** – S. Elmore reported that he received three proposals from Sebert to redo the circle on the cul-de-sac. The Board directed S. Elmore to get bids to remove the pine tree and then update the bids. Discussion was held regarding getting a better cost for tree removal if they offer group rates. The Landscape Committee also reviewed the plans submitted by Sebert with the Board and determined that the costs for the cul-de-sac renovation were too high and that Sebert should submit a revised bid with more hardscape material to keep the costs down.
- **Drainage Project – Phase 4** – S. Elmore will finalize the bid specs for Phase 4. The Board directed S. Elmore to get bids based on the current engineering drawings for the final phase of drainage work.
- **Fence** – S. Elmore reported that the legal opinion that was received regarding the fence behind the shopping center states that the Association has the ability to take down and repair or replace the fence. The fence belongs to a company that does not exist any longer. S. Elmore will get bids on replacing the fence using wood that was used in replacing the rear fences within the Association several years ago. A unit Owner also suggested the wood fence which material has a 20 year warranty and that composite fences are weaker than the wood fence and is subject to more damage. R. Casio will review composite type of fences and let the Board know if there is a suitable substitute.
- **Exterior Painting** – S. Elmore reported that he has received two bids and is waiting for at least one more. He recommends waiting until July to have the painting done but will submit the bid proposals at the April 2022 meeting.
- **Gutter Cleaning** – S. Elmore reported that gutter cleaning is scheduled for spring and early fall of each calendar year. Budget for the cleaning is \$12,500. The Board directed S. Elmore to ask SMS to lower their bid by \$600 to \$12,500 for the cleaning which was the lowest bid.

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Motion – Motion by T. Galles to approve SMS for gutter cleaning at \$12,500. Seconded by R. Cascio. Motion unanimously approved.

- **Security Cameras** – The Board received a request from a homeowner to install security cameras at their unit. The architectural committee will come up with recommendations for the cameras and draft a rule. The rule will be sent to homeowners once the Board has approved any new rule.
- **Concrete Driveways** – The Board will determine which driveways & sidewalks will be done in 2022.

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

Committee Reports –

- **Landscape** – Gave their report earlier in the meeting.
- **Architectural** – No report

Recreation Board Report – R. Cascio reported that the clubhouse mask mandate is operating according to CDC guidelines and will not require masks and will now allow full capacity. The summer party will be held this year with some changes. The tile is being replaced on the indoor pool deck along with installation of six new drains.

Unfinished Business: All unfinished business was discussed.

New Business: All new business was discussed.

Homeowner Forum –

Rear lights – the Board will look at replacing the rear lights with something consistent throughout the Association.

Tree trimming – Landscape Committee may develop guidelines.

Committee to check on violations, i.e. garage lights, Christmas lights, garbage out early. Homeowners can report violations to EPI with a picture.

Adjournment-

The meeting was adjourned to Executive Session at 8:58 pm.

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