BLOOMFIELD CLUB RECREATION ASSOCIATION
MINUTES OF ANNUAL MEETING
Wednesday, September 16, 2026
DRAFT: To be presented for approved at the 2027 Annual Meeting - Sept. 15, 2027

The annual meeting of the Homeowners of the Bloomfield Club Recreation Association was scheduled for 7:00 p.m., Wednesday, September 16, 2026, at the Bloomfield Club Clubhouse, Bloomingdale, Illinois. Jan Bedard presided as chairperson of the meeting.

Present:
Jan Bedard, President
Russ Cascio, Vice President
Mary Bahr, Secretary
Paulette Wirkus, Treasurer
Jack Cacioppo, Director
Paraj Mathur, Director
Karen Williams, Director

Pam Stanish, ABC Property Managers
Kim Tarman, Club Administrator

Homeowners Present: 94 members were represented in person or by proxy.

I. CALL TO ORDER

Jan Bedard called the meeting to order at 7:01 pm. Jan Bedard reported that there was a quorum for the meeting with more than the required 10% (74) homes represented

II. MODIFICATION/APPROVAL OF AGENDA

A motion was made by Russ Cascio; Seconded by Paraj Mathur. Motion unanimously approved.

III. APPROVAL OF MINUTES

Draft minutes from the Sept. 17, 2025 Annual Meeting were distributed and posted online shortly after the 2025 meeting.

Motion by Russ Cascio to waive the reading and approve the minutes of 2025 Annual Meeting; Seconded by Paulette Wirkus. Motion unanimously approved.

Draft minutes of this, the 2026 Annual Meeting, will be distributed to Board Members in prior to the October 2026 BCRA Board meeting for review. If there are no objections, the Secretary will post the 2026 Draft minutes on the website.

IV. CALL FOR MOTION TO OPEN FLOOR FOR NOMINATIONS/CALL TO CLOSE NOMINATIONS and INTRODUCTION OF CANDIDATES.

A. The BCRA Board consists of 7 members. 4 are chosen by to represent a specific section of Bloomfield Club. These 4 section members are chosen by their respective Boards or section members to serve a 1-year term. 3 members are chosen "at large" to serve the community as a whole. At large directors serve staggered 3-year terms. One at large director is elected at each Annual meeting by homeowners from the whole of Bloomfield Club.

Directors need not be members of the Association or residents thereof. All directors serve without compensation.

B. Two candidates submitted forms for election to the open At-Large seat on the BCRA Board of Directors. No additional candidates were nominated from the floor. President Jan Bedard called to close nominations and asked the candidates to introduce themselves.

C. Introduction of Candidates:

Kunal Shah is a 5-year resident of Bloomfield Club who thinks that the Board needs fresh ideas to to run the organization as efficiently as possible. He has served on other Boards and can bring technology and 22nd century ideas. He has a background in finance and open communications. Mr. Shah manages IT at the University of Illinois at Chicago. He wants to help the community grow not with negative solutions but with permanent solutions.

Paulette Wirkus has been a resident of Bloomfield Club for over 30 years and has served on the BCRA Board since 2014. She has been a member of the Architectural Controls Committee and has served as an advisor for several large projects including Clubhouse Interior renovation, the Indoor Pool Tile Project. She has also lent her expertise as a master gardener to our landscaping projects. Bloomfield Club is a unique environment that benefits from community participation. There isn't another association with a Clubhouse and common facility like this anywhere in the near suburban area. The community needs to use its money wisely.

V. Explanation of Voting Procedures:

Members receive ballots for this election at check-in. The Ballot Box is located in the Library. A short recess to allow anyone who has not already cast a ballot to do so. The annual meeting will reconvene while ballots are counted.

