

# BLOOMFIELD CLUB II HOMEOWNERS ASSOCIATION

## MINUTES OF THE BOARD OF DIRECTORS MEETING

**August 24, 2022**

The Board of Directors Board Meeting of the Bloomfield Club II Townhome Association was held on Wednesday, August 24, 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:** Mary Beth, Sebert Landscaping, gave an update on the landscaping.

### **Minutes:**

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

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

Total Checking & Savings	\$ 979,302
Total AR & Other Assets	\$ 50,393
Total Assets	\$1,009,696
Total Current Liabilities	\$ 44,427
Total Equity	\$ 960,268
Total Liabilities & Equities	\$1,009,696

*Motion – Motion by M. Castricone to approve the Treasurer's Report for July 31, 2022. Seconded by B. Lindgren. Motion unanimously approved.*

### **Management Report** –

- **Beary Landscaping** – S. Elmore reported that check #5033 to Beary Landscaping cleared the bank which was in full settlement of all claims as stated on the check.

*Motion – Motion by R. Cascio to credit the Beary Landscaping invoice for \$7,746 to clear the accounts payable to zero. Seconded by B. Lindgren. Motion unanimously approved.*

- **Drainage Project – Phase 4** – S. Elmore reported that J. Doland will forward the final revised plans for Phase 4 which will be forwarded to the board for review after which the specs will be sent out for bid. Based on an inspection with J. Dolan, R. Casio and S. Elmore (EPI), a section at a time will be done to completion prior to starting another section so that no area will be left open during the winter.

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- **Springdale Lane Fence** – S. Elmore reported that the contract with K Brothers Fence and the addendum amending the contract with specific dimensions is attached to the report. Management contacted the Village application for a permit. The Village required a copy of the fencing contract with the shopping center, picture of the new fence, picture of the old fence and the dimensions with legal description.
- **Exterior Painting** – S. Elmore reported that the painting has begun and should be done by 9/16/22 and then he will do an inspection.
- **Concrete & Driveway Replacement** – The Board will give Management a revised list for 2022 and 2023 which will include complete replacement of the entire driveway if there are any failures.
- **Snow Removal Proposal** – S. Elmore received four proposals for snow removal which were reviewed by the board. The bids ranged from \$66,400 to \$43,775.00. The Board reviewed the bidders and agreed that Suburban Maintenance Services was the lowest and had done a good job in prior years. Motion was made to approve Suburban Maintenance Services for three years at a fixed rate not to increase during the three years. Approved.
- **New Dimensions Proposal #1052 for 217 & 223 Benton Lane** – Regarding ponding water at the rear of the units.

***Motion – Motion by B. Lindgren to approve proposal #1052 with New Dimensions to regrade and seed the area at the rear of units 217 and 223 Benton Lane to eliminate the ponding water. Seconded by R. Cascio. Motion unanimously approved.***

- **Financial** – S. Elmore reported that the Edward Jones Value Summary is attached. He gave information to the Treasurer for the 2023 budget. Management has redone the reserves with detail based on the number of years that remain to have these done. A new reserve account will be created for the front entry sidewalks.

**Rule Violations** – There were no rule violations to be discussed.

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

**Correspondence** – S. Elmore received an email from an owner regarding painting the address numbers. The Board directed Management to get a few samples for the Board to consider.

**Recreation Board Report** – R. Cascio reported that the pool will close on Labor Day, 9/5. Vito Zatto will perform on the front lawn on Sunday, 9/18. The garage sale will be held on Friday 9/16 and Saturday 9/17. Family Bingo Night will be held on 10/21. Card Club might be tried again in the evenings. The annual meeting will be Wednesday 9/21 and there is a \$5.00 monthly increase in the BCRA assessment. John McGuire has retired and Marlene will retire on 10/1. A new cleaning/maintenance firm has been hired and a new manager will begin work on Tuesday 9/6.

**Committee Reports** –

- **Landscape** – No report
- **Architectural** – No report

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**Unfinished Business:** There was no unfinished business.

**New Business:** All new business was discussed.

**Homeowner Forum** –

Homeowners complained about the \$5.00 increase in BCRA's assessments for 2023 and that no flowers were planted at the entrance this year. Homeowners were requested to attend the September annual meeting.

Homeowner asked Management to remind families with children not to play in other resident's yards.

**Adjournment-**

***Motion – Motion by R. Cascio to adjourn the meeting at 8:15 pm. Seconded by B. Lindgren. Motion unanimously approved.***

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