

**PARK BLOOMINGDALE CONDOMINIUM ASSOCIATION**  
**MINUTES OF THE BOARD OF DIRECTORS' MEETING**  
**August 9, 2017**

The Board of Directors meeting of the Park Bloomingdale Condominium Association was held on Wednesday, August 9, 2017 at the Park Bloomingdale Condominium Clubhouse. S. Elmore called the meeting to order at 7:07 p.m.

**Attendance:** Present:

Jim Ciaffara  
Chris Leon  
Gale Jenkins  
Joe Butera  
Gina Damore (*New Temporary Board Member & Secretary*)  
Steve Elmore (EPI)

Absent: Gwen Ford (Passed Away)

***Motion – Motion by C. Leon to approve Gina Damore to fill vacant Board Member position in place of Gwen Ford and vacant position of Secretary till December 2017 Board Meeting. Unanimously approved.***

**Approval of Minutes –**

***Motion – Motion by J. Butera to approve the June 14, 2017 minutes as presented. Seconded by J. Butera Unanimously approved.***

**Guests –** No Guests are scheduled.

**Treasurer's Report –**

- C. Leon presented the Treasurer's Report as of July 31, 2017:

Current Assets –	
Checking Account	\$ 97,597.89
Accounts Receivable -	\$ 62,833.60
Other Assets -	\$ -494.49
Total Current Assets -	\$ 159,937.00
Other Assets -	\$ 99,985.08
Total All Assets -	\$259,922.08
Current Liabilities -	
Accounts Payable -	\$ 14,936.70
Other Liabilities -	\$ 32,671.70
Total Current Liabilities	\$ 47,608.40
Equity –	
Replacement Reserve	\$-106,983.41
Net Income -	\$ 72,448.04
Total Equity	\$ 212,313.68
Total Liabilities & Equity	\$ 259,922.08

***Financials were tabled until the next Board Meeting.***

**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

- **The HUD Application-** S. Elmore advised the Board he forwarded the amendment approved by the Board to the association's attorney. HUD is processing the certification and the Board should be notified accordingly by the Association's attorney.
- **Summer Help -** S. Elmore advised the Board that the two laborers hired for the summer help have repaired and completed the balcony repairs for the majority of the trim boards, as well as all of the stone program repairs to the rear entries.
- **Asphalt Settlement Status -** S. Elmore advised that the paving firm, Black Diamond, is still seeking a settlement for the asphalt work and the \$10,000 management has retained. He also advised Management has not been able to come to a settlement with Black Diamond at this time.
- **Tree Trimming -** S. Elmore presented to the Board proposals for tree trimming/removal.

**Company Name Bid Price**

- *Kramer Tree \$8,017.00*
- *Sabatello Tree \$12,000.00*

***Motion – Motion by C. Leon to approve Kramer Tree for the tree trimming/removal not to exceed the \$8,017.00. Seconded by J. Butera unanimously approved.***

- **Pool Status -** S. Elmore advised the Board that the pool lights were repaired, pool hours were re-stated, and the pool gate was installed with panic hardware per the Village of Bloomingdale Fire Department.
- **Snow Removal Proposals -** S. Elmore presented the Board with several proposals for snow removal for the 2018-2019 season which are summarized as follows:

**Company Name Bid Price**

- *Beary Landscaping (current landscaper) \$55,000.00*
- *ADR Contractors \$55,900.00*
- *SMS (current Vendor) \$47,500.00*
- *RCH Construction \$58,750.00*
- *CHI \$64,750.00*
- *Maintenance Plus \$62,850.00*

***Motion – Motion by C. Leon to approve SMS, current vendor, to do the snow removal not to exceed the \$47,500.00 per year for a three year term. Seconded by J. Butera unanimously approved.***

**Inspection Report-** S. Elmore reviewed the inspection report with the Board.

- **Pool Fencing** - S. Elmore and Board discussed possibly replacing the pool fencing with an 8 ft. Aluminum Fence, instead of re-painting the current iron fencing. S. Elmore will get bids/quotes for this project.
- **Pool Cover** – S. Elmore and Board discussed possibly installing an motorized pool cover to possibly stop problems with persons coming in after hours. S. Elmore will get bids/quotes for further discussion at future Board Meetings.
- **Pool Salt Water** – S. Elmore and Board discussed possibly using Salt Water instead of Chlorine, to save on costs and possibly having a cleaner pool. S. Elmore will get bids/quotes for further discussion at future Board Meetings.
- **River Rock Placement** – S. Elmore discussed placing River Rock in the large planter beds areas at the front of the property. A boarder will be installed for the rock to be placed inside of.

