

**BLOOMFIELD CLUB RECREATION ASSOCIATION
MINUTES OF BOARD OF DIRECTORS MEETING
Wednesday, April 16, 2025 – *Approved: May 21, 2025***

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

Absent: Paraj Mathur (Director), Tina Dunn (Director)

Homeowners Present: Kerri Fricke (215 Benton Lane), Paula Albright (217 Benton Lane)

I. Call to Order

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

Justin Scheuchenzuber has resigned as the BC-I appointed representative director to the BCRA Board. Tina Dunn has been appointed by the BC-I Board to serve in that capacity.

II. Agenda:

Motion to approve the Agenda with the deletion Item V.d. and David Smith's suggestion to add that the purpose of the Executive Session will be to discuss legal matters and that no votes are expected after the Session; Second by Jan Bedard. Approved unanimously.

II. Approval of Minutes –

Motion to waive reading and approve the minutes, of the March 19, 2025, BCRA Meeting was made by David Smith, with the following changes: Mr. Novinski's home was in Palm Harbor, FL; virus on the Japanese maples is likely verticillium wilt; item V.C. substitute was for war, by David Smith. Second: Russ Cascio; Motion Approved Unanimously.

III. Treasurer' Report –

A. Paulette Wirkus presented the March 31, 2025 Financial Reports.

The March 31, 2025 Balance Sheet shows:

ASSETS

Current Assets

Total Current Assets 191,055.85

Other Assets

Total Investments 552,934.56

TOTAL ASSETS

743,990.41

LIABILITIES & EQUITY

Liabilities:

Prepaid Assessment	6,958.00
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Equity

32000 Retained Earnings	-8,320.45
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Opening Balance Equity	9,052.11
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Total Reserve Fund	692,129.77
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Net Income (YTD 2025)	11,170.98
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Total Equity	737,032.41
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TOTAL LIABILITIES & EQUITY	743,990.41
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Motion to approve the Disbursements and Treasurer's Report by David Smith; Second by Russ Cascio; Motion Approved Unanimously.

B. The Treasurer was advised that we could move \$50,000 from the Schaumburg Savings account to the Edward Jones Money Market account to earn a higher rate of interest. The funds can always be moved back to the Schaumburg account if needed.

C. We have 3 homeowners who appear to be arrears in monthly assessment payments. Pam Stanish was directed to start legal collection proceedings if the accounts are not brought up to date by the end of the month.

IV. Social Committee Report presented by Kim Tarman

A. The Social Committee has completed the calendar of Events for 2025. The Calendar is posted on the website.

B. Welcome Packages are being prepared for new residents. Denise asked that we provide copies of the Updated Rules and Regulations to be included in the package.

C. The Easter Egg Hunt was a great success. A total of 1,500 eggs were "hidden" on the front lawn. The weather was great and the event was well attended.

D. The outdoor pool opens on May 24. Patio Happy Hours are scheduled for June 13 and July 11 and August 8. Summer Party is scheduled for July 19.

V. Management Report presented by Pam Stanish.

A. Motion to ratify the renewal of Workman's Comp Insurance for \$3,417 by Jan Bedard; Second by Russ Cascio; Motion Approved Unanimously.

- B. Homeowners who want to rent the Clubhouse will need to provide a Certificate of Insurance for their event in an amount not less than \$1,000,000 listing BCRA as the co-insured. We have been assured that such coverage is available from a resident's homeowners insurance carrier at a reasonable rate. Kim suggested that we decrease the deposit required to \$400 from \$500, to help the renters with the upfront insurance cost.
- C. Repair to the Portico ceiling will wait until we paint the Clubhouse interior.
- D. J&K Roofing fixed a roof leak at the front corner above the kitchen for \$350.

VI. Administrator's Report presented by Kim Tarman.

- A. Six new chairs were purchased for the library for a total of \$180. They are wooden Chippendale style chairs that match existing décor were purchased from an estate sale with Tina Dunn's help. Kim is applying Scotch guard to the seats. A couple of the chairs have arms.
- B. Homeowners have requested that insulated, non-glass, containers be allowed poolside this year in addition to plastic water bottles.
- C. Outdoor pool hours will be from 10 am to 8 pm through July 4. After July 4, we will close at 7:00 pm. Very few people swim later than 7:00 pm after the 4th and it is hard to get attendants.
- D. In prior years, attendants were not allowed to get into the pool for any reason. This year we will relax that rule so that an attendant may enter the water for pool cleaning purpose only, if he or she wants to do so on a purely voluntary basis.
- E. The urinal in the upstairs men's restroom has been fixed for \$300.

VII. Homeowners' Forum: None

VIII. Old Business

- A. Rules and Regulations.

Mary Bahr asked the Board to review the last of the proposed changes.

 - 1. ID cards (both new and replacements for wear and damage) will be provided at no charge. Cards that are confiscated because of improper use will be returned after a \$50 fine is paid.
 - 2. Political signs will be allowed for 30 days prior to Election Day and must be removed the day after the election.
- B. **Motion to Approve the April 2025 revision of the BCRA Rules and Regulations as provided with changes noted above by Russ Cascio; Second by David Smith. Approved unanimously.**
- C. The Revised Rules will be posted to the website and announced in the next newsletter. Hard copies will also be available at the Clubhouse.

IX. New Business –

A. For privacy reasons, Financial Information except the Budget and the summary Balance Sheet found in the Minutes will no longer be posted on the website. Homeowners may request to see the financial reports at the Clubhouse.

B. Mary Bahr asked for authorization to spend up to \$4,566 to complete the shrubbery replacement at the Schick Entrance. That is the amount remaining in Reserves from the insurance payment for the damage caused by the car accident to the entrance last year. The motion to use those funds for that purpose was made last year. We repaired the masonry and cobblestones and now the last phase is to replace the shrubbery. So, agreed.

X. The Open Meeting moved to Executive Session to discuss legal matters. No votes were called.

XI. The meeting adjourned at 8:15 pm. The next Board meeting is scheduled for May 21, 2025 at 7:00 pm.

Respectfully submitted,
Mary Bahr