

BLOOMFIELD CLUB II HOMEOWNERS ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS MEETING

September 27, 2023

The Board of Directors Board Meeting of the Bloomfield Club II Townhome Association was held on Wednesday, September 27 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 M. Castricone. Motion unanimously approved.

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

Total Checking & Savings	\$1,091,312
Total AR & Other Assets	\$ 38,889
Total Assets	\$1,130,202
Total Current Liabilities	\$ 47,218
Total Equity	\$1,082,984
Total Liabilities & Equities	\$1,130,202

Motion – Motion by R. Cascio to approve the financial report for August 30, 2023. Seconded by B. Lindgren. Motion unanimously approved.

Management Report –

- **2024 Budget** – M. Stevens reported that the proposed 2024 budget will be discussed and sent to owners before the November meeting.
- **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. Newburg anticipated beginning the work in the second half of September. 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. New Dimensions is waiting on release of the permit for the work and expect to start soon after.

Bloomfield Club II
Meeting Minutes

- **Springdale Lane Fence** – M. Stevens reported that Complete Painting will begin painting the fence in the next few weeks.
- **Concrete & Driveway Replacement** – M. Stevens reported that the driveway replacement has been completed.
- **Building Painting** – M. Stevens reported that this project is nearing completion for the season.

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 there will not be any dues increase for 2024. The Board is working on the specifications for the pool room renovation to be bid out during the winter.

Homeowner Forum –

Adjournment-

Motion – Motion by T. Galles to adjourn the meeting at 7:56 pm to Executive Session. Seconded by M. Castricone. Motion unanimously approved.

Respectfully Submitted,
EPI Management Company, LLC