

BLOOMFIELD CLUB II HOMEOWNERS ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS MEETING

June 22, 2022

The Board of Directors Board Meeting of the Bloomfield Club II Townhome Association was held on Wednesday, June 22, 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: Kevin Jordan, Edward Jones, gave an update on the Association investments with Edward Jones.
Mary Beth, Sebert Landscaping, reported that pruning started two weeks ago and takes approximately four visits. Pruning is not done until the flowering shrubs drop their blooms, and it is late this year.

Minutes:

Motion – Motion by R. Cascio to approve the May 25, 2022, minutes. Seconded by B. Lindgren. Motion unanimously approved.

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

Total Checking & Savings	\$ 990,530
Total AR & Other Assets	\$ 30,692
Total Assets	\$1,021,150
Total Current Liabilities	\$ 61,398
Total Equity	\$ 959,752
Total Liabilities & Equities	\$1,021,150

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

Management Report –

- **Beary Landscaping** – S. Elmore reported that a check was issued to Beary Landscaping per the Board's request and marked it in "satisfaction of all claims". The check has not cleared as of 6/20 and S. Elmore has not heard from Beary.

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- **Drainage Project – Phase 4** – S. Elmore reported that Management and R. Cascio met with New Dimensions to review the specifications for Project 4. The estimated cost is \$44,250. S. Elmore will meet with R. Cascio and the engineer to finalize specifications and go out for bid so the Board can approve the bid at the next meeting.
- **Springdale Lane Fence** – S. Elmore reported that the Association is attempting to have the shopping center sign an agreement that the Association will take down the fence, install a new fence and maintain it. The shopping center wants the fence moved to the Association property, but the property belongs to the individual homeowners and cannot be built on without amending the declaration. The Board will sign the agreement and then ask the shopping center to sign.
- **Exterior Painting Bids** – S. Elmore reported that the painting has not been scheduled yet but will be done in July/August.
- **Concrete Driveway Replacement** – The Board will decide on which driveways will be replaced this year and whether sidewalks and setbacks will be included.
- **Sewer Line Repairs** – S. Elmore reported that there was a sewer line back up in one of the buildings. The Board agreed that the homeowners are responsible for the repairs to any sewer lines that directly affect their units.

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

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

Recreation Board Report – R. Cascio reported that Summer Solstice was on 6/21. Approximately 10 people attended the sunrise and 15 people for sunset. The Ice Cream Social was attended by approximately 100 residents with lots of volunteers. The Summer Party will be held on 7/16 and residents will get information on the food truck. The indoor pool is done and being cleaned, and filters being replaced. The Rec Board hired a new person to help Marlene and phase into her position as Marlene will be leaving the facility on October 1, 2022.

Committee Reports –

- **Landscape** – B. Lindgren stated that the contract states that pruning needs to be done by 6/30. Steve will contact Sebert regarding the completion date.
- **Architectural** – No report

Unfinished Business: There was no unfinished business.

New Business: All new business was discussed.

Homeowner Forum –

B. Sanders, 162 Springdale – Driveway was replaced in 2018 and rocks have come to the surface. There are three cracks in the entryway and pulling away from the wall. Management will do an inspection.

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Adjournment-

Motion – Motion by R. Cascio to adjourn the meeting to Executive Session at 8:45 pm. Seconded by M. Castricone. Motion unanimously approved.

Motion – Motion by R. Cascio to waive the fine for 227BL. Seconded by M. Castricone. Motion unanimously approved.

Motion – Motion by M. Castricone to adjourn the meeting at 9:12 pm. Seconded by R. Cascio. Motion unanimously approved.

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