

BLOOMFIELD CLUB RECREATION ASSOCIATION
MINUTES OF BOARD OF DIRECTORS MEETING
Wednesday, July 15, 2026 – *Approved: Aug. 19, 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, Pam Stanish (leaving after Management Report)

Homeowners Present: Jim Cincinello (250 Bloomfield Pkwy), Patti Esposito (190 Ashfield Ct.), Paula Albright (217 Benton), Kerri Fricke (215 Benton), Bev Young (312 Parkway), Carla Sekula (184 Ashfield Ct), Suchit Patel, (154 Greenfield Dr)

I. Call to Order

Jan Bedard called the meeting to order at 7:00 pm.

II. Approval of Agenda

Motion move Section IV Management Report of the published Agenda to Section III and approve the Agenda as amended by Russ Cascio; Second by Karen Williams. Approved unanimously.

III. Management Report presented by Pam Stanish

A. Certa Pro, the contractor for the Front Entrance Epoxy Job and crack filling of the pool deck and patio will start work on August 3. The front entrance will be closed for several days while the work is being done. The outdoor pool will also close during the work period. The original quote price was reduced by \$1,000 by the contractor because they could combine the two jobs.

B. Paul Lally repaired. The brick work was stained so that new and old portions of the wall would match and the old sections of the wall were tuckpointed. The area will be cleaned and mulched, drainage improved and new plantings installed in the Spring. This will complete the work in the area following the May 2025 auto accident.

C. BC-I contractor, New Dimensions has completed the wall and landscaping along the walking path adjoining the 343 Wentworth Lane property. Caution signs will be installed at each end of the wall to warn against climbing and jumping.

D. AUS, Alternative Utility Services, an energy broker with whom we have been working for several years presented contract alternatives for gas supply purchases. The current 12-month Nicor average for gas is 43.988 per therm. Interstate Gas Supply is the lowest currently available supplier.

Motion by to approve a contract with IGS to supply gas at 39.3 cents per therm for 14 months by Mary Bahr; Second by Jan Bedard. Approved unanimously.

E. Cantey Associates presented a proposal for a full audit the Association's Financials for \$5,000 per year. Although most Board members agreed that the Association's books should be audited periodically, the fee was considerably higher than expected. In November of 2025, the Board approved a 2025 audit proposal

from Cantey for \$2,300. Because of a contract mix-up, that audit was not done. The Association's accounting is simple cash basis using Quick Books by the Property Managers' bookkeeper. Financial reports, transaction reports and copies of Bank and Investment statements provided to Board members and the Club Administrator monthly are reviewed monthly. The property manager, bookkeeper and BCRA staff are bonded and insured.

The Board requested that Pam Stanish contact Cantey for an explanation of the differences in the audit proposals presented in November, 2025 and the one presented today.

IV. Approval of Minutes

A. Motion by Russ Cascio to waive reading and approve the Minutes of the June 2026 Meeting; Second by Jack Cacioppo. Approved unanimously.

V. Treasurer's Report presented by Paulette Wirkus.

A. The June 30, 2026 Balance Sheet for BCRA shows:

Assets:

Total Checking/Savings: 158,261.38

Total Accounts Receivable: 16,640.00

Investments: 779,4600.69

Total Assets: **954,302.07**

Liabilities:

Current Liabilities 6,347.00

Equity:

Retained Earnings: 18,465.84

Open Balance Equity: 9,052.11

Total Reserve Fund: 862,182,39

Net Income (YTD 2026): 58,254.73

Total Equity: **947,955.07**

Total Liabilities & Equity **954,302.07**

B. Motion to approve disbursements and the June 30, 2026 Treasurer's Report by Karen Williams; Second by Russ Cascio. Approved unanimously.

C. The Board met on July 8 to compile a Budget for 2027. The 2027 Proposed Budget calls for an assessment increase of \$3 per month per unit for a monthly total assessment of \$105. The 2027 Proposed Budget Summary will be forwarded to all homeowners along with the Call to Notice of the Annual Meeting of the Homeowners scheduled for Sept. 16, 2026 at 7:00 pm. The 2027 Budget Summary is attached to these minutes as Exhibit 1.

Motion to approve the Proposed 2027 Budget by Paraj Mathur; Second by Russ Cascio; Approved unanimously.

VI. Social Committee Report, presented by Patti Esposito.

- A. Jim Cincinello has agreed to refurbish the announcements sign by the West Side pool gate.
- B. Happy Hours on the Patio are scheduled for July 24 and August 14 from 5:00 to 8:30 pm. These events have been very popular and the Social Committee has agreed to use its allocated funds to pay an attendant to extend the normal Clubhouse closing time.
- C. The Summer Party is scheduled for August 1 from 12:00 to 3:00 pm. Lots of events for the whole family are planned. Pony rides, a petting zoo, face painting, games, food trucks and more will be available on the lawn and in the Clubhouse patio and pool areas. No rain date is scheduled.
- D. The Welcome Committee has added Bloomfield Club logo paper pads and pens to the welcome package along with a map, calendar and contact information. New residents are directed to the website for copies of the Declarations, Rules, Newsletters and other information.

