

BLOOMFIELD CLUB II HOMEOWNERS ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS MEETING

March 25, 2015

The Board of Directors meeting of the Bloomfield Club II Townhome Association was held at 7:01 PM on Wednesday, March 25, 2015 at the Bloomfield Club Recreation Facility.

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

Absent: A. Koslow

Minutes –

Motion J. Chranko made a motion to approve the January 28, 2015 minutes, as presented. Seconded by L. Eskildsen. Motion was unanimously approved.

Treasurers Report – J. Ruther reported that as of February 28, 2015:

Total Assets	\$669,443.25
Total Liabilities	\$ 25,683.26
Total Equity	\$643,759.99
Total Liabilities and Equity	\$669,443.25

Motion – J. Ruther made a motion to approve the Treasurers report, as presented. Seconded by L. Eskildsen. 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 and J. Chranko walked all of the driveway/entry walks throughout the property to determine which driveways/walks should be replaced in 2015. The Board also agreed to review the list prior to the April meeting. S. Elmore stated that he would draft the bid specifications for the Board’s review and also contact Presta Concrete relative to the warranty work done in 2013 and whether or not he wanted to bid on the 2015 work.
- **Exterior Painting** - S. Elmore advised the Board that Maucieri Enterprises 2015 painting schedule will begin in the spring. It is anticipated to begin the week of April 21 weather permitting. Notices will be sent to those unit owners informing them of the pending work.

***Bloomfield Club II
Meeting Minutes***

- **Bloomfield Club Recreation Center** – The Board requested management contacted Ed Walendy regarding a cost to cut/maintain the lawn areas currently being done by Milieu that are the responsibility of the Recreation Association. Mr. Walendy will provide a cost for the indicated areas the week of March 23 and management will include same in the April management report.
- **Sabatello** – S. Elmore advised the Board that Sabatello has completed the 2015 scheduled pruning work.

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 -

- The pathway between Schick Rd and the Luxury Homes was discussed relative to re-paving.
- They signed a new life guarding contract with the same company as last year.
- There were 190 people at the Brunch.
- There is an Easter Egg Hunt on March 28, 2015.
- The Garage Sale is scheduled for May 16, 2015.
- May 24, 2015 is the “Pool Opening Party”.
- July 18, 2015 is the “Slumber Party”. Rain date of July 25, 2015.

New Business –

- Ever Bright – P. Chandler submitted an invoice for Ever Bright in the amount of \$29.97 for the possible solution to the discoloring of the window frames. Unanimously approved.

Motion – J. Chranko made a motion to adjourn. Seconded by P. Chandler. Motion was unanimously approved.

Meeting was adjourned at 7:51 p.m.

Violation Appeals -

201 Benton Lane – The fine must be paid for the removal of the ash tree.

149 Benton Lane – The fine must be paid for the removal of the ash tree.

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