

# BLOOMFIELD CLUB II HOMEOWNERS ASSOCIATION

## MINUTES OF THE BOARD OF DIRECTORS MEETING

**June 24, 2015**

The Board of Directors meeting of the Bloomfield Club II Townhome Association was held at 7:04 PM on Wednesday, June 24, 2015 at the Bloomfield Club Recreation Facility.

**Attendance – Present:** P. Chandler  
L. Eskildsen  
J. Ruther  
J. Chranko  
A. Koslow  
S. Elmore – EPI

Absent:

### **Minutes –**

**Motion L. Eskildsen made a motion to approve the May 27, 2015 minutes, as presented. Seconded by J. Chranko. Motion was unanimously approved.**

**Treasurers Report –** J. Ruther reported that as of May 31, 2015:

Total Assets	\$676,812.94
Total Liabilities	\$22,194.14
Total Equity	\$654,618.80
Total Liabilities and Equity	\$676,812.94

**Motion – J. Chranko made a motion to approve the Treasurers report, as presented. Seconded by A. Koslow.**

**Motion was unanimously approved.**

### **Open Forum –**

- No homeowners had questions or concerns for the Board.

**Motion – P. Chandler made a motion to have Maucieri paint 196 Benton Lane's front door. Seconded by J.**

**Ruther. Motion was unanimously approved.**

### **Management Report –**

- **Delinquency** – Board will review the delinquencies in Executive Session.
- **Concrete Repairs/Replacement**– S. Elmore presented the Board with a copy of the contract with Presta Construction. Presta will not begin the work until July 13 depending on the weather and receipt of the signed contract. J. Chranko and Management must inspect the wire installation work prior to the concrete being poured, this provision was made part of the concrete specs.
- **Exterior Painting** - S. Elmore advised the Board that Maucieri Enterprises has completed the exterior painting for 2015 and the corrective work per the painting inspection report.

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- **Bloomfield Club Recreation Center** – The Board requested management to contact 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.
- **Milieu** – S. Elmore presented the Board with a copy of a proposal from Milieu to repair the damage to the setback reported at the last meeting by D. Elam. Management has requested that Milieu repair the damage at his expense as the damage was caused by their snow removal operation.
- 202 Springdale - Board approved in installation of a new storm door.
- 196 Benton Lane – A work order would be issued to have the front door of the unit painted. The work done on the chimney tuckpointing would also be done.
- 163 Benton Lane – The Board approved a conditional letter regarding the window replacements contingent on all of the windows being replaced so that they match within 12 months of the letter being issued.
- T&M – The Board requested that a representative attend the July meeting as there have been some questions regarding the quality of work being done.
- 211 Springdale – The Board approved the installation of pavers and that the Landscape Committee would approve the plant material.
- 147/149 Benton Lane – Board approved Milieu Landscaping to sod over the area in front of the units where the tree was removed.
- 190 Springdale – Board approved the reversal of the garbage fine that was issued against the unit.
- 330 Clubhouse Drive – Board agreed that a final notice should be sent to Owner regarding the removal of the three dead ash trees in the front of the unit.
- 221 Springdale – Board agreed that the Owner should be sent a letter stating that the upper window must be replaced within the next 20 days so that the windows on that side of the unit would match.
- 144 Benton Lane – Board agreed that a letter should be sent to the Owner that the cable had not been removed and that the fine has been reinstated.
- 150 Benton Lane – Board approved a work order to have the patio door trim painted by Ralph Maurceri.
- 173 Benton Lane – Board approved a work order to have the chimney repaired by Arrow Tuckpointing.
- 196 Benton Lane – Board agreed with the unit owner who was present at the meeting that the entire driveway should be replaced and that the contract with Presta Concrete should be amended to include this unit.

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**Inspection Report –**

- S. Elmore presented the inspection report.

**Sales –**

- There were no Sales for this Reporting Period.

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

**Recreation Association – Joe Chranko Reported -**

- Cameras may be placed in the front of the Association.
- The clubhouse parking lot is going to get seal coated.

**New Business –**

196 Benton Lane – Motion was made and approved to include the driveway in the concrete repairs.

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

Meeting was adjourned at 8:12 p.m.

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