

BLOOMFIELD CLUB II HOMEOWNERS ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS MEETING

April 22, 2020

The Board of Directors Board Meeting of the Bloomfield Club II Townhome Association was held on Wednesday, April 22, 2020 at 7:00 PM by teleconference pursuant to the Governor's stay-at-home order and the Coronavirus pandemic.

Attendance – Present: P. Chandler
J. King
J. Chranko
L. Eskildsen
R. Cascio
S. Elmore – EPI

Guests: A representative from Edward Jones was present and outlined investment options for the Board of Directors.

Minutes-

Minutes: J. King made a motion to approve the April 22, 2020 minutes. Seconded by P. Chandler. Motion unanimously approved.

Treasurers Report – P. Chandler presented the financial report for March 31, 2020

Total Checking & Savings	\$808,576.61
Current Assets	\$834,632.39
Total Liability	\$ 14,690.88
Total Equity	\$819,941.51
Total Liability & Equity	\$834,632.39

Motion: J. Chranko made a motion to approve the Treasurer's Report for March 31, 2020. Seconded by J. King. Motion unanimously approved.

Management Report –

- **Exterior Light Fixture** – S. Elmore reported that an inspection was done on 4/8/20 and four units were cited for their failure to have the coach lights on. The unit under the foreclosure on Benton Lane will continue to receive fines until it is sold by the Bank that is in possession of the unit.
- **Landscaping Status** – A copy of the contract with New Dimensions was attached to the management report. Grub control had been included in the contract. L. Eskildsen and P. Chandler will meet with the landscape supervisor (Sam) to discuss additional landscaping projects since there is money in the budget.

***Bloomfield Club II
Meeting Minutes***

- **Drainage** – S. Elmore stated that J. Chranko, R. Casio and management will meet with Jason Doland Engineering and New Dimensions on 5/5/20 to review the specifications that have been approved by the Village and then file for permits.
- **353 Clubhouse** – S. Elmore reported that there has been no exterior movement on the foundation wall.
- **Fence Replacement** – The fence replacement has been put on hold during the coronavirus and the strip Center Owner wanted to wait until he can see how the epidemic has affected his tenants before committing to any financial cooperation relative to the fence replacement.
- **Tree Trimming** – S. Elmore reported that 1/3 of the property dormant tree trimming has been completed by Sabatello Tree.
- **Gutter Cleaning** – Mr. Elmore reported that the gutter cleaning will have to be done this spring. S. Elmore will specify that the gutters must be watered and he will do a random inspection of the units to insure that the specs are complied with.

Motion – P. Chandler made a motion to approve Suburban Maintenance to clean the gutters at a cost of \$4,985.

Seconded by J. King. Motion unanimously approved.

- **Proposed Noise Rule** – S. Elmore will send out the proposed noise rule to the homeowners.
- **Video Doorbells** – S. Elmore and J. Chranko will make recommendations for front and rear doorbells and request direction from the Board. If the Board approves, the new rule will be sent to homeowners along with the noise rule.

Recreation Board Report – J. Chranko reported that resident parties, brunch and summer party events have been canceled. The garage sale has also been postponed. Tennis courts are also under construction. The opening of the clubhouse is on hold until further instruction from the Governor.

Miscellaneous Correspondence: S. Elmore reviewed the miscellaneous correspondence with the Board.

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

Unfinished Business: There was no unfinished business.

New Business- There was no new business.

Committee Reports – No committee reports.

Adjournment-

Motion- Motion was made by P. Chandler to adjourn the meeting. Seconded by J. Chranko. Motion was unanimously approved.

Respectfully Submitted – EPI Management Company, LLC