

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

**January 28, 2026**

The Board of Directors Board Meeting of the Bloomfield Club II Townhome Association was held on Wednesday, January 28, 2026 at 7:00 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. Ciccia-Veljasevic to approve the November and December 2025 meeting minutes. Seconded by L. Masciola. Motion unanimously approved.*

**Treasurers Report** – The Financial report was read.

Total Checking & Savings	\$1,147,938
Total AR & Other Assets	\$ 13,038
Total Assets	\$1,200,174
Total Current Liabilities	\$ 30,513
Total Equity	\$1,169,660
Total Liabilities & Equities	\$1,200,174

**Management Report** –

- **Roof Replacement Quotations** –Board advised the total cost range is between 1.7-2.8 million. Phase 1 will begin in 2026, exactly when will be determined by material receipt, weather and approved contractors schedule. Motion made by L. Masciola to approve RCH Roofing & Construction for \$1,888,310 and to purchase materials for entire project now as RCH has made arrangements with Richards Supply to store the materials until the project is completed at no additional cost. Seconded by K. Fricke, approved unanimously.
- There will be no painting project conducted in 2026 due to the start of the roof project.
- Gutter Cleaning will be conducted in late Spring, depending on weather conditions.

***Bloomfield Club II  
Meeting Minutes***

- Reminder that owners will have to work with RCH for any skylight replacements.

**Sales** – 164 Springdale - \$345,000

**Committee Reports** –

- **Landscape** – No new business
- **Architectural** – No new business

**Unfinished Business:** There was no Unfinished Business.

**New Business:** No New Business.

**Recreation Board Report** – R. Cascio reported that the holiday party went well. Board is looking to conduct work on the pools and grates. Hot tub is closed due to required work to the grates.

**Homeowner Forum** – Discussion related to roof replacement project and special assessment pay options was discussed. Correspondence will be going out to owners. Comments related to rule violations.

**Adjournment-**

***Motion – Motion by R. Cascio to adjourn the meeting at 7:45 pm. Seconded by M. Castricone. Motion unanimously approved.***

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