

BLOOMFIELD CLUB II HOMEOWNERS ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS MEETING

January 25, 2023

The Board of Directors Board Meeting of the Bloomfield Club II Townhome Association was held on Wednesday, January 25, 2023 at 6:58 PM at the Bloomfield Club Recreation Facility. T. Galles served as Chairperson of the meeting.

Attendance – Present: T. Galles, President
B. Lindgren, Secretary
M. Castricone, Treasurer
R. Cascio, Director
L. Masciola, Director
S. Adler – EPI

Guests: There were no guests present at the meeting.

Minutes:

Motion – Motion by B. Lindgren to approve the November 2, 2022 minutes. Seconded by R. Cascio. Motion unanimously approved.

Treasurers Report – M. Castricone presented the financial report for December 31, 2022

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|------------------------------|-------------|
| Total Checking & Savings | \$ 973,612 |
| Total AR & Other Assets | \$ 32,762 |
| Total Assets | \$1,006,375 |
| Total Current Liabilities | \$ 43,602 |
| Total Equity | \$ 962,772 |
| Total Liabilities & Equities | \$1,006,375 |

R. Cascio asked about the delinquencies. S. Adler will get an update from the attorney for those over 90 days.

Motion – Motion by B. Lindgren to approve the Treasurer's Report for December 31, 2022. Seconded by R. Cascio. Motion unanimously approved.

Management Report –

- **Revised 2023 Budget** – S. Adler reported that the revised budget was sent to all homeowners.
- **Gutter Cleaning** – S. Adler reported that a copy of the 2022 specifications are included for the 2023 cleaning. Cleaning should be done during the first week of May.

Bloomfield Club II
Meeting Minutes

- **Drainage Project – Phase 4** – S. Adler reported that the plans for Phase 4 have been submitted to the Village for approval. The revised specifications from Dolan Engineering are exactly the same as those for Phase 1-3. Once they are approved by the Village, they will go out for bid.
- **Springdale Lane Fence** – S. Adler reported that the fence along Springdale has been installed. The Board agreed to let the fence age but will decide in the fall if it should be sealed.
- **Exterior Painting** – S. Adler reported that the painting scheduled is attached to the report for the Board. Management will get bids for the painting using the same specifications as used in the past.
- **Concrete & Driveway Replacement** – S. Adler reported that the concrete replacement can be done once the ambient temperature is consistently above 50°. S. Adler will get updated pricing from Presta and also get additional bids.
- **Tree Trimming** – S. Adler reported that the tree trimming for 2023 should be done in February. He will get clarification on the schedule and email the Board. Notices will be sent out to homeowners prior to trimming
- **Light Fixture/Bulb Replacement** – A decision was made by the Board to continue the current procedure for replacing bulbs and fixtures by SMS. S. Adler will discuss with SMS that they group jobs together and not come out for a single bulb replacement.
- **Concrete Inspection for Village Sidewalks** – S. Adler reported that the inspection has been completed and submitted to the Village for their response for what will be repaired or replaced.

Rule Violations – There were no rule violations to be discussed.

Inspection Report – S. Adler reviewed the inspection report with the Board.

Correspondence – S. Adler reviewed correspondence with the Board.

Recreation Board Report – R. Cascio reported that the Holiday party was attended by approximately 140 people and was a nice send off for MarLene. Toys for Tots was a big success. The Social Committee is planning another Bingo night and also a Car Show. The Committee is working on many new ideas. The outdoor pool will be open without lifeguards.

Committee Reports –

- **Landscape** – No report
- **Architectural** – No report

Unfinished Business: There was no unfinished business.

New Business: There was no New Business.

***Bloomfield Club II
Meeting Minutes***

Homeowner Forum –

A homeowner reported that residents from BCIII are coming off the walking path onto BCII homeowner's property. BCIII is common property but BCII is private. S. Adler will discuss sending out a notice to BCIII homeowners with the Board.

Adjournment-

Motion – Motion by R. Cascio to adjourn the meeting to Executive Session at 7:50 pm. Seconded by M. Castricone. Motion unanimously approved.

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