

BLOOMFIELD CLUB II HOMEOWNERS ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS MEETING

May 24, 2023

The Board of Directors Board Meeting of the Bloomfield Club II Townhome Association was held on Wednesday, May 24, 2023 at 7:03 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
L. Masciola, Director
M. Stevens – EPI
Absent: R. Cascio, Director

Guests: The representative from Sebert's, Matt Lekakos, attended the meeting to give an update on the landscaping. The Benton turnaround upgrade was completed today. Bush trimming will begin in the upcoming weeks.

Minutes:

Motion by B. Lindgren to approve the April 25, 2023 minutes. Seconded by M. Castricone. Motion unanimously approved.

Treasurers Report – M. Castricone presented the financial report for April 30, 2023

Total Checking & Savings	\$1,054,059
Total AR & Other Assets	\$ 26,493
Total Assets	\$1,093,749
Total Current Liabilities	\$ 52,193
Total Liabilities & Equities	\$1,093,749

Management Report –

- **Drainage Project – Phase 4** – Board requested further confirmation for sewer installation requirements and that all contractors bidding are including this item in their quotes.
- **Springdale Lane Fence** – Motion made by T. Galles to approve Complete Painting for \$4,200, seconded by B. Lindgren, approved unanimously.
- **Driveway Replacement** – Board requested notification be resent to owners prior to start of the work.
- **Exterior Painting** – Complete Painting (\$28,000) was previously approved. Once notification of a start date is received, owners will be notified.

***Bloomfield Club II
Meeting Minutes***

- **Light Bulb Replacement** – Board had brief discussion and determined to continue discussion in June.
- **Rear Light Fixtures** – Board will have to continue to review the samples to determine a style for bidding.

Recreation Board Report – T. Galles reported that the pool will be opening in the upcoming weekend. The indoor spa is open. Flowers have been planted at the front entry. Concrete and the sidewalk around the clubhouse is planned for repairs. The patio furniture will be painted over the summer. New windows are on order for the library.

Committee Reports –

- **Landscape** – Mulching will be turned over after completion of the bush trimming.
- **Architectural** – No report

Unfinished Business: None at this time

New Business: There was no New Business.

Homeowner Forum –

Homeowners discussed questions regarding driveway replacement and landscaping items.

Adjournment-

***Motion by B. Lindgren to adjourn the meeting to Executive Session at 7:35 pm. Seconded by M. Castricone.
Motion unanimously approved.***

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