

BLOOMFIELD CLUB II HOMEOWNERS ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS MEETING

July 26, 2023

The Board of Directors Board Meeting of the Bloomfield Club II Townhome Association was held on Wednesday, July 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
M. Castricone, Treasurer
L. Masciola, Director
M. Stevens – EPI
Absent: R. Cascio, Director

Guests: Sebert representative Rebecca attended the meeting to give an update on the landscaping.

Minutes:

Motion – Motion by B. Lindgren to approve the June 28, 2023 minutes. Seconded by M. Castricone. Motion unanimously approved.

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

Total Checking & Savings	\$1,055,759
Total AR & Other Assets	\$ 35,807
Total Assets	\$1,091,566
Total Current Liabilities	\$ 22,830
Total Equity	\$1,068,735
Total Liabilities & Equities	\$1,091,566

Motion – Motion by B. Lindgren to approve the financial report for June 30, 2023. Seconded by L. Masciola. Motion unanimously approved.

Management Report –

- **Drainage Project – Phase 4** – M. Stevens reported he is getting quotes for the sewer installation which is the last part of the project.
- **Springdale Lane Fence** – M. Stevens reported that Complete Painting has not notified Management of the start date. The work should be done closer to October since the fence was installed in October.
- **Exterior Painting** – M. Stephens reported that Complete Painting will begin painting soon.

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- **Concrete & Driveway Replacement** – M. Stevens reported that work will begin at two more units. M. Stevens conducted measurements on the concrete confirming depths and amounts replaced are per contract specifications. The Village has also signed off on all pours.
- **196-198 Benton Drainage** – M. Stevens reported that New Dimensions was approved for the drainage project at 196-198 Benton. He will follow up with New Dimensions.
- **Rear Lighting Samples** – Discussion was tabled until next month.

Rule Violations –

Committee Reports –

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

Unfinished Business: There was no Unfinished Business.

New Business:

- **Block Party** – L. Masciola suggested holding a Block Party for BCII. EPI will send out a notice to check on the interest in the community. L. Masciola will chair the event.

Recreation Board Report – R. Cascio reported that the Summer Party was held with food trucks, live music, car show and games for kids. The party was a success and will be held again next year with a few changes. Social Committee has many activities coming up. The spa was repaired and the Rec Board is discussing renovation of the pump room for the pool.

Homeowner Forum –

Adjournment-

Motion – Motion by B. Lindgren to adjourn the meeting at 7:49 pm. Seconded by L. Masciola. Motion unanimously approved.

Respectfully Submitted,
EPI Management Company, LLC