VII. Administrator's Report presented by Kim Tarman.

- A. The Clubhouse carpet has been cleaned.
 - B. Western Irrigation fixed valves, sprinkler heads and an electrician repaired the breaker. The Bloomfield Parkway Sprinklers are working for the 3 zones at the Schick entrance.
 - C. A willow tree at the north central edge of the Pond, on the berm along Schick Road was damaged during the storm last week. It is a very large old tree and will cost \$950 to remove if done during the July 29 storm damage already scheduled with USTree.
- Motion to have USTree remove the willow on the north side pond berm for \$950 by Jack Cacioppo; Second by Russ Cascio. Approved unanimously.**
- D. An adjuster to handle the insurance claim for lightning damage to the Clubhouse Alarm and Keycard system has not yet been assigned. Jack Cacioppo has contacted the insurance company and will follow up on the process. In the meantime, attendants are checking id cards manually at the front door entrance.
 - E. The outdoor pool is losing 3 to 4 inches of water per day. Platinum Pools is scheduled to pressure test to find the leak and recommend repairs.
 - F. Attendants are busy preparing for the Summer Party.
 - G. Kim Tarman will be out of the office from August 2 through 10.

VIII. Homeowners Forum.

- A. A homeowner asked why, if BCRA has almost \$1 million in reserves, it is necessary to raise assessments for 2027.
The total amount of the Reserve fund as of June 30, 2026 is \$ 862,182,39. This is a good number for an Association of BCRA's size, but still less than our reserve studies indicate that that we should have. We have a large plant and need sizable reserves to keep up with maintenance and refurbishment

requirements. In the very near future, we will need to repaint the interior of the Clubhouse, resurface the parking lot and drive areas, resurface the swimming pools, reseal/repaint the Multi-Courts and replace large portions of concrete and fencing around the pool. In the longer term, the exterior will need to be painted, the roof and indoor carpeting will also need replacement. Costs to do all of these things are going up. We are also seeing significant increases in operating costs such as utilities, chemicals and contract labor.

With each budget, the Board tries to assure that annual assessments cover both normal operating expenses as well as those longer-term items so that special assessments will not be needed.

Russ Cascio, BC-II's representative to this Board, gave a recent example. BC-II had a million-dollar reserve balance which was supposed to cover, among other expenses, roof replacements for the townhomes in that section of Bloomfield Club. The contractor estimates for the project, obtained in 2025, came in at \$2.2 million. As a result, the roof replacement project had to be spread out over 3 years and a special assessment to cover the additional \$1.2 million, payable over the next 3 years, had to be assessed.

BCRA's assessment, currently \$102/month, covers the costs of operating the Clubhouse facilities and maintaining the common areas. This amount is assessed to each of the 437 units within Bloomfield Club. The townhomes and the leisure homes are incorporated as separate HOA's (BC-I, II and III) so that they can manage their individual section's expenses which differ significantly from one area to another. In BC-I, II and III, the BCRA assessment is rolled directly into the total monthly assessment, collected and forwarded to BCRA. This is done for the convenience of the homeowners who only have to pay one bill per month and to decrease collection costs. The 75 single family homes (referred to as BC-IV) have no common expenses and pay the BCRA assessment directly to BCRA.

IX. Old Business – None.

X. New Business – None.

XI. Adjournment of Open Meeting.

Motion to adjourn Open Meeting and convene in Executive Session at 7:51 by Jan Bedard; Second by Paraj Mathur. Approved unanimously.

Return to Open Session for votes is not expected.

XII. Executive Session to discuss Rules Violations and Fines.

Executive Session ended at 8:20.

XIII. Return to open meeting.

Motion to adjourn this July 15, 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 August 19, 2026 at 7:00 pm.

Respectfully submitted,
Mary Bahr

2026 July BCRA Minutes – Exhibit 1

Bloomfield Club Recreation Association							
2027 Proposed Budget Summary							
Proposed: 7/15/2026							Budget
	Budget	Actual	Budget	Actual	Budget	Budget	Variance
	2024	2024	2025	2025	2026	2027	2027-2026
Income							
Assessment Income	503,424	519,156	519,156	518,958	534,888	550,620	15,732
Interest Income	23,290	28,659	27,980	25,947	26,051	24,976	(1,075)
Program Income	16,250	14,075	15,350	6,937	12,025	13,725	1,700
Misc. Income	100	-	100	-	-	-	0
Total Income	543,064	561,890	562,586	551,842	572,964	589,321	16,357
Expenses							
Administrative Expenses	156,174	165,205	171,608	187,825	178,439	184,261	5,822
Building Maintenance Expenses	26,000	40,063	36,540	8,356	27,200	26,525	(675)
Clubhouse Expenses	12,900	15,857	15,550	15,401	16,725	22,525	5,800
Land Maintenance Expenses	43,650	33,041	50,015	34,240	53,500	57,900	4,400
Other Community Expense	30,739	16,179	30,236	16,273	24,850	27,262	2,412
Program Expense	10,000	8,322	12,000	4,203	13,000	13,000	0
Swimming Pool Expenses	52,640	66,521	82,500	72,978	82,500	92,273	9,773
Utilities	45,680	44,361	46,500	46,019	50,500	52,184	1,684
Total Expenses	377,783	389,548	444,949	385,296	446,714	475,930	29,216
Reserve Contribution	165,281	164,931	117,637	117,637	126,250	113,391	(12,859)
Total Expenses + Reserve	543,064	554,479	562,586	502,933	572,964	589,321	16,357
Net Income/(Deficit)	-	(8,321)	-	48,909	-	-	0
Monthly Assessment Fee	96	99	99	99	102	105	3
2027 Reserve Projects Allocated:							
Entry Card System/Hardware/Software/Camera System						70,000	
Bloomfield Parkway Landscaping						20,000	
Clubhouse Computer System						10,000	
Interior Clubhouse Repaint						20,000	
Interior Clubhouse Portico Ceiling Repair						5,000	
Walking Path Reseal						4,000	
Total						129,000	