

BLOOMFIELD CLUB II HOMEOWNERS ASSOCIATION
MINUTES OF THE BOARD OF DIRECTORS MEETING
May 25, 2016

The Board of Directors meeting of the Bloomfield Club II Townhome Association was held at 7:00 PM on Wednesday, May 25, 2016 at the Bloomfield Club Recreation Facility.

Attendance – Present: P. Chandler
J. Ruther
J. Chranko
J. King
S. Elmore – EPI
Absent: L. Eskildsen

Minutes – **Motion J. King made a motion to approve the April 27, 2016 minutes, as presented. Seconded by J. Chranko. Motion was unanimously approved.**

Treasurers Report – J. Ruther reported that as of April 30, 2016:

| | |
|------------------------------|--------------|
| Total Assets | \$758,270.53 |
| Total Liabilities | \$ 36,640.06 |
| Total Equity | \$721,630.47 |
| Total Liabilities and Equity | \$758,270.53 |

Motion – **J. Chranko made a motion to approve the Treasurers report, as presented. Seconded by P. Chandler. Motion was unanimously approved.**

Open Forum – A homeowner had concerns with a neighboring unit's tree.

Management Report –

- **Snow Removal Contract** – S. Elmore presented the Board with proposals for snow removal. The Board acknowledged that there would be two skid steers on site along with at least one snow blower. The contract would have a cancellation clause for convenience.

Motion – **J. Chranko made a motion to approve SMS for the snow removal not to exceed \$39,975.00. Seconded by J. King. Motion was unanimously approved.**

- **Landscape Bid Drainage Specs** – S. Elmore presented the Board with a copies of the revised bids for the areas in need of drainage repairs. Drew's Lawn care had the lowest bid in comparison to the other two proposals.

Motion – **J. Chranko made a motion to approve Drew's Lawn and Snow to repair drainage issues at 144 at an amount not to exceed \$5,000.00. Seconded by J. King. Motion was unanimously approved.**

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- **Exterior Staining** – S. Elmore advised the Board that R. Maurceri had completed the exterior staining for 2016.
- **Concrete Driveway/Walkway Replacement** – S. Elmore advised the Board that management contacted Presta Concrete relative to whether or not he will keep his square foot cost of 2015 for 2016 and Mr. Presta's response was that there will be no increase. Mr. Elmore would present the final list of concrete to be replaced at the June meeting.
- **Association Package Policy** – S. Elmore presented the Board with a copy of the renewal policy for a total of \$1916.00 through State Farm insurance who has been the carrier for the last several years. It was noted that the policy did not insure any of the individual units but was primarily a liability policy for the Association along with a Bond and Umbrella policy.

Motion – P. Chandler made a motion to approve State Farm for the renewal policy at an amount not to exceed \$1916.00. Seconded by J. King. Motion was unanimously approved.

- **Contracts** – S. Elmore presented the Board with the following active contracts: TM Construction, Milieu, and Soumar Masonry.
- **150 Springdale** – S. Elmore presented the Board with a copy of the work order for 150SL relative to windows that are out of align along with several pictures of cracking along the garage foundation. The foundation is settling which is causing the windows to go out of plumb.

Motion – P. Chandler made a motion to approve Atlas to fix the foundation at an amount not to exceed \$8,670.00. Seconded by J. Chranko. Motion was unanimously approved.

- **196 Springdale** – S. Elmore advised the Board that Management met with the owner of the unit relative to the issue of the rear windows leaking. In reviewing the windows it appears that at some point in time the window gaskets were cut and then re-caulked. The caulking has since failed allowing water to leak into the unit. Management is reviewing all of the work orders on the unit going back 10 years in order to try to determine who worked on these windows or was it something done by one of the unit owners.

Inspection Report – S. Elmore presented the inspection report and reviewed the items with the Board.

Sales – There was one sale for this reporting period.

Committee Reports – No Committee Reports were discussed.

Recreation Association – Joe Chranko Reported -

- The pool will open on May 28, 2016.
- The pool opening party will be on May 29, 2016, which is a pot luck.
- The summer party will be on July 16, 2016.

Unfinished Business – No unfinished business was discussed.

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New Business –

Motion – J. Chranko made a motion to adjourn at 8:08 PM. Seconded by J. King. Motion was unanimously approved.

Meeting was adjourned at 8:08 p.m.

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