

BLOOMFIELD CLUB II HOMEOWNERS ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS MEETING

November 1, 2023

The Board of Directors Board Meeting of the Bloomfield Club II Townhome Association was held on Wednesday, November 1, 2023 at 7:51 PM at the Bloomfield Club Recreation Facility. T. Galles served as Chairperson of the meeting.

Attendance – Present: B. Lindgren, President
R. Cascio, Vice President
L. Masciola, Secretary
J. Chranko, Director
M. Stevens – EPI

Absent: M. Castricone, Treasurer

Guests: None

Minutes:

Motion – Motion by B. Lindgren to approve the September 27, 2023 minutes. Seconded by R. Cascio. Motion unanimously approved.

Treasurers Report – M. Stevens presented the financial report for September 30, 2023

Total Checking & Savings	\$1,087,156
Total AR & Other Assets	\$ 13,196
Total Assets	\$1,124,393
Total Current Liabilities	\$ 107,733
Total Equity	\$1,016,659
Total Liabilities & Equities	\$1,124,393

Motion – Motion by R. Cascio to approve the financial report for September 30, 2023. Seconded by B. Lindgren. Motion unanimously approved.

Management Report –

- **Proposed 2024 Budget** – B. Lindgren explained the expenses and provided the future goals of the Board. Motion made by R. Cascio to approve the budget as proposed maintaining the same assessment amount, seconded by J. Chranko, approved unanimously.
- **Drainage Project – Phase 4** – M. Stevens reported that the project was started and the sewer install and New Dimensions work in that area remains and should be completed in the next week or two.

***Bloomfield Club II
Meeting Minutes***

- **Management Agreement** – Board discussed the management agreement. B. Lindgren motioned to approve EPI for 2 years, seconded by R. Cascio, approved unanimously.

Rule Violations – None at this time.

Committee Reports –

- **Landscape** – B. Lindgren advised that cleanup is continuing through the complex. Sebert plans to seed on Friday.
- **Architectural** – No report

Unfinished Business: There was no Unfinished Business.

New Business:

Recreation Board Report – R. Cascio reported that there will not be any dues increase for 2024. The Board is working on the specifications for the pool room renovation to be bid out during the winter.

Homeowner Forum –

Adjournment-

Motion – Motion by B. Lindgren to adjourn the meeting at 8:27 pm to Executive Session. Seconded by J. Chranko. Motion unanimously approved.

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