

BLOOMFIELD CLUB II HOMEOWNERS ASSOCIATION
MINUTES OF THE BOARD OF DIRECTORS MEETING
September 28, 2016

The Board of Directors meeting of the Bloomfield Club II Townhome Association was held at 7:02 PM on Wednesday, September 28, 2016 at the Bloomfield Club Recreation Facility.

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

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

Treasurers Report – J. Ruther reported that as of August 31, 2016:

Total Assets	\$796,502.10
Total Liabilities	\$ 47,333.93
Total Equity	\$749,168.17
Total Liabilities and Equity	\$796,502.10

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

Open Forum – Guest – Soumar Masonry – The representative from Soumar Masonry advised the Board that he had the brick stained to match the existing color only because he could not find any bricks that matched the old brick. The representative did state he erred in that he did not submit to the Board a sample of the bricks before the installation began and apologized for same. The representative represented that he paid the subcontract \$750 to stain the entire chimney and that this practice was normal where the bricks do not match because of the age of the bricks.

The Board questioned the representative and acknowledged that the staining was the only alternative in this particular situation and approved the staining work at the contractor's expense.

Management Report –

- **Landscape Drainage** – S. Elmore advised the Board that the drain tile work at 144 Benton Lane has been completed by Drews Landscaping and referred the Board to the pictures in the inspection report.
- **Concrete Replacement** – S. Elmore advised the Board that Presta Concrete will begin the concrete replacement the week of September 26. He informed them that all of the owners have been notified of the pending work and those having driveways replaced have been advised that they can park in the street without getting a ticket from the Village.
- **150 Springdale**– S. Elmore advised the Board that Atlas Foundation has completed the foundation repairs for the 150 Springdale location. He also presented them with a copy of Atlas's notice that the depths were 150' (all 3 piers) or 60.5' over the 30' minimum with the additional cost of \$2117.50. The Board felt that the contractor should have

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advised the board ahead of time regarding the extra cost but also acknowledged that it would have been hard to determine the actual depth required with a test bore drilling.

- **345 Clubhouse** – S. Elmore advised the Board that all window repairs have been completed in the front and rear of the unit per the Modification form.
- **215 Benton Lane** – S. Elmore advised the Board that Soumar has completed the chimney re-building. ,
- **Gutter Cleaning** – S. Elmore advised the Board that Milieu has agreed to clean the gutters in the fall in the same amount as 2015 which was \$4800.00.

Motion – L. Eskildsen made a motion to approve Milieu to clean the gutters. Seconded by J. King. Motion was unanimously approved.

- **Village of Bloomingdale** – S. Elmore presented the Board with the response to the FOIA request regarding ownership of the fence at the north and west sides of the property of the strip center stating that the fence is owned by the center.
- **Annual Meeting Notice** – S. Elmore presented the Board with a copy of the first annual meeting notice that was sent to all owners.
- **Grub Control Contract** – S. Elmore presented the Board with a copy of the contract approved with Milieu for grub application.

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

Landscape Committee Report – The Committee had nothing to report.

Sales – There were four sales for this reporting period.

Committee Reports –

Recreation Association – No report was given as J. Chranko was absent.

Unfinished Business – All unfinished business was covered.

New Business –

- 224 Benton Lane – Board requested that this unit be placed on the Drainage Review list for 2017.

Motion – L. Eskildsen made a motion to adjourn at 7:35 PM. Seconded by J. King. Motion was unanimously approved.

Motion to adjourn the meeting at 7:35 PM to Executive Session

Meeting was re-opened at 7:49 PM.

Motion – Motion to issue a fine for 222 BL for lights installed over the deck. Approved.

Motion to adjourn the meeting at 7:55 PM

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