

BLOOMFIELD CLUB RECREATION ASSOCIATION
MINUTES OF BOARD OF DIRECTORS MEETING
Wednesday, January 17, 2024 – *Approved: Feb. 21, 2024*

Present: Jan Bedard (President), Russ Cascio (Vice President), Mary Bahr (Secretary), Paulette Wirkus (Treasurer), David Smith (Director), Paraj Mathur (Director), Tina Dunn (Director), Kim Tarman (Administrator), Pam Stanish (ABC Property Managers)

Homeowners Present: Jeannette Fernandes, 343 Wentworth
Mr. & Mrs. Justin Justin Scheuchenzuber, 323 Torrington

I. Call to Order

Jan Bedard called the meeting to order at 7:00 pm.

II. Homeowners' Forum – Ms. Fernandes came to discuss the conditions of the railroad ties which adjoin the pedestrian walkway at the side on the west side of her home. A detailed chain of emails referencing this question was received by the BCRA Board. These emails included pictures of the railroad ties as well as the survey plat for Lot 34, 343 Wentworth Lane, located in BC-I. The area that adjoins Lot 34 is labelled "Common Area A" on the sub-division plat of Bloomfield Club Unit V (BC-III). It appears that BC-III owns Common Area A. BCRA performs some maintenance on the pathway itself, pursuant to a general easement for the pathway recorded on the Unit V subdivision plat. At this point it seems that this is an issue for the BC-III Board and all the information we will be forwarded to them. The property manager for BC-III is Stellar Properties.

III. Approval of Agenda - Motion by Russ Cascio, seconded by Jan Bedard.

Approved unanimously.

IV. Approval of Minutes from Nov. 15, 2023 Meeting.

Motion by Mary Bahr, seconded by Russ Cascio. Approved unanimously.

V. Treasurer's Report - Presented by Paulette Wirkus.

A. Meetings to finalize Year End 2023 accounting had to be rescheduled to the week of Jan. 22, 2024. This will include reclassification of some 2023 expenses and posting of the 2024 Budget. The Board will not approve the financial reports until the corrections are made.

Treasurer Paulette Wirkus presented a draft financial report which included:

The preliminary Dec. 31, 2023 Balance Sheet shows:

Total Checking/Savings	175,894.97
Total Accounts Receivable	7,769.00
Edward Jones Inv. Acct	424,851.28
<u>Total Assets</u>	<u>608,512.25</u>

Total Liabilities	.00
32000 Retained Earnings	22,481.80
Opening Balance Equity	9,052.11
Total Reserve Fund	485,451.38
Net Income	<u>91,526.96</u>
<u>TOTAL LIABILITIES & EQUITY</u>	<u>608,512.25</u>

B. Our Balance sheet is strong. The savings achieved this year may allow us to complete the Pool Equipment Renovation Project without a special assessment, but a decision will not be made until we have completed our 2023 financial review and a final estimate of the costs for the renovation project.

VI. Social Committee Report – Presented by Kim Tarman. The January Coffee and Book Club have been cancelled due to weather.

VII. Management Report – presented by Pam Stanish (ABC Managers)

- A.** The Platinum Pools contract for maintenance of the indoor and outdoor pools was signed on Dec. 20, 2023.
- B.** The Board was asked to approve a contract with Platinum Pools for the Equipment Renovation Project. Although, multiple bids were solicited, only Platinum Pools submitted a response.
- C.** Platinum’s proposal for the **Outdoor Pool** is summarized here:

PLATINUM-POOLCARE-AQUATECH, LTD. Hereby proposes the following work on the above referenced outdoor swimming pool and wading pool.

We shall:

- Owner to provide IDPH and Local permits as needs for work listed below.
- Remove and dispose of the existing pool equipment and piping.
- Furnish and install new pool equipment and piping as shown on ADP drawings dated 11/03/2023.
- Provide start-up, equipment and chemical balance. operator training, written instructions and IDPH inspection support if necessary.

FOR THE TOTAL SUM OF:..... \$ 42,490.00

D. Platinum’s Proposal for the Indoor Pool is summarized here:

PLATINUM-POOLCARE-AQUATECH, LTD. Hereby proposes the following work on the above referenced indoor swimming pool.

We shall:

- Owner to provide IDPH and Local permits as needs for work listed below.
- Remove and dispose of the existing pool equipment and piping.
- Furnish and install new pool equipment and piping as shown on ADP drawings dated 11/03/2023.
- Provide start-up, equipment and chemical balance, operator training, written instructions and IDPH inspection support if necessary.

