

# BLOOMFIELD CLUB II HOMEOWNERS ASSOCIATION

## MINUTES OF THE BOARD OF DIRECTORS MEETING

**September 25, 2024**

The Board of Directors Board Meeting of the Bloomfield Club II Townhome Association was held on Wednesday, September 25, 2024 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, Secretary  
  M. Castricone, Treasurer  
  M. Stevens – EPI

**Guests:** Rebecca from Sebert Landscaping gave an update and answered questions from homeowners.

### **Minutes:**

*Motion – Motion by R. Cascio to approve the August 28, 2024 meeting minutes. Seconded by M. Castricone. Motion unanimously approved.*

**Treasurers Report** – M. Castricone presented the financial report for August 31, 2024

Total Checking & Savings	\$ 947,848
Total AR & Other Assets	\$ 52,470
Total Assets	\$1,000,318
Total Current Liabilities	\$ 44,579
Total Equity	\$ 955,739
Total Liabilities & Equities	\$1,000,318

*Motion – Motion by R. Cascio to approve the financial report for August 31, 2024. Seconded by B. Lindgren. Motion unanimously approved.*

### **Management Report** –

- **2025 Budget** – M. Stevens reported that the proposed budget will be sent to homeowners within the next weeks. The budget will be approved at the November meeting.
- **Roof Evaluation** – M. Stevens shared the roof evaluation with the Board. The Board met with representatives of the engineering company who performed the inspections prior to the meeting. The Board will get bids within the next year to beginning planning for replacement.
- **Corporate Transparency Act** – M. Stevens reported that beginning in 2025 all HOA Board members will be required to submit an ID and other information to the SEC. The attorney will submit the information for \$350 plus \$75 for updates.

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- **Comcast Proposed Renewal Agreement** – M. Stevens reported that two items requested by Comcast have been submitted. Inspection of the equipment should begin soon.
- **Wood Trim Replacement** – M. Stevens reported that wood replacement has been completed and payment will be released.
- **Painting** – M. Stevens reported that the painting is complete and he found no issues with the work. Payment will be released.
- **Concrete Replacement** – M. Stevens reported that Presta has completed the driveways. Discussion was held regarding areas of the driveways where lines don't meet up and areas that appear to be pitched back to the driveway not toward the street. The Board will meet with the contractor to point out their concerns.
- **Meeting** – The next meeting will be the annual and budget meeting and will be held on 11/6.

**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 Rec Board assessments will increase by \$3.00 per month. The increase is mostly due to increase in insurance premiums. Mary Bahr was re-elected as Secretary. The Board may purchase a new rowing machine for the exercise room.

**Homeowner Forum –**

**Adjournment-**

***Motion – Motion by Maria Castricone to adjourn the meeting at 7:57 pm. Seconded by Russ Cascio . Motion unanimously approved.***

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