

PARK BLOOMINGDALE CONDOMINIUM ASSOCIATION
MINUTES OF THE BOARD OF DIRECTORS' MEETING
June 13, 2018

The Board of Directors meeting of the Park Bloomingdale Condominium Association was held on Wednesday, June 13, 2018 at the Park Bloomingdale Condominium Clubhouse. G. Jenkins called the meeting to order at 7:05 P.M.

Attendance:

Present:

Gale Jenkins
Chris Leon
Gina Damore
Jim Ciaffara
Joe Butera
Steve Elmore (EPI)

Absent:

Approval of Minutes –

Motion – Motion by G. Damore to approve the April 11, 2018 minutes with the added corrections to change the cost of the bulletin boards to \$114.88 and to change the opening to the regular board meeting from the executive session of the board meeting. Seconded by J. Ciaffara. J. Butera abstained. Motion approved.

Guests – No Guests were scheduled.

Treasurer's Report –

- C. Leon presented the Treasurer's Report as of May 31, 2018:

Current Assets –	
Checking Account	\$58,767.22
Accounts Receivable -	\$ 11,987.53
Other Assets -	\$ -494.49
Total Current Assets -	\$70,260.26
Other Assets -	\$145,963.49
Total All Assets -	\$216,223.75
Accounts Payable -	\$22,620.81
Other Liabilities -	\$2,308.50
Total Current Liabilities	\$ 24,929.31
Equity –	\$352,095.47
Replacement Reserve	\$-89,664.49
Net Income -	\$ -71,136.54
Total Equity	\$191,294.44
Total Liabilities & Equity	\$216,223.75

	<u>Total</u>	<u>Budget</u>	
Total Income	\$300,044.22	\$306,590.25	under \$6,545.03
Administrative Expenses	\$1,108.45	\$1,041.60	over \$66.85
Professional Services	\$17,136.53	\$16,888.30	over \$248.23
Taxes and Insurance	\$20,507.47	\$23,334.00	under \$2,826.53

Utilities	\$110,620.17	\$114,054.79	under \$3,434.62
Water	\$79,857.92	\$87,378.99	under \$7,521.07
Contracts	\$57,076.73	\$58,660.89	under \$1,584.16
Repair and Maintenance	\$105,288.81	\$72,453.85	over \$32,834.96
Recreation Expenses	\$11,615.12	\$11,000.00	over \$615.12
Net Income	\$-71,136.54	\$-38,481.48	under \$32,655.06

Motion- Motion made by J. Ciaffara to approve the financials that was prepared by management for the period ending May 31, 2018. Seconded by C. Leon. Motion unanimously approved.

Committee Reports-

- There were no Committee Reports.

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

- **Light Post-** S. Elmore stated to the Board that the light post has been installed at the south east corner of the tennis court and that it will be painted to match all the other walkway light posts.
- **Concrete Bid Specifications-** S. Elmore stated to the Board that the concrete bid specifications have gone out for bid. EPI stated that they are trying to group together four properties that are totaling about \$100,000. There will be separate bids for each property but are being bid out in bulk in order to try and get a better cost.
- **Roof Leaks, Ice Dams-** S. Elmore advised the Board that all the damage from the ice dams in the buildings have been repaired.
- **Front Planter-** S. Elmore stated to the Board that they added a bunch of perennials in the front planter bed and that they will spread out and will fill in over the next couple of years.
- **Front Entry Mulch-** S. Elmore stated to the Board that all the front entries to the buildings have all been mulched. The common area beds will be mulched the mid-part of the summer.
- **Bulletin Boards-** S. Elmore stated to the Board that the damaged bulletin boards have been replaced.
- **Smithereen Exterminators-** S. Elmore presented to the Board with a copy of the proposal from Smithereen Exterminators renewal contract with a 3% increase.

Motion-Motion made by G. Jenkins to approve Smithereen Exterminators renewal contract at a cost of \$119 per month and service twice a month. Seconded by G. Damore. Motion unanimously approved. It was also noted that management should still obtain bids since the contract has not been bid out for a long time.

