

**BLOOMFIELD CLUB RECREATION ASSOCIATION
MINUTES OF BOARD OF DIRECTORS MEETING
Wednesday, June 17, 2026 – *Approved: July 15, 2026***

Present: Jan Bedard (President), Russ Cascio (Vice President), Mary Bahr (Secretary), Paulette Wirkus (Treasurer), Paraj Mathur (Director), Jack Cacioppo (Director), Karen Williams (Director), Kim Tarman (Administrator), Pam Stanish (ABC Property Managers)

Absent: None

Homeowners Present: Jim Cincinello (250 Bloomfield Pkwy), Patti Esposito (190 Ashfield Ct.), Paula Albright (217 Benton), Kerri Fricke (215 Benton), Marcia LaMonica (162 Benton), Lora Furio (305 Radcliffe Ct)

I. Call to Order

Jan Bedard called the meeting to order at 6:58 pm.

II. Approval of Agenda

Motion move Section IV Management Report Item d to Section XI. Executive Session and approve the Agenda as amended by Jan Bedard; Second by Karen Williams. Approved unanimously.

III. Approval of Minutes

A. Motion by Mary Bahr; Second by Jan Bedard to Amend the 20 May 2026 Draft Minutes as follows:

1. Under **Homeowners Forum:** The outdoor pool will be closed if temperatures are **below 70 degrees**.

2. Under **Homeowners Forum** add Item C:

C. The sidewalk along Bloomfield Parkway is caked in mud after almost every rain. The Village has been contacted and they have sent the sidewalk cleaner out but the problem persists. That whole area, from top of the berms on either side and the median are the property of the Village. Over the years, the deep shade cover from the matured maple trees as well as the extensive maple tree root systems have killed off all attempts to grow grass or ground cover especially along the east side berm above the sidewalk. The sidewalk has also sunk. Residents are encouraged to contact Village of Bloomingdale Public Works to express their concerns.

3. Under **New Business** add the following clarification:

The fence went up after the last resurface of the walking path. The plan is to take down the fence when we do the next resurface of the path if we can slope the asphalt gently so that it is not a tripping hazard. Jan Bedard, then President of the BC-III Board, contacted the Village to discuss the possibility of relocating or raising the storm grate and was told that the Village could not do so.

B. Motion to waive reading and approve the minutes of the May 20, 2026 BCRA Board, as amended by Russ Cascio; Second by Karen Williams. Approved unanimously.

IV. Treasurer's Report presented by Paulette Wirkus.

A. The May 31, 2026 Balance Sheet for BCRA shows:

Assets:

Total Checking/Savings:	261,771.91
Total Accounts Receivable:	16,548.00
Investments:	679,465.75
<u>Total Assets:</u>	<u>957,785.66</u>

Liabilities:

Current Liabilities	7,046.00
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Equity:

Retained Earnings:	18,465.84
Open Balance Equity:	9,052.11
Total Reserve Fund:	851,661.56
Net Income (YTD 2026):	71,560.15
<u>Total Equity:</u>	<u>950,739.66</u>

<u>Total Liabilities & Equity</u>	<u>957,785.66</u>
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B. Motion to approve disbursements and the May 31, 2026 Treasurer's Report by Russ Cascio. Second by Jan Bedard. Approved unanimously.

C. Several small amounts are showing as overdue in the 90-day column. Pam Stanish will follow up to make sure that they numbers are correct and that the homeowners are informed of the balance.

D. The Board has imposed several fines in the last 6 months which do not appear to be reflected in the designated "Fines" account on the Budget Variance Report. Pam Stanish will follow up.

E. \$100,000 was moved from the checking and savings accounts at Barrington Bank to the BCRA Investment account at Edward Jones as approved at the May meeting. That transaction will be reflected in the June 30, 2026 Financial Reports.

F. The on the Checking and Savings accounts cash balance appears high but we expect several large items to hit the books in the next two months and will review the balances to see if additional funds can be moved to the Investment account to earn a higher rate of return.

G. Our budget cycle for 2027 begins in July. The Board will meet to compile that budget on **July 8, 2026 at 6:00 pm**. The 2027 Proposed Budget will be presented for approval at the July 15, 2026 so that it can be forwarded to all homeowners in August as required in preparation for the September 16, 2026 Annual Meeting. ABC Managers will provide June 30, 2026 Financial Reports by July 6.

