

BLOOMFIELD CLUB II HOMEOWNERS ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS MEETING

July 27, 2022

The Board of Directors Board Meeting of the Bloomfield Club II Townhome Association was held on Wednesday, July 27, 2022 at 7:01 PM at the Bloomfield Club Recreation Facility. R. Cascio served as Chairperson of the meeting.

Attendance – Present: B. Lindgren, Secretary
 M. Castricone, Treasurer
 R. Cascio, Director
 L. Masciola, Director
 T. Galles, President (attendance via phone at 7:50 pm)
 S. Elmore – EPI Management

Guests: Mary Beth, Sebert Landscaping, gave an update on the landscaping.

Minutes:

Motion – Motion by B. Lindgren to approve the June 22, 2022 minutes. Seconded by L. Masciola. Motion unanimously approved.

Treasurers Report – M. Castricone presented the financial report for June 30, 2022

Total Checking & Savings	\$ 972,872
Total AR & Other Assets	\$ 30,070
Total Assets	\$1,002,958
Total Current Liabilities	\$ 44,027
Total Equity	\$ 958,930
Total Liabilities & Equities	\$1,002,958

Motion – Motion by R. Cascio to approve the Treasurer's Report for June 30, 2022. Seconded by B. Lindgren. Motion unanimously approved.

Management Report –

- **Beary Landscaping** – S. Elmore reported that the check that was issued to Beary Landscaping had not cleared the bank as of 7/26.
- **Drainage Project – Phase 4** – S. Elmore reported that Management and R. Cascio met with the engineer – J. Doland and Sam from New Dimensions (landscaper). The engineer will change the specifications for the project and submit to the Association for review. Once approved by the Board, Management will obtain bids for the project.

Motion – Motion by R. Cascio to approve Doland Engineering to draft revised specifications for Project IV at a cost of \$6,710.00. Seconded by B. Lindgren. Motion unanimously approved.

***Bloomfield Club II
Meeting Minutes***

- **Springdale Lane Fence** – S. Elmore reported K Brothers Fence will install the fence on the north side per the Association's specifications except that they will use a different type of wood material.

Motion – Motion by R. Cascio to approve K Brothers Fence to install the Springdale Lane fence. Seconded by B. Lindgren. Motion unanimously approved.

- **Concrete Driveway Replacement** – Management recommended deferring all concrete replacement this year since the bids would be going out late and contractors are booked. The Board will make a decision on which driveways to include for 2023 by Thanksgiving. Warranty work on 219 and 152 Benton will be reviewed this year. The Board will submit a list for the 2023 driveways which will be added to the 2022 driveways and that bids would be obtained for both years with the goal of signing a contract in 2022.

Motion - Motion by R. Cascio to approve Management's recommendation to defer all concrete replacement until next year. Seconded by M. Castricone. Motion unanimously approved.

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 the Summer Party was held on 7/23 with a good turnout. Residents could purchase food from a food truck hired by BCRA. He also reported that MarLene McGuire is retiring on 10/1/22 and that BCRA has hired a new employee who is training with Marlene now.

Committee Reports –

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

Unfinished Business: There was no unfinished business.

New Business: All new business was discussed.

Homeowner Forum –

Homeowner complained that residents are cutting through her yard. Board approved permission to put up a sign at the back of her unit per the picture submitted to the Board.

Homeowner asked about putting up cameras. The Board replied that an architectural form must be submitted to the Architectural Controls Committee for approval. The camera must be mounted on the wood trim only and not the siding.

Adjournment-

Motion – Motion by R. Cascio to adjourn the meeting at 7:54 pm. Seconded by M. Castricone. Motion unanimously approved.

Respectfully Submitted, EPI Management Company, LLC