- **Sealcoating Bids-** S. Elmore presented to the Board with three asphalt sealcoating bids. S. Elmore recommended using Firemen's Sealcoating as they will hand apply with squeegees (not spray on) and will be applying two coats and yellow stripping.

<u>Company Name</u>	<u>Bid Price</u>
Jacks Sealcoating Plus	\$20,200.00
Fireman's Sealcoating	\$23,915.00
Blackout Sealcoating	\$28,485.00

Motion- Motion made by C. Leon to approve Fireman's Sealcoating at a dollar amount not to exceed \$23,915.00 with the stripping to be yellow. Seconded by G. Jenkins. Motion unanimously approved

- **Vent Cleaning-** S. Elmore presented to the Board with bids for the cost of cleaning the dryer vents.

<u>Company Name</u>	<u>Bid Price/Unit</u>
Lint Fighters	\$70.00
J&H	\$60.00

Motion-Motion made by C. Leon to approve J& H at a dollar amount not to exceed \$60.00 per building per unit to clean out the dryer vents that will be billed back to each individual unit owner that has an in unit dryer. Seconded by G. Damore. Motion unanimously approved.

Pool Cover/Pool Attendant- S. Elmore stated to the Board that the new pool cover has been installed. The Association is currently using Brian as a pool attendant as Vicki stated she could no longer be the pool attendant after Memorial Day weekend due to health condition however Vicki is helping to supervise Brian.

Rule Violations Appeals- Appeals will be addressed in Executive Session.

Sales-

<u>Unit Address</u>	<u>Sale Price</u>
120-109	\$132,000
102-104	\$130,000
209-203	\$117,000

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

Unfinished Business-

- **Status of Clubhouse Pool Door Replacements-** S. Elmore stated to the Board that all the new doors have been painted by the contractor.
- **Dog Walk Review-** S. Elmore stated to the Board that he still recommends outlining the dog walk with railroad ties and put pea gravel in due to the grass area used now looks really bad. The Board decided to table this and will go out and inspect the area. S. Elmore will provide the Board with pictures of other properties that have done this.
- **Pool Cover Status-** S. Elmore stated to the Board that the pool cover has been working out and when it's laid out it sticks to the water. S. Elmore will have Brain take a picture of the cover laid out in the morning for the Board.

New Business-

- **125 Building water pressure-** S. Elmore stated that Chris from Aqua-Pumbing adjusted the out flow on the hot water tanks about a week ago. S. Elmore will send out a copy of the bill from Chris showing what he did.
- **Water Meter-** S. Elmore will look into finding out about the smart meeting and seeing if there is a constant water reading from the Village.

Open Forum-

- **Adrian 105106- Owner** stated she emailed S. Elmore about leasing her unit. The Board approved a one year lease for her unit last year and she requested another year.

Motion-Motion made by C. Leon to approve unit owner of 105-106 to continue to lease their property for another year. Seconded by G. Damore. Motion unanimously approved.

- **Owner 213-309-**Owner stated she called places to come check out her ac unit as her coils keep freezing and a lot of them will not service the Magic Hats A/C units, however the Board stated that there is a location in St. Charles that will service the Magic Hats units but they do not service Bloomingdale or Carol Stream. Owner stated that she has a bee problem. She gets them in her furnace and the slats above the balcony. Owner stated she sprays them with bee spray. S. Elmore will call Smithereen to come and spray for the bees. Owner stated there are a lot of dogs that weigh over 30 pounds and walk the dogs without a leash.

Adjournment-

Motion – Motion by J. Ciaffara to approve adjournment of the regular meeting to executive session at 8:12 p.m. Seconded by G. Jenkins. Unanimously approved. Motion carried.

Motion to open the meeting from Executive Session at 8:28PM. Approved.

Motion – Motion to approve management’s recommendations as outlined in the June management report. Approved.

Motion – Motion to adjourn the meeting at 8:35 PM. Approved.

***Respectfully Submitted –
EPI Management Company, LLC***