

# BLOOMFIELD CLUB II HOMEOWNERS ASSOCIATION

## MINUTES OF THE BOARD OF DIRECTORS MEETING

May 27, 2015

The Board of Directors meeting of the Bloomfield Club II Townhome Association was held at 7:02 PM on Wednesday, May 27, 2015 at the Bloomfield Club Recreation Facility.

**Attendance – Present:** J. Chranko  
J. Ruther  
L. Eskildsen  
S. Elmore – EPI

**Absent:** P. Chandler  
A. Koslow

### Minutes –

*Motion L. Eskildsen made a motion to approve the March 25, 2015 minutes, as presented. Seconded by J. Ruther. Motion was unanimously approved.*

**Treasurers Report –** J. Ruther reported that as of April 30, 2015:

Total Assets	\$674,245.86
Total Liabilities	\$ 16,610.41
Total Equity	\$657,635.45
Total Liabilities and Equity	\$674,245.86

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

*Motion – L. Eskildsen made a motion to approve the transfer of funds from the Edward Jones Money Market to reinvest into a CD and Franklin Income Fund, and into a Conservative Fund. Seconded by J. Chranko.*

*Motion was unanimously approved.*

### Open Forum –

- No homeowners had questions or concerns for the Board.

### Management Report –

- **Delinquency** – Board will review the delinquencies in Executive Session.
- **Concrete Repairs/Replacement**– S. Elmore presented the Board with a copy of a survey of the concrete work done since 2008. He advised that 150 Springdale (front walkway) & 209 Springdale (driveway & Apron) are still under warranty. Presta has been informed of the warranty issue and verbally agreed to make the repairs.

*Motion – L. Eskildsen made a motion to approve Presta Construction to complete the prior concrete warranty work first and then the new sidewalk and driveway area per the EPI inspection. It was noted that Joe Chranko and Steve Elmore (EPI) would be on-site to inspect the rebar work prior to the concrete being poured.. Seconded by J. Ruther. Motion was unanimously approved.*

***Bloomfield Club II  
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- **Exterior Painting** - S. Elmore advised the Board that Maucieri Enterprises has completed the exterior painting for 2015 and that an inspection of the work would be done within the next week.
- **Bloomfield Club Recreation Center** – The Board requested management to contacted Ed Walendy (Green Horizon) regarding a cost to cut/maintain the lawn areas currently being done by Milieu that the Recreation Association should be moving. The cost to effect the mowing would be approximately \$75.00/month for 7 months or \$525.00 per season. The unsigned agreement only provides for landscape mowing and does not include plant material replacement. The Board directed EPI to request a reimbursement from the Recreation Center Association for these costs.
- **Landscape/ Snow Removal Bids** – Per the Boards request management sent out specifications for landscaping/snow removal services of which two proposals were obtained and attached to the management report. The bids are geared towards switching out contractors beginning with the November 2015 snow removal contract. S. Elmore stated that additional bids would be obtained over the next two months..
- **Scavenger Service** - S. Elmore presented the Board with an invoice showing the increase in the scavenger service for the Association. It was noted that the Association cannot change vendors as they are licensed by the Village.
- **Strip Shopping Center** –S. Elmore advised the Board that Management contacted the owner of the shopping center to the North of the property who stated he would contact their landscapers to be sure debris was not blown under the South fence onto Bloomfield Club II property.

**Inspection Report –**

- S. Elmore presented the inspection report.

**Sales –**

- There were no Sales for this Reporting Period. It was noted that there was a unit on Clubhouse Drive that was going to be up for sale/auction within the next few months.

**Committee Reports –** No Committee Reports were discussed.

**Recreation Association – Joe Chranko Reported -**

- The audit was addressed noting that DeRaimo & Associates were starting on the audit work.
- There were 49 residents that were involved in the Garage Sale.
- July 18, 2015 is the “Summer Party”. Rain date of July 25, 2015.

**New Business –**

152 Benton Lane – Motion was made and approved to waive the fines contingent on the weeds being removed.

144 Benton Lane – Motion was made and approved to suspend the fine temporarily until Comcast makes an arrangement to reimburse the owner after which the owner would reimburse the Association for whatever repairs were made by Ralph Mauceri (repair service) within 30 days.

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***Motion – L. Eskildsen made a motion to adjourn. Seconded by J. Chranko. Motion was unanimously approved.***

Meeting was adjourned at 7:58 p.m.

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