

**BLOOMFIELD CLUB II HOMEOWNERS ASSOCIATION**  
**MINUTES OF THE BOARD OF DIRECTORS MEETING**  
**July 27, 2016**

The Board of Directors meeting of the Bloomfield Club II Townhome Association was held at 7:02 PM on Wednesday, July 27, 2016 at the Bloomfield Club Recreation Facility.

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

**Minutes** – **Motion J. Chranko made a motion to approve the June 22, 2016 minutes, as presented. Seconded by P. Chandler. Motion was unanimously approved.**

**Treasurers Report** – J. Ruther reported that as of June 30, 2016:

Total Assets	\$774,312.89
Total Liabilities	\$ 33,571.07
Total Equity	\$740,741.82
Total Liabilities and Equity	\$774,312.89

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

**Motion was unanimously approved.**

**Open Forum** –

**Management Report** –

**Motion L. Eskildsen made a motion to approve Presta for the concrete replacements as presented. Seconded by J. Chranko. Motion was unanimously approved.**

- **Landscape Drainage Contract** – S. Elmore presented the Board with a copy of the revised drainage specifications and contract for Drew’s Landscaping. While reviewing the specifications approved by the Village, Management felt that the specifications were over-kill (as well as being too expensive) and met again with the Village relative to reviewing the specifications. The result is that the Village approved the revised specification to just widen the existing swale and only install perforated drain tile to the storm sewer located at the north end of the area.

**Motion – J. Chranko moved to approved the revised drain specification for the lower price of \$4900.00. Seconded. Unanimously approved**

- **215 Benton Lane** – S. Elmore presented the Board with a copy of the Soumar tuckpointing contract. The work will begin the mid-part of August.
- **150 Springdale**– S. Elmore presented the Board with a copy of the contract with Atlas Restoration. The unit owner and Atlas will work out the date to have the work completed. The owner will be removing some of the

***Bloomfield Club II  
Meeting Minutes***

plant material on a temporary basis while this work is in progress. A video of the existing landscaping was made in the event this is an issue regarding restoration.

- **345 Clubhouse** – S. Elmore presented the Board with pictures of the new windows that were installed (front and rear).
- **Annual Meeting** - The Board discussed the date of the annual meeting for November 1, 2016.
- **Concrete Repairs/Replacements** – Mr. Elmore reported that Presta Construction would begin the installation of the new concrete per his contract (copy was attached to the management report) the end of September 2016.
- **211 Springdale** – The Owner was present and stated that she had to have a cage installed over the roof vent as racoons got into the unit and caused a substantial amount of damage. EPI stated that they would find a vendor to secure the roof vent, at the Owner’s expense, and not have a “cage” over the roof vent.
- **Strip Shopping Center** – Mr. Elmore reported that they would file a FOIA with the village to determine who owned the wood fence to the north of the property.

**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 three sales for this reporting period.

**Committee Reports** –

**Recreation Association** – **Joe Chranko Reported -**

- The summer party was the biggest success that it has been.
- The roof has been completed in the Rec building.
- The Rec budget will be sent out shortly.
- New floor coverings will be completed in 2017, along with work in the exercise room.
- The pool and spa will be re done in 2017.
- The tennis courts will be re done in 2018.

**Unfinished Business** – No unfinished business was discussed.

**New Business** –

**Motion – J. Chranko made a motion to adjourn at 7:54 PM to Executive Session. Seconded by L. Eskildsen.**

**Motion was unanimously approved.**

**Motion was made to re-open the meeting from Executive Session at 8:10 PM.**

***Motion to waive \$200 fine. Approved***

***Motion to adjourn the meeting at 8:16 PM***

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