

**BLOOMFIELD CLUB RECREATION ASSOCIATION
MINUTES OF BOARD OF DIRECTORS MEETING
Wednesday, August 20, 2025 – *Approved: Sept 17, 2025***

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

Homeowners Present: Laurie Dring (308 Wentworth), Joe Paoella (268 Benton), Diane Bednarz, Patti Esposito (190 Ashfield Ct), Jack Cacioppo (190 Ashfield Ct.) Sue Bolger (311 Parkway), James Cincinello (250 Bloomfield Pkwy), Marilyn Anzelmo (188 Wickham), Bev Young (312 Parkway), Polly Blondin (192 Benton), Kerri Fricke (215 Benton Lane), Paula Albright (217 Benton Lane), Brooke Freeman (225 Benton), Kathy & Hank Zac (306 Parkway), Ildas Durmic (290 Benton), Julie Peric (227 Benton Lane), Dan Dickins, Terri Garner, Darlene Arnieri

I. Call to Order

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

Jan Bedard welcomed Karen Williams as BC-I's appointed member of this Board to succeed Darlene Arnieri.

II. Agenda

Because of the large number of homeowners present, we will amend the printed Agenda to move the Homeowners Forum from item VII forward to item IV, following the approval of the Minutes.

**Motion to approve the Agenda, as amended, by Russ Cascio; Second by David Smith.
Approved unanimously.**

III. Approval of Minutes

Motion to waive reading and approve the minutes, of the July 16, 2025 BCRA Meeting by David Smith; Second by Russ Cascio Wirkus. Motion Approved, unanimously.

IV. Homeowners' Forum:

A. A number of homeowners are here to discuss an amendment to the 2026 Proposed Budget which would increase assessments by \$2 per month to pay for extending the summer outdoor pool season by at least 2 weeks in September. This was done in response to a petition presented to the Board at the July Board meeting. The 2026 Proposed Budget, was mailed to homeowners along with the Call and Notice for the 2025 Annual Homeowners Meeting. That Budget set 2026 assessments for BCRA at \$102 per month. This amendment would increase the monthly assessment to \$104 per month.

Several people voiced their opposition to spending the estimated \$7,000 to extend outdoor pool hours. Most mentioned that the weather is unpredictable, that kids would be in

school and that the last time this was attempted only a very small people actually came to use the outdoor during extended hours. In addition, we have an indoor pool that is available year-round and those who want to swim indoors and then sit on the patio are more than welcome to do so.

Those who spoke in favor of the proposal emphasized that a significant number of residents did want the pool hour extension and that they felt this question should be put to some kind of membership vote.

At the July Board meeting, the Board members were asked to poll their respective Boards for advice on this question. The Boards of BC-I and BC-III were opposed to an increase in assessments to pay for an extended outdoor pool season; BC-II's Board favored the proposal.

There might also be other options, such as delaying the opening date until the middle of June and then keeping it open through the middle of September. It's hard to predict the weather but that could be done within the current budget.

Board members reiterated that the Board represents all of the residents and has a responsibility to balance our budget to meet both annual operating costs and build enough in reserve to handle the larger expenses that come with running a large facility. Bloomfield Club is 35 years old and the building and amenities requiring significant repairs. In the next couple of years, the outdoor pools, decks and patio will need to be resurfaced. In addition, the Clubhouse interior will need repainting and the locker rooms are due for an update. This Board has been operating under the assumption that keeping our assessments reasonable is what is best for the community as a whole.

By state law, and according to BCRA's governing documents, it is the Board's responsibility to create an annual budget and then operate within the limits set by that budget. Individual homeowners vote to fill Board seats. There is no provision for homeowner votes for or against specific line items in the budget. Board members could not make fiscally responsible decisions, consistent with the annual budget, if membership votes were then used to make changes.

At the Sept. 20 BCRA Board meeting, which begins at 6:30, the Board will vote on the Extended Outdoor Pool Season amendment and then the 2026 Proposed Budget.

The BCRA Annual Homeowners Meeting will be held on Sept. 17, a 10% quorum is required. During that meeting, Homeowners will vote to fill one 3-year seat at-large seat. Candidate forms turned in by Sept. 12 will be emailed to homeowners by that weekend and the names of those candidates will appear on the ballots which will be handed out at check-in to the meeting. Each unit has one vote. Proxies are available for those who will not be able to attend. The proxy is valid only for this meeting and may be assigned to any homeowner or

the current Board as a whole. Proxies are revocable. Nominations for board seats can also be taken from the floor. Individuals nominated from the floor are write-in candidates.

The Association uses electronic communications. Those wishing to opt out of electronic communication can do so on the annual census form that the property managers send out to all unit owners. It is really important that everyone complete these forms every year so that we have correct, current contact information for each unit.

V. Treasurer's Report

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

The Balance Sheet shows:

ASSETS

Current Assets	
Total Current Assets	177,561.47
Other Assets	
Total Investments	556,753.76
TOTAL ASSETS	734,686.23

LIABILITIES & EQUITY

Liabilities:	
Prepaid Assessment	4,697.00
Equity	
32000 Retained Earnings	- 8,320.45
Opening Balance Equity	9,052.11
Total Reserve Fund	731,342.41
Net Income (YTD 2025)	- 2,084.44
Total Equity	729,989.23
TOTAL LIABILITIES & EQUITY	734,686.23

Motion to approve the Treasurer's Report and Disbursements by Jan Bedard; Second by David Smith; Motion Approved Unanimously.

