

BLOOMFIELD CLUB II HOMEOWNERS ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS MEETING

November 6, 2024

The Board of Directors Board Meeting of the Bloomfield Club II Townhome Association was held on Wednesday, November 6, 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: There were no guests attending the meeting.

Annual Meeting: Management advised quorum was met in order to conduct the election. Homeowner ballot counters opened and counted the ballots received. Results were Maria Castricone and Brian Lindgren elected to the Board both for 3 year terms. The results leave the position previously held by Joe Chranko open.

Minutes:

Motion – Motion by M. Castricone to approve the September 25, 2024 meeting minutes. Seconded by L. Masciola. Motion unanimously approved.

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

Total Checking & Savings	\$ 978,458
Total AR & Other Assets	\$ 54,138
Total Assets	\$1,032,627
Total Current Liabilities	\$ 98,851
Total Equity	\$ 933,775
Total Liabilities & Equities	\$1,032,627

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

Management Report –

- **2025 Budget** – B. Lindgren read the letter sent to all homeowners regarding the \$30 increase to monthly assessments for 2025. The monthly increase includes \$3 for the Recreation Association, \$12 for Reserves and \$15 for Operating Expenses. The increase is mainly due to the increase in operating expenses, upcoming roof replacement, improving venting and bringing everything up to code. The recent engineering report shows that roofs are at the end of their useful life and recommends moving up the timeline for replacement. Replacement costs could be double the amount previously budgeted.

***Bloomfield Club II
Meeting Minutes***

Motion – Motion by M. Castricone to approve the 2025 budget. Seconded by R. Cascio. Motion unanimously approved.

- **Roof Replacement Specifications** – Discussion was tabled to allow the Board additional time to review the specifications.
- **Corporate Transparency Act** – M. Stevens reported that the attorney will get information to the Board to submit their information to the SEC.
- **Comcast Renewal Agreement** – M. Stevens reported that the agreement allows Comcast to come on Bloomfield Club II property to maintain equipment and Comcast will pay the Association \$15,000 in return.
- **Concrete Replacement** – M. Stevens reported that Presta has completed the driveways. Discussion was held regarding releasing the payment once documentation was received that if there is an issue with driveways not being poured correctly, the driveways will be replaced.
- **Driveway** – Lawn repairs from concrete replacement have been completed by Sebert.
- **Raise A/C Pad** – Owner stated that the pad was raised 3”. Sam will give a quote on what needs to be done. M. Stevens will confirm the address.
- **Window Company** – Discussion was tabled regarding the window company requesting approval of the style of a window.

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 there was a leak in the men’s bathroom utility closet. Repairs to the damage to the women’s locker room totaled approximately \$9,000. Christmas lights have been installed on the clubhouse. Christmas party will be held on 12/8 and the Santa party will be held on 12/1.

Homeowner Forum –

Adjournment-

Motion – Motion by Maria Castricone to adjourn the meeting at 7:55 pm. Seconded by Lisa Masciola. Motion unanimously approved.

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