

BLOOMFIELD CLUB II HOMEOWNERS ASSOCIATION
MINUTES OF THE ANNUAL & BOARD OF DIRECTORS MEETINGS

November 5, 2025

The Annual Bloomfield Club II Homeowners Association meeting was called to order at 7 P.M. by President Russ Cascio. Management advised quorum was met. Volunteers counted the ballots. Results of the election were Kerri Fricke elected to a 3 year term, Russ Cascio elected to a 2 year term and Marissa Ciccia-Veljasevic elected for a 1 year term. Annual meeting was adjourned at 7:27 P.M.

The Board of Directors Board Meeting of the Bloomfield Club II Townhome Association was held on Wednesday, November 5, 2025 at 7:28 P.M. at the Bloomfield Club Recreation Facility. R. Cascio served as Chairperson of the meeting.

Attendance – Present: R. Cascio, President
 K. Fricke – Vice-President
 L. Masciola, Treasurer
 M. Ciccia-Veljasevic, Secretary
 M. Castricone - Director
 M. Stevens – EPI

Absent: None

Guests: None

Minutes: *Motion – Motion by M. Castricone to approve the September 24, 2025 meeting minutes. Seconded by R. Cascio. Motion unanimously approved.*

Treasurers Report – The Financial report was read.

Total Checking & Savings	\$1,162,335
Total AR & Other Assets	\$ 37,013
Total Assets	\$1,212,545
Total Current Liabilities	\$ 26,637
Total Equity	\$1,185,908
Total Liabilities & Equities	\$1,212,545

Management Report –

- **Proposed 2026 Budget** - Board discussed proposed budget. Motion by M. Ciccia-Veljasevic to approved proposed budget, seconded by L. Masciola, approved unanimously.

***Bloomfield Club II
Meeting Minutes***

- Landscaping contract was discussed.
- **Roof Replacement Quotations** –Board advised the total cost range is between 1.7-2.8 million. Board’s preferred three companies are Total Roofing, RCH Roofing, and Romans Roofing. Board discussed a quote from RCL Engineering for project oversight and is based on hours spent on site. Estimation is \$146,250 for the project. Board reviewed gutter guard installation costs. Board advised that a meeting with the 4 proposed companies was held. Discussion with owners in attendance occurred regarding a special assessment that will be needed to complete the project. It is expected to begin in early 2026. Discussion varied among length and amount needed. Discussion also covered whether to install or not install gutter guards and replacement of existing gutter system at time of roof replacement or at a later date. Board will be sending out notification to all owners related to a proposed special assessment meeting to conduct a vote.

Sales – 199 Springdale - \$425,000

Committee Reports –

- **Landscape** – K. Fricke updated that fall fertilizer was completed October 14 and core aeration on October 19. Reminder to use red flags for any plants owners do not want trimmed back. November 14 is scheduled time for last cleanup for the season.
- **Architectural** – No new business

Unfinished Business: There was no Unfinished Business.

New Business: No New Business.

Recreation Board Report – R. Cascio reported that there is a new BC3 representative. There will be a chili cookoff November 9.

Homeowner Forum – Discussion related to roof replacement project and special assessment. Comments related to rule violations.

Adjournment-

Motion – Motion by R. Cascio to adjourn the meeting at 8:55 pm. Seconded by M. Castricone. Motion unanimously approved.

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