

**BLOOMFIELD CLUB RECREATION ASSOCIATION**  
**MINUTES OF BOARD OF DIRECTORS MEETING**  
**Wednesday, Oct. 15, 2025 – *Approved: Nov. 19, 2025***

**Present:** Russ Cascio (Vice President), Mary Bahr (Secretary), Paulette Wirkus (Treasurer), Paraj Mathur (Director), Karen Williams (Director), Jack Cacioppo (Director), Kim Tarman (Administrator)

**Attending by teleconference:** Jan Bedard (President)

**Absent:** Pam Stanish (ABC Property Managers)

**Homeowners Present:** Darlene Arnieri (189 Wellington Dr.), Jim Cincinello (150 Bloomfield Pkwy), Patti Esposito (190 Ashfield Ct.), Sue Bolger (311 Parkway), Terri Ruberti (185 Wellington Dr.)

**I. Call to Order**

Russ Cascio called the meeting to order at 7:00 pm.

**II. Approval of Agenda**

**Motion to approve the Agenda by Paraj Mathur; Seconded by Karen Williams. Approved unanimously.**

**III. Approval of Minutes**

**Motion to waive reading and approve the minutes with editorial revisions from Paulette Wirkus and change proposed by Jan Bedard, of the Sept. 17, 2025 BCRA Board Meeting by Karen Williams; Seconded by Paulette Wirkus. Approved unanimously.**

**IV. Treasurer's Report presented by Paulette Wirkus.**

**A. The September 30, 2025 Balance Sheet for BCRA shows:**

**Assets:**

**Total Current Assets:** 222,388.99

**Total Accounts Receivable:** 501.00

**Investments:** 565.778.61

**Total Assets:** **788,668.60**

**Liabilities:**

**Current Liabilities** 4,345.00

**Equity:**

**Retained Earnings:** -8,320.45

**Open Balance Equity:** 9,052.11

**Total Reserve Fund:** **750,948.17**

**Net Income (YTD):** 32,643.77

**Total Equity:** **784,323.60**

**Total Liabilities & Equity:** **788,668.60**

Mary Bahr asked Kim Tarman to review categorization of attendant and pool attendant payroll payments. We are YTD below budget in the summer pool attendant category by about the same amount as we are above budget in the Clubhouse attendant category. If needed, corrections should be made before the end of this corporate year.

**B. Motion to approve disbursements for the months of August and September and to approve the Sept. 30, 2025 Treasurer's report by Jack Cacioppo; Seconded by Paraj Mathur. Approved unanimously.**

**V. Social Committee Report**

**A.** Patti Esposito reported that the Halloween Party held on Columbus Day was a great success. 35 children attended in costume, painted pumpkins, ate pizza and had a great time.

**B.** The committee is working on Holiday Parties. The Kids' Party will be on Dec. 7; the Adult Holiday Party will be on Dec. 14. New food choices and a magician will be featured.

**C.** Check the newsletter, the announcement table in the Clubhouse or the website for further details about our Games, Coffees, Walking Club, Tai Chi and Book Club.

**D.** Bingo will be on Nov. 7; the Chili Cook Off and Bears Watch on Nov. 16.

**E.** Participants and especially volunteers are welcome to any or all of these events.

**F.** *Meals on Wheels* is in need of drivers to deliver meals this winter. A flyer is available in the foyer if anyone is interested.

**VI. Management Report**, presented by Kim Tarman (Pam Stanish is absent)

**A.** Election of Officers: BCRA Board Officers are elected at the first meeting of the Board after the Annual Meeting held in September of the year. Officers selected at this meeting will serve until Oct. 2026.

**Motion to elect Jan Bedard as President; Russ Cascio as Vice President, Mary Bahr as Secretary, Paulette Wirkus as Treasurer by Paraj Mathur; Seconded by Karen Williams. Approved unanimously.**

**B.** Lally Masonry is finishing repairs on the brick wall at the south end of Bloomfield Parkway. The masonry has been curing and still needs to be power washed. Beary Landscaping will come in to remove the shrubbery and damaged plant material. The site will be cleaned up for the winter with re-planting scheduled for the spring.

