

BLOOMFIELD CLUB II HOMEOWNERS ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS MEETING

August 23, 2023

The Board of Directors Board Meeting of the Bloomfield Club II Townhome Association was held on Wednesday, August 23, 2023 at 7:00 PM at the Bloomfield Club Recreation Facility. T. Galles served as Chairperson of the meeting.

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

Guests: Rebecca Kurtz, Representative from Sebert Landscaping, gave an update on landscaping service.

Minutes:

Motion – Motion by B. Lindgren to approve the July 26, 2023 minutes. Seconded by R. Cascio. Motion unanimously approved.

Treasurers Report – M. Castricone presented the financial report for July 31, 2023

Total Checking & Savings	\$1,086,982
Total AR & Other Assets	\$ 36,156
Total Assets	\$1,123,139
Total Current Liabilities	\$ 47,055
Total Equity	\$1,076,083
Total Liabilities & Equities	\$1,123,139

Motion – Motion by B. Lindgren to approve the financial report for July 31, 2023. Seconded by R. Cascio. Motion unanimously approved.

Management Report –

- **2024 Budget** – M. Stevens reported that the 2024 budget is being prepared. The Board should let him know of any projects that should be included.
- **Drainage Project – Phase 4** – M. Stevens reported that he received a quote of \$9,953.57 from Newburg to install the storm sewer manhole behind 212 Springdale. This is required by the Village of Bloomingdale. The cost to conduct the drainage work by New Dimensions is \$46,195.50 and an additional \$5,000-\$15,000 for repairs to the ground once the work is complete.

***Bloomfield Club II
Meeting Minutes***

Motion – Motion by M. Castricone to approve the drainage project at a cost of \$46,195.50 for New Dimensions and \$9,953.57 for Newburg with \$15,000 for repairs rolled into 2024. Seconded by R. Cascio. Motion unanimously approved.

- **Springdale Lane Fence** – M. Stevens reported that Complete Painting will begin painting the fence in September.
- **Concrete & Driveway Replacement** – M. Stevens reported that there are three driveways still to be replaced.

Rule Violations –

Committee Reports –

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

Unfinished Business: There was no Unfinished Business.

New Business:

The Board discussed notifying homeowners that bringing in heavy equipment on Saturday and Sunday for construction work is not allowed. This could be added to the modification application.

Recreation Board Report – R. Cascio reported that the pool is closing on Labor Day. Happy Hour on the Patio will be held on 8/25; Bunco on 9/7 at 10:00 am; Bunco on 9/15 at 6:00 pm; Garage Sale on 9/15 & 9/16 and Chili Cookoff on 9/23. The Board is still getting quotes for the pool room renovation and homeowners should turn in their votes regarding this before the annual meeting on 9/20.

Homeowner Forum –

Adjournment-

Motion – Motion by T. Galles to adjourn the meeting at 6:53 pm to Executive Session. Seconded by M. Castricone. Motion unanimously approved.

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