

BLOOMFIELD CLUB II HOMEOWNERS ASSOCIATION
MINUTES OF THE BOARD OF DIRECTORS MEETING
June 28, 2017

The Board of Directors meeting of the Bloomfield Club II Townhome Association was held on Wednesday, June 28, 2017 at 7:00PM at the Bloomfield Club Recreation Facility.

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

Absent:

Minutes-

Minutes – J. King made a motion to approve the May 2017 minutes, as presented. Seconded by J. Chranko. Motion was unanimously approved.

Treasurers Report – J. Ruther reported that as of May 31, 2017:

Total Assets	\$837,820.90
Total Liabilities	\$ 30,269.99
Total Equity	\$807,950.91
Total Liabilities and Equity	\$837,820.90

Motion – Motion made by J. King to approve the Treasurers report, as presented. Seconded by J. Chranko Motion was unanimously approved.

J. Ruther also suggest that a representative from Edwards Jones come to the next Board Meeting to update the Board on the Association’s investments. The Board agreed that was a good idea.

Management Report-

- **Concrete Replacement** – S. Elmore presented to the Board with Presta Construction’s proposal. S. Elmore stated they have knocked out 154, 142 Benton Lane due to tree issues under the concrete and 337 Clubhouse Drive except for the walkway and the stoop (driveway deleted)..

Motion- Motion made by J. King to approve the Presta Construction contract to replace driveways, walks, aprons and sidewalks where applicable and not to exceed \$40,000.00. Seconded by P. Chandler. Motion was unanimously approved.

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- **Flooded Areas-** S. Elmore presented the Board with the signed contract from Milieu Landscaping to correct the flooded areas as reviewed by the Board at the May 2017 meeting. Milieu will begin this work the mid part of July 2017 and will take five working days to correct. Letters will be sent to the unit owners that are adjacent to these repairs that they are required to water those areas where the grass has been replaced per the watering instructions from Milieu. S. Elmore will email the Board a copy of the landscape bid specifications and the Exterior Painting Specifications and if correct EPI will go out to bid per those Specifications.
- **Exterior Painting-** S. Elmore stated to the Board that R. Maucieri is currently working on the exterior painting but is behind due to the rain and that EPI has received complaints that R. Maucieri has not been showing up on days per his postings on the buildings.
S. Elmore is sending R. Maucieri an email and certified letter stating he has a week from Friday to complete all work and that all funds will be withheld pending the inspection that R. Maucieri and S. Elmore will have to be complete. S. Elmore will send the Board the painting specifications that can be used for the next contract.
- **Westside Berm Maintenance-** S. Elmore presented a copy of an opinion from Keith Jones who is the Association's attorney for the Recreation Center and Bloomfield Club II which stated that the Recreation Center and not the Bloomfield Club II Homeowners Association is responsible for the maintenance of the Berm adjacent to Springfield Avenue. The Recreation Center Board felt they were not responsible for the 30 foot berm maintenance but feels responsibility is the Bloomfield Club II Association. The letter from the attorney clarifies that the Homeowner's Association is not responsible for the maintenance of the 30 Berm easement. The Recreation Center is requesting a formal letter from the Bloomfield Club II Association stating exactly what the Board wants from the Recreation Association relative to the berm. S. Elmore stated what they are going to state in the letter: 1.The Recreation Center maintain the berm as is currently exists. 2. The Recreation Center maintains the lawn between the curb to the berm which includes mowing and chemical applications for weeds. 3. The Recreation Association assists with correction of the drainage problems due to the berm construction.
- **Package Policy Renewal-** S. Elmore presented a copy of the Farmers Insurance renewal quote for the Board's review. The automatic renewal has been implemented in the amount of \$1,724.00. The 2017 budget provided for an expense of \$2750.00 leaving a savings of \$1,026.00 for fiscal 2017.

Rule Appeals- Rule Appeals were heard in executive session

Correspondence-

- S. Elmore informed the Board that unit 328 Clubhouse was sold for \$302,000.00.

Inspection Report- S. Elmore reviewed with the Board the property inspection report.

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- **Algae-** S. Elmore stated that the algae growth on the siding is easy to get rid of and is usually on the north side on almost all the units. The Board stated that owners need to clean it and have 30 days to get the algae cleaned off once letters are issued. S. Elmore stated that he would have to do a special inspection with pictures to note all of the algae siding issues.
- **Chimneys-** S. Elmore stated he received a letter from Doug Sury which stated that the Board can treat the maintenance of the chimney additions the same way they treat installation modifications of decks and after market it becomes the unit owner's responsibilities. The Board agreed with the Attorney in that all maintenance on after-market chimneys would be the responsibility of the Unit Owner of that chimney..

Committee Reports- J. Chranko reported on the Recreation Center:

- Summer party is Scheduled July 15, 2017
- Garage sale had 55 people and was very successful. Marlene (Club Social Director) stated that people requested consider having the garage sale over a 2 day period.
- The replacement dehumidifier was a large expense however is working and solved the humidity issue in the pool.

Adjournment

***Motion- Motion was made by L. Eskildsen to adjourn the meeting at 8:11 PM . Seconded by J. Chranko.
Motion was unanimously approved***

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