

BLOOMFIELD CLUB II HOMEOWNERS ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS MEETING

January 29, 2025

The Board of Directors Board Meeting of the Bloomfield Club II Townhome Association was held on Wednesday, January 29, 2025 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, Treasurer
 M. Castricone, Secretary
 M. Stevens – EPI

Guests: There were no guests attending the meeting.

Minutes:

Motion – Motion by R. Cascio to approve the November 6, 2024 meeting minutes as corrected. Seconded by L. Masciola. Motion unanimously approved. Total Checking & Savings for 10/31/24 was \$978,488.

Treasurers Report – L. Masciola presented the financial report for January 31, 2025

Total Checking & Savings	\$ 983,404
Total AR & Other Assets	\$ 60,759
Total Assets	\$1,044,163
Total Current Liabilities	\$ 66,145
Total Equity	\$ 978,018
Total Liabilities & Equities	\$1,044,173

Motion – Motion by M. Castricone to approve the financial report for October 31, 2024. Seconded by R. Cascio. Motion unanimously approved.

Management Report –

- **Roof Replacement Specifications** – M. Stevens reported he has requested additional quotes for roof replacement for the April meeting.
- **Corporate Transparency Act** – M. Stevens reported that a court hearing is scheduled at the end of March to determine if associations should be included in the act.
- **Comcast Renewal Agreement** – M. Stevens reported that the Association should receive the \$15,000 payment by the end of February.
- **Driveway Replacement** – M. Stevens reported that a list of driveways that have never been replaced is included with the Management Report.

***Bloomfield Club II
Meeting Minutes***

- **Parcel Boxes/Mailbox** – Discussion was held regarding who is responsible for repairing the parcel boxes as homeowners are unable to access some of them. Management will speak to the carrier while onsite.

Sales – 150 Benton - \$389,000

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 the holiday party was a blast.

Homeowner Forum – Discussion was held regarding salting

Adjournment-

Motion – Motion by Brian Lindgren to adjourn the meeting at 7:34 pm. Seconded by Russ Cascio. Motion unanimously approved.

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