VI. Recess Meeting for Balloting. (7:11 – 7:30 pm)

VII. Introduction of 2025 BCRA Board Members:

Jan Bedard – President, represents BC-III
Russ Cascio – Vice-President, represents BC-II
Mary Bahr – Secretary, At-Large, lives in BC-IV
Paulette Wirkus – Treasurer, At-Large, lives in BC-IV
Paraj Mathur – Director, represents BC-IV
Karen Williams -- Director, represents BC-IV
Jack Cacioppo – At-Large, lives in BC-I

Pam Stanish is our Property Manager (ABC Property Mgrs.)
Kim Tarman is our Club Administrator.

VIII. President's Report – Jan Bedard

We have a new Advisory Committee on Beautification/Landscape which met for the first time. We're looking forward to seeing more volunteers. The Advisory Committee's first project is to investigate possible solutions to the soil erosion problem along the Bloomfield Parkway Berm.

We do have some major expenses coming up but we have been planning ahead to handle them. And there are always surprises like the June 2025 storm which knocked out the keycard system and some of the cameras that we have to be able to handle.

IX. Treasurer's Report – Paulette Wirkus

BCRA has been working diligently to meet its fiscal responsibilities. Experts generally recommend that associations maintain a reserve balance at least equal to one year's operating expenses and strive to meet requirements from Reserve Studies that attempt to capture future capital expense requirements. In 2019 Paulette, working with then Club Director Doug Higgins (Club Director) and Board Member Mary Bahr produced a study listing all major BCRA common elements, their expected life time and an estimate of cost to replace. That exercise concluded that BCRA should target a Reserve Balance or $ 967,000. At the end of 2019 our reserve balance was $ 350,482.25 and our annual Budget was $ 479,657. We finished 2025 with a Reserve Balance of $ 778,057 and an annual Budget of $ 562,586. During that time period we completed several major projects including the renovation of the Tennis courts into Multi-Courts. Monthly assessments were $87 in 2019 and $99 in 2025. BCRA is doing well, managing conservatively, avoiding special assessments and making steady progress.

X. Homeowners Forum

A. A homeowner observed that we seem to have more kids in the neighborhood and should look into the possibility of adding playground areas. Homeowners interested are encouraged to form an advisory committee to look into this idea. But the committee has to be ready to champion the whole thing. They have to do a cost analysis and outline the procedures that would be necessary to assure safety. That information then has to come to the Board to see how that project fits in with other community requirements.

B. A homeowner suggested that we also consider adding a dog park. The homeowner was advised to form an advisory committee to look into what would be required to implement this suggestion.

C. A homeowner suggested that fire doors on the lower Clubhouse level be renovated to allow quicker access from the outdoor pool area to the bathrooms and locker rooms. Currently those are emergency exit only doors with no exterior hardware. Opening those

doors also bypasses the pool attendant table making it difficult to check id's and enforce the liability waiver requirements.

D. Jack Cacioppo observed that he did not like the idea that the 7 people on the Board make all the decisions and suggested that volunteers are needed to form various committees to better inform the Board of resident wishes. He has formulated these committees but now needs volunteers to be on the committees.

XI. Report of Election Results.

Kunal Shah has been elected to serve a 3-year term on the BCRA Board of Directors.

XII. ADJOURNMENT

The next scheduled meeting of the membership of the Bloomfield Club Recreation Association will be on Sept. 15, 2027 at 7:00 pm.

A motion was made by Jan Bedard to adjourn the 2026 Annual Meeting at 7:47 pm. Seconded by Russ Cascio. Motion unanimously approved.

Respectfully submitted,

Mary Bahr
Secretary
BCRA Board

List of Individuals who served as BCRA Board Members
Oct. 2025 through Sept. 2026

President:	**Jan Bedard**	**BC-III**	
Vice President:	**Russ Cascio**	**BC-II**	
Secretary:	**Mary Bahr**	**At Large**	**Elected to 3 yr term in Sept. 2024**
Treasurer:	**Paulette Wirkus**	**At Large**	**Elected to 3 yr term in Sept. 2023;**
Director:	**Karen Williams**	**BC-I**	
Director:	**Paraj Mathur**	**BC-IV**	
Director:	**Jack Cacioppo**	**At Large**	**Elected to 3 yr term in Sept 2025**