FOR THE TOTAL SUM OF:..... \$ 24,710.00

The Board requested a formal statement from Aqua Design with their summary recommendation for the pool renovation project.

- E.** A decision on replacing the equipment for the Spa was tabled until after a meeting with Platinum and Tyler of Aqua Design scheduled for **5:30 pm on January 22**. The spa is currently closed because of inconsistent chemicals levels. A key question at the Jan. 22 meeting will be whether we can expect more reliable Spa operating levels if new equipment is installed or if there are additional issues that are causing our current problems.
- a. Pam Stanish presented an estimate for decommissioning retiling over the spa from Platinum for \$26,000. This would close the spa forever and comply with Village of Bloomingdale permit requirements.
 - b. Kim Tarman presented an estimate of \$7,500 for this work from Mr. Fix-It. This proposal is a more temporary solution.
 - c. Since Dec 1, 2023 we have spent \$1,900 on service calls and chemicals for the spa. The chemical levels have to be manually balanced almost after each us. The bromine tablets alone cost \$500 per bucket.
A key question which we hope to get from Platinum on Monday is whether we will have these problems even after new equipment is installed.
We will review/revisit the spa closing proposals at our next meeting, after a decision on whether to renovate or remove the Spa is made.
- F.** Motion 1 by Mary Bahr: Approve using Platinum Poolcare as the contractor for the Pool Filtration System Renovation Project. Second by Jan Bedard. Motion 1 approved unanimously.

Motion 2 by Mary Bahr: Approve deposit payments to Platinum Poolcare in the amount of \$21,245 for 50% on the Outdoor Pool Equipment Renovation Proposal and \$12,355 on the Indoor Pool Equipment Renovation Proposal. Motion seconded by Russ Cascio.
Motion 2 approved unanimously.

VII. Administrators Report. Presented by Kim Tarman.

- A. Western Irrigation quoted start-up services for the Clubhouse and Parkway sprinkler systems. RPZ valve placement and inspection is \$290 per system and system start-up is \$350. Motion by Jan Bedard to accept Western Irrigation Sprinkler System proposals, seconded by Russ Cascio. Board approved unanimously.
- B. ILDPH approved our permits to operate the Indoor Pool and Spa. The Spa passed only after an additional visit from the pool maintenance company and 3 visits from the inspector.
- C. The ILDPH inspector approved removal of the non-working Emergency phone in the Indoor Pool area. Coverage of the area by the remaining phone systems meets code requirements.
- D. Beary Landscaping sent a statement for their work. Kim discovered that we had a credit of \$2,400 from 2022. This credit will be applied to our Beary snow removal invoices.
- E. Handyman Steve Steve fixed valves, supply lines & hot water cartridge in the women's locker room
- F. We will wait until Spring to fix water damage to the kitchen ceiling to ensure that last fall's roof repairs took care of the leak.
- G. US Fitness serviced the fitness room equipment.
- H. The Rental User Agreement has been updated to reflect a minimum of 30 days for reservation and payment. Compliance is still a problem. Residents who want to rent the facility must place a deposit no less than 30 days in advance of the date. Kim has had to chase down the renters to get deposits. The Board agreed that deposits must be received to hold the reservation.
- I. The Toy Drive resulted in 5 large bags of gifts for the needy. The Township Pantry was especially thankful to for gifts geared to older children and teenagers in addition to children's toys.
- J. Mary figured out a very economical way to get curtains for the Attendant's office. The blackout curtain helps with privacy and cuts down on winter drafts.
- K. The Attendants were very appreciative of their holiday gifts.

VIII. Old Business – none.

IX. New Business –

- A. Mary Bahr presented a request to add additional hand rails at the front Clubhouse entrance. The current rail stops at the landing and restarts after the corner turn which makes it hard for those who need a little extra assistance to make it up the stairs.
- B. The parking lot security cameras, both east and west sides, are not working properly. Both are vandal proof Lorex camera models whose focus is software controlled. The west side is pointed straight down into the sidewalk; the east side is not transmitting to the display network. We need documentation of the system or a visit from the original installer to get them working.

- C. Russ mentioned that we have broken seals on some of the portico windows. Schiller Glass does warranty work on Allside windows. Issue to be addressed in the Spring.
- X. The Board adjourned at 8:10. The next meeting of the BCRA Board of Directors is scheduled for February 21, 2024.

No Executive session.

Respectfully submitted,

Mary Bahr
Secretary