H. Paulette Wirkus will update the Reserve Study. Pam Stanish will have the June 30, 2026 Financial Statements produced so that Mary Bahr can compile the Budget Template for 2028.

I. Pam Stanish will check on the status of BCRA's 2025 Financial Audit.

V. Management Report presented by Pam Stanish

A. Pam Stanish is meeting with 3 different companies to obtain estimates for work required on the outdoor pool deck. Certa Pro, Perma Seal and Real Seal, all on schedule within the next week. Will have proposals for filling the cracks only as a temporary fix until the concrete can be replaced or properly repaired.

B. Certa Pro, the contractor for the Front Entrance Epoxy Job, has they received a confirmation for the order of aluminum nosings for the front stairs with an expected arrival in 5 days. To be safe, Certa Pro is planning to schedule the job for the week of June 29th. Certa Pro confirmed that they will treat any exposed rebar for rust bleed with a paint/primer that has an extremely high zinc content.

C. Proposals for repairs to the South Bloomfield Parkway wall have been received from Arrow and Paul Lally. The 2 proposals do not have equivalent specifications and will need to be revised. Lally was the original contractor for the Summer 2025 rebuild of the wall following the May Auto Accident. Now that all the shrubbery has been removed, it appears that the brick used in the repair did not match the existing wall. In addition, the wall section will need extensive tuckpointing and sealing. Pam Stanish will discuss the problem of the mismatched brick with Lally.

D. Just Rite Acoustics still has not been able to provide an estimate for soundproofing of the Party Room. They have been extremely busy.

E. BC-I contractor, New Dimensions has completed the wall along the walking path along the 343 Wentworth Lane property. Additional landscaping will be done next week. The BCRA Board approved a cost share of \$5,000 for this project at the May 20, 2026 Board meeting. A meeting to discuss the landscaping and bush planting is scheduled for Friday, June 19 at 5:00 pm

F. There is a new request for a solar panel installation. The Architectural Control Committee is reviewing.

G. The dying Japanese maples at the Front Clubhouse entrance will be replaced by Rose of Sharon trees.

H. We still do not have a schedule for the crack filling work on the Multi-Courts from David Vanderveen. The courts will only need to be closed for one day to get this done.

VI. Administrator's Report presented by Kim Tarman.

A. Permits for VGBA certified pool drain grates have been received. Installation will be scheduled when the pools are drained.

B. A valve needs to be replaced on the Parkway irrigation system before the sprinklers can be operated. Western Irrigation quote \$706.50 for the replacement.

Motion by Mary Bahr to contract with Western Irrigation to replace the pump valve for \$706.50; Second by Russ Cascio. Approved unanimously.

VII. Homeowners' Forum:

A. The outdoor speakers are still not working properly.

B. The south facing windows in the Party Room allow a lot of heat into the room. Residents suggested investigating the purchase of blinds.

VIII. Old Business: None

IX. New Business

A. Children, some appearing to be less than 10 years old, set up a lemonade stand in the wall area at the south intersection of the Bloomfield Parkway and the Clubhouse circle. They were running out into the street to flag down potential customers. This happened 2 days in a row. They were warned that this could be dangerous on the first day. Kim Tarman and one of our attendants talked to them again on the second day. Kim Tarman also talked to the mother of the kids when she came to pick up the table and chairs that they had set out. The mother was reminded that this was a dangerous situation and that several residents had complained. In this happens again, Police will be called. The area in question is part of the Village right of way and such activity on this main intersection is dangerous. Residents are encouraged to call Village Police to report any future activity.

B. Some of the pathways look like they may need to be resealed. The last time this was done was in 2023 and 2024. Generally, resealing asphalt is recommended every 2 to 3 years. Pam Stanish will get contractor quotes for the project. Mary Bahr will forward the pathway map to Pam Stanish.

X. Adjournment Open Meeting

Motion to Adjourn the Open meeting and proceed to Executive Session at 8:40 by Jan Bedard. Seconded by Russ Cascio. Approved unanimously.

Return to Open Session for Board votes is not expected.

**XI. Executive Session to discuss rule violations, late assessment collections and fines.
Executive Session ended at 8:20.**

XII. Return to open meeting.

Motion to adjourn this June 17, 2026 Meeting of the BCRA Board of Directors at 8:21 pm by Russ Cascio, Seconded by Karen Williams. Approved unanimously.

The next regular meeting of the BCRA Board of Directors will be on July 15, 2026 at 7:00 pm.

Respectfully submitted,
Mary Bahr