

BLOOMFIELD CLUB II HOMEOWNERS ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS MEETING

August 28, 2024

The Board of Directors Board Meeting of the Bloomfield Club II Townhome Association was held on Wednesday, August 28, 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: Sebert Landscaping gave an update and answered questions from homeowners.

Minutes:

Motion – Motion by R. Cascio to approve the July 24, 2024 meeting minutes. Seconded by L. Masciola. Motion unanimously approved.

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

Total Checking & Savings	\$ 936,388
Total AR & Other Assets	\$ 52,968
Total Assets	\$ 989,356
Total Current Liabilities	\$ 54,494
Total Equity	\$ 934,861
Total Liabilities & Equities	\$ 989,356

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

Management Report –

- **2025 Budget** – M. Stevens reported that the proposed budget has been submitted to the Board.
- **Roof Evaluation** – M. Stevens reported that the roof inspections have been completed and the report will be available soon.
- **Comcast Proposed Renewal Agreement** – M. Stevens reported that the renewal agreement with Comcast which allows access to the easement and responsibility for upgrades by Comcast. The Association will receive \$15,600 approximately 90 days after the contract is executed. The Board will decide what to do with the money.

Motion – Motion by R. Cascio to accept the renewal agreement with Comcast. Seconded by M. Castricone. Motion unanimously approved.

Bloomfield Club II
Meeting Minutes

- **Mulch** – M. Stevens reported that mulch has been installed.
- **Wood Trim Replacement** – M. Stevens reported that wood replacement has begun by Inside Out.
- **Concrete Replacement** – M. Stevens reported that Presta will begin work by the beginning of September.
- **Gutter Cleaning** – M. Stevens reported that gutter cleaning is scheduled for middle to end of November by Medrano. Discussion was held regarding doing gutter cleaning only once per year. Management will get a quote for fall cleaning only.
- **Meeting** – The next meeting will be held on 9/25 and the annual and budget meeting will be held on 11/6. J. Chranko resigned from the Board and M. Castricone and B. Lindgren are up for re-election.

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 assessments will increase by \$3.00 to \$99 per month. The pool is closing on Labor Day. Concrete repairs will begin around the pool and the ramp to the party room. The annual meeting will be held on 9/18. Garage sale will be held on 9/20 & 9/21.

Homeowner Forum –

Adjournment-

Motion – Motion by J. Chranko to adjourn the meeting to Executive Session at 7:52 pm. Seconded by M. Castricone. Motion unanimously approved.

Respectfully Submitted,
EPI Management Company, LLC