**VII. Administrator's Report**, presented by Kim Tarman.

**A.** Kunal Shah had suggested using Govee lights this holiday season. The contractor contacted by Mr. Shah stated that Govee lights were out of stock and not could not be installed this year. The contractor presented an alternate bid for a Holiday Light installation. When asked to provide more specifics on his planned install, the contractor withdrew his bid.

**B. Quotes for holiday lighting and decorations received:**

Artistic Holiday Design	\$ 4,360.00
It's a Wonderful Light	\$ 4,170.50

**Motion to hire *It's a Wonderful Light* to install, service, remove and store holiday lights for \$4,170.50. by Mary Bahr; Seconded by Jack Cacioppo. Approved unanimously.**

**C. Platinum Pools** presented cost estimates for summer pool opening and closing services. The quoted price was 5% higher than last year. Kim Tarman was asked to have Platinum explain their bid, especially the breakdown for the wading pool versus the mail pool.

**D.** A tear in the wall of the outdoor pool appeared at season end this year. Platinum Pools recommended that repairs be done in the spring of 2026 when the extent of the damage will be more apparent. Weather permitting, Kim will try to schedule the Spring opening as early as possible.

**E. Grub control application proposals for the Clubhouse lawn proposal bids have been received:**

Tru Green	\$ 1,476.00
Beary Landscaping	\$ 590.00

**Motion to contract with Beary Landscaping for Grub Control for \$590.00 by Karen Williams; Seconded by Russ Cascio; Approved unanimously.**

**F.** Tina Dunn was able to acquire tables to replace the 2 heavily worn end tables in the Library for \$40. These are beautiful, very gently used high quality tables, like the dining room chairs that were purchased earlier this year match the room's décor and were acquired for less than the cost to reupholster just one of the original library chairs.

**VIII. Homeowner's Forum:**

**A.** A homeowner mentioned that the front steps of the Clubhouse were very dark. The timers have been reset so that the lights will come on earlier so that should no longer be a problem.

**IX. Old Business – none.**

**X. New Business**

**A.** Karen Williams discussed concerns about the deteriorating retaining wall along the pathway between BC-I and BC-III. The Board has had extensive discussions on the subject and some temporary repairs were made but some members feel that those repairs are inadequate. Jack Cacioppo suggested that Karen Williams head a committee to come up with options to solve the problem which could be implemented in the spring.

**B.** BC-I has hired a contractor to repair and stain the gray 6-foot fences in their area. BCRA repaired and stained the fencing in the Butterfield landscape berm last year. BC-III also repaired and stained the fencing along Wedgefield last year.

**XI. Executive Session:**

The Open Meeting adjourned to Executive Session at the request of Jack Cacioppo at 8:11 pm.

Jack Cacioppo, a newly elected Director, called the Board into Executive Session. He requested copies of BCRA's insurance policies. He is in the insurance business and feels that a review of our policies by a professional in the field would be helpful. He asked about the status of any lawsuits against BCRA and was informed that one suit was dismissed and the other was settled, without cost. No one on the Board was able to confirm whether or not these lawsuits still appeared on insurance loss runs since the Board does not have access to that information. He also asked for access to the Census forms documents which homeowners complete and return to our property manager. No action was taken by the Board in response to these requests.

**XII. Adjournment:**

The Board returned to open session at 8:17 pm.

The next meeting of the BCRA Board of Directors will be on November 19, 2025 at 7:00 pm. The Board does not have a regularly scheduled meeting in December.

**Motion to adjourn the Oct. 15, 2025 BCRA Board Meeting at 8:18 pm by Russ Cascio; Seconded by Paulette Wirkus. Approved unanimously.**

Respectfully submitted,  
Mary Bahr