VI. Social Committee Report presented by Kim Tarman from notes by Denise Mackoviak.

- A. The Happy Hour Patio Party featuring Karaoke was a huge success. About 50 people attended.
- B. Back to School Chalk the Walk received 8 entries. All entrants were awarded prizes.
- C. Coffee and Conversations on Sept. 18 will feature Officer Roberts from the Bloomingdale Police Department. His talk will focus on senior safety.
- D. The Book Club will resume on Sept. 22.
- E. Other events being worked on include a Football watch party, Bingo night, the Adult Holiday party and the Kids' Holiday party. Watch your newsletter for details.

VII. Management Report presented by Pam Stanish.

- A. Dryvit Repairs – Repair of failing Dryvit at front of Clubhouse entrance, along the drive semicircle and at the rear party room access ramp.

We have now received all the solicited quotes for this work:

Holton Brothers:	\$ 2,935.00
Blue Sky Restoration:	\$ 8,275.00
Chris Painting:	\$ 2,300.00
PC5:	\$ 4,940.00
ServPro:	\$ 11,315.37

The big difference in the quotes is that some of the vendors would only quote if other additional areas were added to the current job request. Dryvit is not an ideal material for our climate but as yet we have been anything that could be used as an alternative that would not require a virtual rebuilding of the Clubhouse. Several BC-I homeowners and at least 1 have used RhinoShield on their Dryvit exteriors and one BC-IV homeowner has used it over cedar siding. RhinoShield is more expensive than paint but it carries a 25-year warranty and will be investigated if the current applications are successful.

Motion by Jan Bedard to accept Chris Painting for Dryvit repairs for \$2,300. Second by David Smith. Approved unanimously.

- B. Paint for the white rail and balusters at the driveway semicircle:

PC5: \$ 1,515
Chris Painting: \$ 1,500

We are using PC5 for the Entrance railings and columns and the crew could make just one trip. Please request that they pay special attention to the crumbling baluster before painting.

Motion by Jan Bedard to accept PC5 for painting the rails and balusters at the drive semicircle for \$1,515; Second by David Smith; Approved unanimously.

- C. Refunds for unused portion of insurance payments which were replaced by the new policies from Cincinnati Life are coming. A check for \$11,002. Has been received and the remainder of the \$29,599 is expected within the next month.
- D. Outdoor Pool Resurfacing: Platinum Pools, Sunset Pools, Barrington Pools have been contacted. Preliminary indications are that we may not need to resurface for at least another year but we will know more after the pool is drained for the season.
- E. Cantey has given a proposal to file Federal and State tax returns for 2025 and 2026 at \$400 per year.

Motion by Jan Bedard to accept Cantey Associates to file 2025 and 2026 tax returns at \$400 per year; Second by Russ Cascio; Approved unanimously.

- F. Dave Vanderveen will be out to repair the Multi-court cracks and stabilize the post by the sinkhole before the end of September. All work is covered under the original warranty and will be at no additional charge.
- G. The Basketball Hoop is damaged. Parts to attempt a repair are on order. A new Hoop would cost around \$2,500 not including backboard and installation.
- H. State Farm Insurance requested additional information on our claim for damages to the wall at the south end of Bloomfield Parkway. They have been slow but appear to have accepted our claim.

VIII. Administrator's Report presented by Kim Tarman.

- A. Repairs mandated by the Fire Department inspection have been completed. A battery replacement for the exit light in the women's locker room is on order.
- B. Fox Valley inspected the fire extinguishers and all exit lights. They wanted \$335 to replace the batteries. Kim purchased them for \$83. They will be installed by our handyman.
- C. The Health Department inspected the outdoor pools. Several small violations were noticed and corrected. The wading/baby pool fence gate lock is not closing correctly and will need to be repaired.
- D. One of the exercise bikes is not working. US Fitness has been called to inspect.
- E. The broken ice machine and freezer have been picked by the scrap hauler.
- F. The willow tree by the pond will be removed on Aug. 28.
- G. The Village will be removing dead trees along Bloomfield Parkway.

- H. The coping around the outdoor pool needs grout and caulk. Platinum Pools can do this repair at pool closing.

Motion by Russ Cascio to accept Platinum Pool quote of \$850 for grout and \$1,250 for caulking around the outdoor pool; second by Jan Bedard. Approved unanimously.

- I. **Motion by Karen Williams to contract with Basic Irrigation to pull, clean, store the pond aerator fountain for the next season for \$350 plus \$30 per month storage; second by Jan Bedard. Approved unanimously.**

- J. It's a Wonderful light is quoting \$5,257 for holiday lighting for this year. We will ask them to reevaluate the quote because we will have many fewer trees on Bloomfield Parkway after the Village removed the dead and dying crabapples.

A resident suggested that we could use Govee lights as a permanent light installation rather than paying so much each year.

IX. Old Business – None

X. New Business – None

XI. Adjournment to Executive Session to discuss fines – No votes expected after session.

XII. Executive Session – The Board discussed various violations.

XIII. The meeting adjourned at 8:55 pm. The next Board meeting is scheduled for Sept. 17, 2025 at 6:30 pm.

Respectfully submitted,
Mary Bahr