

BLOOMFIELD CLUB II HOMEOWNERS ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS MEETING

April 26, 2023

The Board of Directors Board Meeting of the Bloomfield Club II Townhome Association was held on Wednesday, April 26, 2023 at 7:00 PM at the Bloomfield Club Recreation Facility. T. Galles served as Chairperson of the meeting.

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

Guests: The representative from Sebert's, Matt Lekakos, attended the meeting to give an update on the landscaping.

Minutes:

Motion – Motion by R. Cascio to approve the January 25, 2023 minutes. Seconded by B. Lindgren. Motion unanimously approved.

Treasurers Report – T. Galles presented the financial report for March 31, 2023

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|------------------------------|-------------|
| Total Checking & Savings | \$1,031,725 |
| Total AR & Other Assets | \$ 23,977 |
| Total Assets | \$1,068,899 |
| Total Current Liabilities | \$ 28,688 |
| Total Liabilities & Equities | \$1,068,899 |

Management Report –

- **Gutter Cleaning** – M. Stevens reported that gutter cleaning has been completed.
- **Drainage Project – Phase 4** – M. Stevens reported that copies of the final drawings have been submitted to the Village by Doland Engineering for approval. Plans have been submitted to four contractors for bid.
- **Springdale Lane Fence** – M. Stevens reported that the fence is natural at this time but they will get quotes for a clear sealer.

***Bloomfield Club II
Meeting Minutes***

- **Exterior Painting** – M. Stevens reported that bids were received from Complete Painting for \$28,000 and Inside Out for \$40,050.

Motion – Motion by B. Lindgren to approve Complete Painting for exterior painting at a cost of \$28,000. Seconded by R. Cascio. Motion unanimously approved.

- **Concrete & Driveway Replacement** – M. Stevens reported that Presta is awaiting permits. Homeowners will be notified once permits have been approved.
- **Tree Trimming** – M. Stevens reported that the plan for tree trimming is attached. The northeast side of the property will be done. An email blast will be sent to residents to tell them when the trimming will occur along with a map showing the area to be done.
- **Light Fixture/Bulb Replacement** – Some bulbs have been replaced and a single bulb replacement cost is approximately \$45. The Board will discuss this further to try to reduce the cost.

Recreation Board Report – R. Cascio reported that the Social Committee is planning many events. The children's pool party was attended by 25 children with parents. The Easter party was attended by 200 people. Upcoming events are monthly Coffee & Conversation; monthly Bunco Club; Fitness Committee; free Pickleball lessons from 1:00-2:30 on 5/3/23; Summer Solstice on 6/21; Summer Party/Car Show on 7/15/23 and Happy Hour on the Patio in June. The Board has approved \$15,000 for library window replacement and \$2,000 for piping in the spa. BCII residents asked that R. Cascio let homeowners know the projects the Recreation Board is voting on so they can give feedback.

Committee Reports –

- **Landscape** – Nothing further to report
- **Architectural** – No report

Unfinished Business:

- **Rear Lights** – The Board is still looking at options.

New Business: There was no New Business.

Homeowner Forum –

Homeowners discussed their concrete requests and dogs not being leashed.

Adjournment-

Motion – Motion by B. Lindgren to adjourn the meeting to Executive Session at 9:00 pm. Seconded by R. Cascio. Motion unanimously approved.

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