

BLOOMFIELD CLUB II HOMEOWNERS ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS MEETING

May 25, 2022

The Board of Directors Board Meeting of the Bloomfield Club II Townhome Association was held on Wednesday, May 25, 2022 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
M. Castricone, Treasurer
R. Cascio, Director
L. Masciola, Director
S. Elmore – EPI

Guests: There were no guests scheduled.

Minutes:

Motion – Motion by R. Cascio to approve the April 27, 2022 minutes. Seconded by B. Lindgren. Motion unanimously approved.

Treasurers Report – M. Castricone presented the financial report for April 30, 2022

Total Checking & Savings	\$965,919
Total AR & Other Assets	\$ 30,747
Total Assets	\$996,667
Total Current Liabilities	\$ 25,804
Total Equity	\$907,863
Total Liabilities & Equities	\$996,667

Motion – Motion by R. Cascio to approve the Treasurer's Report for April 30, 2022. Seconded by B. Lindgren. Motion unanimously approved.

Management Report –

- **Beary Landscaping** – S. Elmore reported that Beary Landscaping responded to their settlement offer that they would not accept the settlement as offered. Management recommended that the Board send a check for \$3,873 which is half of the monthly payment owed and put “settlement of all claims” on the check and see if Beary will cash it.
- **Landscaping** – Any issues with landscaping should be emailed to S. Elmore or he should be copied on the email if it's sent to Mary Beth at Sebert so that a work order can be issued.
- **Benton Lane Cul-de-sac** – B. Lindgren reported that the most recent proposal from Sebert brought the cost down to \$8,600 to re-landscape the cul-de-sac. The Board decided to table the project and revisit it next year as the existing landscaping was acceptable for the current season.

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- **Drainage Project – Phase 4** – S. Elmore reported he will meet with Sam from New Dimensions next week and recommended that the Committee also attend the meeting. Mr. Elmore will finalize the bid specifications once Sam has forwarded his revised plans to EPI. The goal is to revise the engineers specifications in order to still obtain the proper drainage yet lower the installation cost.
- **Springdale Lane Fence** – S. Elmore reported that the materials for the fence will take approximately 6-8 weeks to obtain was the order was placed. R. Cascio stated that the cost of composite materials was double the cost of the wood fence. 70 panels are required for the fence as it will now extend to the west sidewalk if the City of Bloomingdale approves. The Board voted to have the fence installed by SMS.
- **Exterior Painting Bids** – S. Elmore recommended that the painting contractor wait until mid-June to start the 2022 caulking/painting of the buildings for dryer weather.
- **Concrete Driveway Replacement** – The Board will put together a list of driveways to be done this year. The goal is to have the driveways replaced in August. Presta Construction will honor the warranty on driveways where the concrete has cracked. If he is awarded the contract this year, they will be done at that time.

Rule Violations – Rule violations will be discussed in Executive Session.

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

Committee Reports –

- **Landscape** – B. Lindgren reported that overseeding should be completed and fertilization should begin within the next two weeks.
- **Architectural** – No report

Recreation Board Report – R. Cascio reported that the outdoor pool will open on 5/29. The tile replacement for the indoor pool is taking longer than expected. Grouting still needs to be done. Notices are going out about enforcing the rules and the consequences for breaking the rules for the outdoor pool. The Summer Party will be held in July and the Association has booked a food truck for the event.

Unfinished Business: There was no unfinished business.

New Business: All new business was discussed.

Homeowner Forum –

Adjournment-

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Motion – Motion by R. Cascio to adjourn the meeting to Executive Session at 8:06 pm. Seconded by M. Castricone. Motion unanimously approved.

Motion – Motion by M. Castricone to adjourn the meeting at 8:30 pm. Seconded by R. Cascio. Motion unanimously approved.

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