

**BLOOMFIELD CLUB RECREATION ASSOCIATION
MINUTES OF BOARD OF DIRECTORS MEETING
Wednesday, May 21, 2025 – *Approved: June 18, 2025***

Present: Jan Bedard (President), Russ Cascio (Vice President), Mary Bahr (Secretary)- via phone, Paulette Wirkus (Treasurer), Paraj Mathur (Director), Darlene Arnieri (Director) Pam Stanish (ABC Property Managers), Kim Tarman (Administrator)

Absent: David Smith (Director)

Homeowners Present: Kerri Fricke (215 Benton Lane), Paula Albright (217 Benton Lane) Patti Esposito and Jack Cacioppo (190 Ashford Ct)

I. Call to Order

Jan Bedard called the meeting to order at 6:59 pm.

II. Agenda:

Motion to approve the Agenda Russ Cascio; Second by Jan Bedard. Approved unanimously.

II. Approval of Minutes –

Motion to waive reading and approve the minutes, of the April 16, 2025 BCRA Meeting with a few grammatical and spelling corrections from Paulette Wirkus. Paraj Mathur motioned to approve; Second: Russ Cascio; Motion Approved Unanimously.

III. Treasurer' Report –

A. Paulette Wirkus presented the April 30, 2025 Financial Reports.

The April 30, 2025 Balance Sheet shows:

ASSETS

Current Assets

Total Current Assets 164,693.82

Other Assets

Total Investments 553,835.47

TOTAL ASSETS

718,529.29

LIABILITIES & EQUITY

Liabilities:

Prepaid Assessment	6,222.00
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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	701,932.77
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Net Income (YTD 2025)	9,642.86
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Total Equity	712,307.29
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TOTAL LIABILITIES & EQUITY	718,529.29
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**Motion to approve the Treasurer's Report by Russ Cascio; Second by Jan Bedard;
Motion Approved Unanimously.**

IV. Social Committee Report presented by Denise Mackowiak

- A.** The Social Committee has completed the Welcome Packages for new residents and Denise Mackowiak and Sue Bolger have knocked on the doors of new residents and presented them with the bags/packages and welcomed them to our community.
- B.** The recent Tea Party event and Book Club were both well attended and much enjoyed by those in attendance.
- C.** The Summer Party is scheduled for Saturday, July 19th. The event will include a car show, two food trucks, an ice cream vendor, Karaoke, a magic show, games for children and a petting zoo.
- D.** Patio Happy Hours are scheduled for June 13 and July 19.
- E.** Pickleball pick-up games have begun and the walking club is also active again.

V. Management Report presented by Pam Stanish.

- A.** Pam asked that we put blue tape on the areas where we want the Dryvit repair. Chris's Painting will give us a quote for this and also for the painting of the front porch. Pam will also work get another Dryvit repair quote.
- 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 additional insured. A possible decrease deposit required to \$400 from \$500, to help the renters with the upfront insurance cost was discussed again. Jan Bedard volunteered to put together a detailed notice which explains to homeowners why the event insurance is needed for the entire communities' protection. Jack

Cacioppo, a past agent, volunteered to send an insurance contact who may be willing to be listed in the notice as a contact for event coverage in case the homeowner does not wish to contact their own carrier. This notice is the first step in implementing the event insurance coverage requirements.

- C. Bill Bahr has been working on meeting with Landscapers and coming up with a solution and pricing to correct the sink hole problem on the east side of the multi-purpose courts. It appears that the drainage pipe has either become dislodged or cracked causing this sinkage issue. Bill Bahr received three Landscaper quotes to dig up the area so that the damaged drainpipe can be repaired. The washed-out section should be reinforced and filled with concrete to restore stability and prevent further erosion. The drain box is also to be removed and the drainage pipe reconnected to the drainage line using appropriate couplings. The area will be backfilled and finished with grass seed in order to restore the surface. The lowest quote was from Nacho at Bill's Landscaping for \$1800.00. **Paraj Mathur made a motion to accept the \$1800 quote from Bills Landscaping, Russ Cascio Second; motion approved unanimously.**

VI. Administrator's Report presented by Kim Tarman.

- A. Bill Bahr has volunteered to touch sand and touch up the iron work at the Schick Entrance. We will need to get a quote in the future for either replacement, a more professional repair, or take out the iron work altogether.
- B. Kim Tarman and Pam Stanish are both getting new electricity quotes as the rates have gone down and our current contract is expiring soon.
- C. The Outdoor pool will open on Thursday May 29th due to the fact that the forecast is calling for colder temperatures until then. Kim will monitor the weather and send out a blast to the community.
- D. The Hot tub needs to have a screw/valve replaced as it is currently leaking again.
- E. Kim has ordered an umbrella to try at the attendant station and if it works well she will order a few of the same umbrellas for inside the pool area.
- F. Kim is monitoring the two Maples (they started to come back to life) out front and the Redbud tree in the back to determine if they will need to be removed. The Village is responsible for three dead crabapples in the parkway and Kim has contacted the Village.

VII. Homeowners' Forum: No questions or comments

VIII. Old Business- None

IX. New Business – None

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

- XI. The meeting adjourned at 8:06 pm. The next Board meeting is scheduled for June 18, 2025 at 7:00 pm.

Respectfully submitted,
Jan Bedard and Mary Bahr