***Motion – Motion by J. Butera to approve the installation of the River Rock to be placed in the large planter bed areas not to exceed \$4,000.00. Seconded by C. Leon unanimously approved.***

**Unfinished Business -**

- **Parking lot Resurfacing Defects** - To be discussed in executive session.

**Open Forum-**

- **Valerie Building 213 Unit 309** – The Board advised Unit Owner that the tree trimming was approved. The owner discussed just wanting to have someone come out with a ladder and trim the trees between her building and the next building.
- **Laura Building 209 Unit 201** – Owner wanted to discuss remodeling in her unit, wondering if there is anything they need to do to in regards to having any special permits, etc., to replace/install new tiling in the showers/bathrooms, and replacing the tub/shower. The Board advised as long as there is no modification to the outside of the unit, then it is fine and encouraged the unit owners to have someone who is licensed and insured to do the plumbing work. The Board also advised them to contact EPI if there is anytime they would need a water shut off to the building during the remodeling. S. Elmore advised if there was something being done structurally, then the unit owners would have to get a permit from the Village. The Board advised if there is any future water problems from the remodeling, the unit owners would be responsible for taking care of the problems. The unit owner discussed calling an electrician to replace the venting in the bathrooms.
- **Giovanni Building 104 Unit 306** - Owner asked about installing hard wood flooring, and stated that he would need an addendum and as a unit owner he would be responsible if there were future noise complaints from his unit. The unit owner brought the form with him to start the process of approval by the Board. The Board advised

the unit owner that there may be complaints from the installation of the hard wood flooring in his unit, and stated that there is a risk factor on installing the hard wood flooring as a warning to the Owner.

- **Building 127 unit 307** – The unit owner stated in the beginning of July, the unit below theirs complained of a leak in their bathroom. The unit owner stated that the only person they heard the complaint from was their tenants. He believes this wasn't right, and believes they should have been informed on this issue immediately. The unit owner continued stating that EPI hired RCH, and they wanted to come into his unit to take out the vanity, counter top, and mirror at the unit owners expense. Per the unit owner, this went on for multiple days. The Board stated that they are fully aware of the situation that transcribed. The unit owner stated that he had to ask S. Elmore to get a second opinion, where the second plumber came to the unit with RCH, and they determined they just needed to open the doors of the vanity, cut a hole, take out the wall board, where then it could be fixed. The unit owner was upset because of how much time it took to resolve this issue, and stated that S. Elmore stated that he was uncooperative. S. Elmore stated that he did say this, and the unit owner said he spoke to the unit below, and told them that, that was farthest from the truth. The unit owner stated he received a FEDEX letter from EPI stating that they had two days to respond to let the company into his unit to fix the leak, then stated the company didn't show up until four days later. S. Elmore continued by saying that between the emails that went back and forth between EPI and the unit owner, there was not once where the unit owner stated that it was okay to come into his unit to fix the leak. The unit owner then continued saying that was not true, that they spoke to RCH on the 17<sup>th</sup> because they stopped them from going to their unit, RCH then proceeded to tell the unit owners that the bathroom would be a \$4,000.00 demolition and that they would not touch the bathroom, stating that they might possibly be able to get in through 308, where then the unit owners told them that they couldn't. Unit owner continued saying that Geri from EPI stated she would send out a plumber and the unit owners went back to the unit the following Friday, the plumber stated that there would be a plan B, the unit owners waited till Monday where they never got called. Finalizing the conversation, S. Elmore stated that the Board of Directors will decide if the information that they have from EPI and emails will be sufficient to make a determination. The Board stated that the Board will consider, and will speak further on the situation in regards to the unit owner being liable for expenses. The Board discussed and decided that they will review all the correspondence and will review the matter in Executive Session.
- **Building 122 unit 208** - Owner stated that he was told EPI has photos of the water pipe next to the A/C unit. Owner stated they had service done around April, stating the service man could not pull it out because of the pipe. The Board stated that this was a pipe right in front of the unit and that other units had no issues have the equipment services. The Board stated previously, this has not been an issue until this most recent service call by this Owner, having an issue getting it open. After reviewing the photos, the Board stated they can see that they were able to get the cover off of it and that the service should have been able to complete their work. The unit owner stated there was an electrical issue that was causing the problem. Board stated that this would be an Owner responsibility to resolve as the Association would not move the pipe.

