BLOOMFIELD CLUB RECREATION ASSOCIATION
MINUTES OF BOARD OF DIRECTORS MEETING
Wednesday, Sept. 16, 2026 – ***Approved: Oct. 21, 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: This meeting preceded the 2026 Annual Homeowners Meeting at which at least 94 homeowners were present in person or by proxy.

I. Call to Order

Jan Bedard meeting to order at 6:34 pm.

II. Approval of Agenda

Motion to amend the Agenda to combine the Homeowners Forum from this meeting with the Homeowners Forum at the 2026 Annual Meeting which starts at 7:00 pm today by Russ Cascio; Second by Karen Williams. Approved unanimously.

III. Approval of Minutes

A. Motion by Russ Cascio to waive reading and approve the Minutes of the August 2026 Meeting; Second by Karen Williamsa. Approved unanimously.

IV. Management Report by Pam Stanish.

A. CertaPro, the contractor for the front entrance Epoxy resurfacing will come out again to look at the coating, caulking and stairnosing placement.

B. A quote for roof leakage and Dryvit repair around the chimney above the kitchen was received from Chris Painting. Several questions were raised about the adequacy of the flashing to be used. That area has been repaired before and is similar to problems homeowners have had with like areas of roofing on their homes. Board members also questioned whether there was a substitute material that could be used instead of Dryvit. Pam Stanish will ask for requotes. This work needs to be done this fall, before winter. The kitchen ceiling will be repaired after the roof leak has been fixed.

C. Quotes for resealing of the walking paths have been received and reviewed. It appears that some of the vendors may not have included the Lynwood to Wentworth section of the paths in their estimates. There is also a question on whether an asphalt or tar-based sealer should be used. The project may have to be delayed until Spring 2027 because of weather but every effort to lock in prices now and get on the schedule for spring will be made.

D. Window coverings for the Party Room are being researched. This comes in response to numerous complaints about sun exposure and the general noise level in the Party Room. Several

vendors have been contacted and are expected to provide advice on how best to handle these issues. There will be a lot of questions on what type of blind to use (solar, roller, cellular, motorized) as well as fabric. Coverage for the south windows, upper and lower, may have to be different than what is recommended for the west side French doors.

E. An audit of our Workmen's Com Insurance showed an increase in payroll and has resulted in an increase in premium, per the contract.

V. Treasurer's Report presented by Paulette Wirkus.

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

Assets:	
Total Checking/Savings:	138,010.45
Total Accounts Receivable:	280.00
Investments:	780,730.83
Total Assets:	**919,021.28**
Liabilities:	
Current Liabilities	4,732.00
Equity:	
Retained Earnings:	18,465.84
Open Balance Equity:	9,052.11
Total Reserve Fund:	866,756.68
Net Income (YTD 2026):	20,014.65
Total Equity:	**914,289.28**
Total Liabilities & Equity	**919,021.28**

B. The August 31, 2026 Financial Report does not show the regular monthly contribution to the Reserve Account. The August 31, 2026 report will be revised to show that contribution. This will result in an increase of $10,520.83 in Total Reserves to **$ 877,277.51** and a decrease in Net Income in the same amount to **$ 9,494.82**.

C. Motion to approve disbursements and the August 31, 2026 Treasurer's Report, as amended by Russ Cascio; Second by Jan Bedard. Approved unanimously.

VI. Administrator's Report by Kim Tarman.

A. The outdoor pools have been cleaned, VGBA grates installed and winterized.

B. The skimmers in the outdoor pool will need to be replaced before next season's opening. Applications for IL Dept of Public Health permits for this work will need to be submitted for approval. The outdoor pool was losing water this summer. The contractor pressure tested,

removed lights, and scoped the pool to determine the source of the leak. They determined that the skimmers were the source of the leak. The new skimmers will have a 1-year warranty.

Motion by Jan Bedard to accept Platinum Pools proposal to obtain permits and replace the skimmers in the outdoor pool for $41,235; Second by Russ Cascio. Approved unanimously.

C. The wading (baby) pool needs to be resurfaced before opening next spring. Platinum Pools submitted quotes for White Plaster or Ceramaquartz resurfacing options. The Board asked for more information about the surface options.

D. The main outdoor pool looks like it will need to be resurfaced in about 2 years. Kim Tarman will ask Platinum Pools if the skimmer replace which was just approved will impact resurfacing.

E. The area around the brick wall at the north end of the Clubhouse lawn needs mulch. Perineal plantings will be done to fill in the area in the spring. The mulch cover over this winter will protect existing plants and enhance the appearance of the area. Funds for this were a part of the insurance settlement for the summer 2025 auto accident that damaged the area.

Motion by Karen Williams to accept New Dimensions proposal to install 20 cubic yards of mulch for $1,300; Seconded by Jack Cacioppo; Approved unanimously.

VII. Jan Bedard recessed the September Board Meeting at 7:01 pm. The Board meeting will resume after the 2026 Homeowners Annual Meeting adjourns.

The September Board of Directors Meeting resumed at 7:47 pm.

VIII. Old Business

A. The 2027 BCRA Proposed Budget was emailed to Homeowners in August and has been posted on the Bloomfield Club website for more than 30 days. It was also discussed at the August Meeting of the BCRA Board of Directors. The 2027 BCRA Budget calls for an increase of monthly assessments to $105 per month for each of the 437 units in Bloomfield Club.

Motion by Russ Cascio to approve the 2027 BCRA Proposed Budget as published; Seconded by Jack Cacioppo; Approved unanimously.

B. Jack Cacioppo and Kim Tarman met with the claims adjuster from Cincinnati Insurance to review damage from the June 2025 storm. They gave us a preliminary estimate of $14,500 to repair the card system and the malfunctioning camera. The technical advisor was suggesting a cloud-based system replacement rather than fixing the old one. Jack talked to the insurance company again today. The keycard system is not operating now and one of the cameras is broken. The alarm system is operating normally.

Mary Bahr expressed skepticism about the proposed repair estimate. The hardware used by the system is old and may not be replaceable in the same model configuration. New hardware may not

work with the currently installed Honeywell software. That software system, alone, was updated in 2021 at a cost of approximately $20,000, not including technical support costs. In addition, a move from the current swipe-id card system would require replacement of all 2,000 + current resident id cards.

Jan Bedard added that Jack Cacioppo is still working on getting more money for the claim.

IX. No Executive Session is required.

X. Adjournment

The next meeting of the BCRA Board of Directors will be on October 21, 2026 at 7:00 pm.

Motion to adjourn the September 2026 BCRA Board Meeting by Jan Bedard at 7:51 pm; second by Mary Bahr; Approved unanimously.

Respectfully submitted,

Mary Bahr