

PARK BLOOMINGDALE CONDOMINIUM ASSOCIATION
MINUTES OF THE BOARD OF DIRECTORS' MEETING
August 10, 2016

The Board of Directors meeting of the Park Bloomingdale Condominium Association was held on Wednesday, August 10, 2016 at the Park Bloomingdale Condominium Clubhouse. S. Elmore called the meeting to order at 7:11 p.m.

Attendance: Present: Joe Butera
Gwen Ford
Jim Ciaffara
Chris Leon
Gale Jenkins
Steve Elmore (EPI)

Absent:

Approval of Minutes –

Motion – Motion by G. Ford to approve the June 8, 2016 minutes as presented. Seconded by G. Jenkins. Motion carried.

Guests – No Guests are scheduled.

Treasurer's Report –

- C. Leon presented the Treasurer's Report as of July 31, 2016:

Current Assets –	
Checking Account	\$ 26,973.84
Accounts Receivable -	\$ 54,324.05
Other Assets -	\$ -494.49
Total Current Assets -	\$80,803.40
Other Assets -	\$ 100,000.00
Total All Assets -	\$ 180,803.40
Current Liabilities -	
Accounts Payable -	\$ 52,879.56
Other Liabilities -	\$ 31,378.08
Equity –	
Replacement Reserve	\$ -64,318.32
Net Income -	\$ 94,761.08

Motion – Motion by C. Leon to approve the July 31, 2016 financial reports as presented. Seconded by J. Butera. Motion carried.

Committee Reports:

- There were no Committee Reports.

Finance Committee –

- There was no Finance Committee meeting or report.

Building & Grounds Committee –

- There was no report from the Building & Grounds Committee.

Communications Committee –

- There was no report from the Communications Committee.

Management Report – S. Elmore (EPI Management Co.) reported on the following items:

Mr. Elmore presented the Board with a copy of the initial draft of the 2017 budget and requested that the Board set a date to review the budget at a separate meeting.

Motion – Motion by J. Ciaffara to approve the budget meeting be held on September 14th at 7 PM. Seconded by G. Ford. Unanimously approved. Motion carried.

- **Parking Lot Re - Surfacing –** S. Elmore advised the Board that the parking lot re-surfacing has been completed except for some minor issues. Mr. Elmore submitted in the management report a summary of costs in that the asphalt work final bill was \$368,213 which included \$8990.00 in concrete repairs. Due to some of the open issues with the paving company EPI recommended that \$10,000 be withheld as a retention to insure that the corrective work was done. Mr. Elmore expressed his concern that the front entry had to be patched because the initial pitch of the asphalt did not allow for proper drainage even though there was a storm sewer immediately to the south of the front entry.

Motion – Motion by C. Leon to approve the deduction of \$11,475.00 to Black Diamond giving them the ability to fix by August 15, 2016. Seconded by J. Butera. Unanimously approved. Motion carried.

- **Census Cards –** S. Elmore presented the Board with a copy of the census fine schedule itemizing those units that had failed to submit a census card and were subsequently fined.
- **Carpet Cleaning –** S. Elmore advised the Board that all of the hallway carpeting was cleaned. There are several areas where the carpet is unraveling and will be repaired as best as possible.
- **On-Site Maintenance –** S. Elmore advised the Board of the status of the summer projects. 1) Plant Material Replacement – All of the new plant material in the front of the buildings was completed. 2) All of the planter beds and common area beds have had 2” of mulch installed. 3) Exterior Painting – The 108 – 110 building has been painted on the west and south sides - complete. The trim on the 109-105 building will be scheduled next. A cost summary of this work was also included in the management report.
- **Tree Trimming –** S. Elmore advised the Board that the tree trimming behind the buildings has been completed.

Rule Appeals –

- Rule Appeals were continued to Executive Session.

Miscellaneous Correspondence – No Miscellaneous Correspondence was discussed.

Inspection Report – S. Elmore reviewed the August 2, 2016 inspection report with the Board.

Unfinished Business – No Unfinished Business.

New Business – No New Business was discussed.

Open Forum – The meeting was opened to questions and comments from homeowners.

- Owner requested that the foundation and patio be looked at by Building 129
- Owner at 202-107 requested that the lawn he seeded be inspected again.

Motion – Motion by J. Ciaffara to approve adjournment of the regular meeting to executive session at 8:06 p.m. Seconded by G. Ford. Unanimously approved. Motion carried.

Meeting was re-opened from Executive Session at 8:22 PM.

Motion – Motion to reverse the fines issued to 122106. Seconded. Motion was unanimously approved.

Motion – Motion to adjust the dog violation fine to \$250 for 213-309. Seconded. Motion was approved.

Motion – Motion was made by J. Ciaffara to adjourn the meeting at 8:23 PM. Approved.

*Respectfully Submitted –
EPI Management Company, LLC*