- **Building 129 Unit 112** – Unit owner requested that her name not be on record. Unit owner stated that neighbor is feeding the birds, ducks, and geese. Unit owner stated that she is concerned about this on feeding the wildlife, and what can be done. S. Elmore stated since the rules and regulations for the association do not forbid on feeding the wildlife, there is not much room for enforcing anything, although there has been letters sent. The Board asked if there may be something along the lines of it becoming a ‘nuisance.’ The Board and S. Elmore will look further into this. The unit owner continued with a second issue, in regards to painting to the exterior of the building. The unit owner continued stating that Brian, the painter has not continued the painting to their building and started other buildings. The unit owner confronted the painter on why the painting has not been completed, and stated that S. Elmore instructed the painter not to paint the inside of the building. S. Elmore stated she was right, that the paneling around the slider, and the paneling on the right hand side was not painted on any of the units. Only the exterior of the building is painted. S. Elmore stated that the top of the building could not be painted because they need a 42 foot ladder, and that those ladders are being borrowed by SMS. The 42 foot ladder is being used at another property. S. Elmore stated that when they finish with the 42 foot ladder, that they will bring it back to finish the painting project of the top of the building. S. Elmore stated that when you look at the 2<sup>nd</sup> floor balcony there is a piece that the painter missed. The Board stated that the association is trying to make things that need to be addressed will be the first priority. The unit owner stated that the back of the building is moldy and the Board stated this situation will be taken care of next year, and that its algae/moss. The unit owner went onto a 3<sup>rd</sup> issue, regarding the drywall/sheet rock asking for replacement of this. S. Elmore stated this was not done by the association and could have been from a previous owner. The unit owner stated she would see/feel the water after the rain, but not much. S. Elmore sent out a contractor and the unit owner turned him away. S. Elmore stated to the Board simply need to seal the stain. S. Elmore and the Board discussed different ways of handling the sheet rock and drywall replacement. The Board discussed and decided to make one last attempt on the painting.
- **Evergreen Real Estate Building 213 Unit 309** – Unit owner stated that she spoke to Geri at EPI, and that she had dust in the A/C unit, and that they took a plate out. Owner stating now there are bees going into the A/C unit. The unit owner stated Geri from EPI sent out a work order to take care of the situation. S. Elmore stated there would be a spray that would kill off the bees. Unit owner asked about the sprinklers in the units, stating hers is longer than the others. She would like to know if she can caulk around the pipe. S. Elmore said this would be fine, just not to cover over the sprinkler head.
- **Rule Appeals-** Appeals were heard in executive session.

**Miscellaneous Correspondence** – No Miscellaneous Correspondence was discussed.

**Motion** – *Motion by C. Leon to approve adjournment of the regular meeting to executive session at 9:10 p.m. Seconded by J. Butera. Unanimously approved. Motion carried.*

Meeting was called to order from Executive Session at 9:10 PM.

**Motion was made to sustain the fines as outlined in the Management Report. Approved**

*Motion was made to adjourn the meeting at 9:09PM. Approved.*

*Respectfully Submitted –  
EPI Management Company, LLC*