

BLOOMFIELD CLUB II HOMEOWNERS ASSOCIATION
MINUTES OF THE BOARD OF DIRECTORS MEETING
March 23, 2016

The Board of Directors meeting of the Bloomfield Club II Townhome Association was held at 6:58 PM on Wednesday, March 23, 2016 at the Bloomfield Club Recreation Facility.

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

Absent: P. Chandler

Minutes – **Motion L. Eskildsen made a motion to approve the February 24, 2016 minutes, as presented. Seconded by J. King. Motion was unanimously approved.**

Treasurers Report – J. Ruther reported that as of February 29, 2016:

Total Assets	\$740,097.30
Total Liabilities	\$30,142.39
Total Equity	\$709,954.91
Total Liabilities and Equity	\$740,097.30

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

Open Forum – There were no questions from the Open Forum.

Management Report –

- **Snow Removal Proposal**– S. Elmore presented the Board with a copy of the snow removal proposal from Bradley’s Snow Removal for the 2016/2017 season in the amount of \$32,500.00. Management believes that the termination provisions are not acceptable but Management believes that Bradley’s would agree to the 15 day cancellation for convenience. The current contract with Cypress is in the amount of \$42,000.00. Management recommends the termination of the Cypress contract with Cypress contract IF Bradley’s Snow Removal will execute the same agreement for a one year term. Management will submit the signed contract to the Board at the April meeting.

Motion – J. King made a motion to approve Bradley’s Snow Removal for 2016/2017 season in the amount of \$32,500.00. Seconded by J. Ruther. Motion was unanimously approved.

- **Landscape Bid Drainage Specs/Proposals** – S. Elmore presented the Board with the bid specs for resolving the drain issues at 174 Springdale, 144 Benton Lane, 202 Benton Lane and 228 Springdale at the rear berm. Management will obtain a bid to add 185 Benton Lane. Management noted that Green Horizon had contacted the

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Village relative to the insertion of drain tile into existing storm sewer which the Village would not allow without a permit. S. Elmore stated that he would meeting with the Village to see what was allowed.

- **330 Clubhouse Drive** – S. Elmore presented the Board with a proposal from Sabatello for the removal of the three “dead” trees by 330 Clubhouse. This was only for information as the unit owner was given an extension of time to see if the treatment of the trees will work. This will be held off until around June to see if treatment has worked.
- **Exterior Staining – 2016/207** – S. Elmore advised the Board that R. Maurceri will begin the painting on April 18, 2016 and that the units will be posted a week in advance. Any updates due to weather changes will be posted as necessary.
- **Concrete Driveway/Walkway Replacement** – S. Elmore advised the Board that Management conducted a walk-thru of the recommended driveway/set-back areas/sidewalks to be replaced in 2016. The Board will need to confirm these are the areas to be replaced after which Management will obtain pricing from Presta Construction to see if their pricing has stayed the same or increased. IF increased then management will go out for bid with the only change in the bid specifications being that the concrete mix will contain fiberglass. There are only a few driveways management is recommending being replaced which are included on the inspection report.
- **Chranko** – The Board approved Mr. Chranko’s modification form for a new tree.
- **Mustari/Ackerman** – The Board agreed to reverse the \$1000.00 fine as the satellite dish issue was resolved.

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

Sales – There were two sales for this reporting period.

Committee Reports – No Committee Reports were discussed.

Recreation Association – Joe Chranko Reported -

- New windows will be installed in the pool area.
- A new roof will be installed and a new A/C unit will be installed.
- The spring brunch had a record number of resident’s.
- The Garage Sale is May 21, 2016.
- The pool will be opening on May 28, 2016.
- The pool opening party will open on May 29, 2016.
- The summer party will be on July 16, 2016.

Unfinished Business – No unfinished business was discussed.

New Business – No new business was discussed.

Motion – L. Eskildsen made a motion to reverse the \$1000.00 fine for cable installation at 144BL. Seconded by J. Chranko. Motion was unanimously approved.

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

Meeting was adjourned at 7:25 p.m.

Respectfully Submitted – EPI Management Company, LLC