

BLOOMFIELD CLUB II HOMEOWNERS ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS MEETING

July 23, 2025

The Board of Directors Board Meeting of the Bloomfield Club II Townhome Association was held on Wednesday, July 23, 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
 O. Tobin - Director
 M. Stevens – EPI

Absent: None

Guests: Rebecca from Sebert Landscaping. Pruning has been completed. Broadleaf application will be conducted in next few weeks. Notice will be provided to the Board.

Minutes:

Motion – Motion by R. Cascio to approve the June 30, 2025 meeting minutes. Seconded by M. Castricone. Motion unanimously approved.

Treasurers Report – The financial report was held.

Total Checking & Savings	\$1,113,595
Total AR & Other Assets	\$ 49,448
Total Assets	\$1,163,043
Total Current Liabilities	\$ 49,753
Total Equity	\$1,113,290
Total Liabilities & Equities	\$1,163,290

Management Report –

- **Roof Replacement Quotations** – M. Stevens presented quotes for roof replacement from 5 companies for the Board's review. 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 requested a quote from RCL Engineering for project oversight and is based on hours spent on site. Estimation is \$146,250 for the project. Board requested looking into gutter guard installation and quotes and if the existing quotes include connecting existing venting in the attics to the roof vents. Management is working on obtaining those quotes. Board will continue to review potential roof payment options such as loan or special assessment. Board's goal is to complete project in 2-3 years. Board requested review of monthly assessment increases in recent years.

***Bloomfield Club II
Meeting Minutes***

- **Association Insurance** – Renewal proposal was discussed. No other agents submitted quotes prior to renewal. Policy renewed for 2,324. Board approved unanimously.
- **Concrete** – B. Lindgren advised a list of units for mudjacking was submitted to obtain quotes. Due to the pending roof project the amount of work proposed is smaller and focused on safety concerns. Management has sent list out to companies for bidding.
- **Tree Trimming Project** – M. Stevens advised tree trimming project will be conducted in the fall. Management will be reaching out to US Tree for a start date for the project then advise owners.
- **Painting project** will be starting soon. Notice will be sent to those owners affected by the project.
- Board requested the Comcast boxes be inspected for straightening.
- Board requested that management add to next notice a comment that if owners leave their cans out for cleaning by a company, to notify management to eliminate rule violations. Also to add a comment that the roof project and funding of the project in the form of a loan or special assessment is being discussed. Also that keeping garage doors open invites vermin and rodents to enter units.

Sales – 326 Clubhouse - 178 Springdale - \$345,000, 177 Benton - \$400,000

Committee Reports –

- **Landscape** – Sebert provided status.
- **Architectural** – No new business

Unfinished Business: There was no Unfinished Business.

New Business: No New Business.

Recreation Board Report – R. Cascio reported that the dead parkway trees are Village responsibility and are supposed to be removed soon. Happy Hours will be August 8. Insurance for the clubhouse is becoming difficult to obtain due to pending lawsuits and claims. There is discussion of a \$3 increase in order to fund keeping the outdoor pool open 2 extra weeks.

Homeowner Forum – Concerns were discussed related to gutter cleanings, rule violations, roof project and landscaping were discussed.

Adjournment-

Motion – Motion by R. Cascio to adjourn the meeting at 7:53 pm. Seconded by B. Lindgren. Motion unanimously approved.

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