

PARK BLOOMINGDALE CONDOMINIUM ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS' MEETING

January 13, 2016

The Board of Directors meeting of the Park Bloomingdale Condominium Association was held on Wednesday, January 13, 2016 at the Park Bloomingdale Condominium Clubhouse. S. Elmore called the meeting to order at 7:04 p.m.

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

Absent:

Approval of Minutes –

Motion – Motion by C. Leon to approve the November 11, 2015 minutes. Seconded by G. Ford. Motion carried.

Guests – No Guests are scheduled.

Treasurer's Report –

- C. Leon presented the Treasurer's Report as of December 31, 2015:

Current Assets –	
Checking Account	\$ 38,740.50
Accounts Receivable -	\$ 41,887.63
Other Assets -	\$ -494.49
Total Current Assets -	\$80,133.64
Other Assets -	\$ 391,404.72
Total All Assets -	\$ 471,538.36
Current Liabilities -	
Accounts Payable -	\$ 52,159.98
Other Liabilities -	\$ 39,831.31
Equity –	
Replacement Reserve	\$ 320,076.68
Net Income -	\$ -90,264.27

Motion – Financials are tabled until new statements come in.

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:

Motion – Motion by to deny LaFata a payment plan in paying off their account balance. Seconded. Unanimously approved. Motion carried.

- Parking Lot Lighting – S. Elmore advised the Board that the parking lot lighting has been completed by Volt Electric per the prior agreement approved by the Board. Management is obtaining costs on changing out the hallway CFL lighting to LED's now that the Edison Incentive program has begun for 2016.
- Laundry Notice – S. Elmore presented the Board with a copy of a notice that has been placed in the laundry rooms re: soiled items being placed in the washers.
- Provido – S. Elmore presented the Board with correspondence regarding concrete flooring repair. Management contacted Michael Grieus (Building Commissioner) relative to the complaints. The commissioner agreed that this was an issue between the Board and Ms. Provido, however; the Commissioner did want a copy of the repair specifications done to the flooring. The Board was advised that SMS went into the unit and repaired the concrete floors and everything was forwarded to the Village accordingly. Ms. Provido was satisfied with the repairs at that time even though she stated that the floors were not perfectly level.
- Parking Lot Re-Surfacing – S. Elmore advised the Board that bids were being obtained from the vendors who previously submitted (note that a comparison of oil costs showed that there has been no meaningful change and that future projections reflect decreases in the cost of oil as US oil can now be exported. The vendors have responded that there is no increase or decrease from last year's quotes. The quotes will remain the same as was presented in 2015.
- Pool Open/Close – S. Elmore presented the Board with a quote from Poolside to open/close the pool for 2016, the cost has not increased from 2015. \$600 open and \$400 close.

Motion – Motion by J. Butera to approve Poolside to open/close the pool for 2016 in the amount of \$600 to open and \$400 to close. Seconded by C. Leon. Unanimously approved. Motion carried.

Motion – Motion by J. Butera to approve Vicki Lamcyk to serve as the Pool Attendant for the 2016 season. Seconded by C. Leon. Unanimously approved. Motion carried.

Rule Appeals –

- Rule Appeals were continued to Executive Session.

Miscellaneous Correspondence – No Miscellaneous Correspondence was discussed.

Inspection Report –

- S. Elmore reviewed the January 6, 2016 inspection report with the Board.

Unfinished Business –

- No Unfinished Business.

New Business –

- No new business.

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

- The owner of unit 120112 had a question regarding the dryer vent cleaning/repairs, the contractor could not find the outlet. The Board stated that as the dryer vent system was exclusive to his unit only that they would be responsible for any repairs/replacements.

Motion – Motion by J. Ciaffara to approve adjournment of the regular meeting to executive session at 8:41 p.m. Seconded by C. Leon. Unanimously approved. Motion carried.

Meeting was opened from Executive Session at 9:16PM.

Motion – Motion to sustain the fines issued to Owner LaFata for \$300 MIO. Seconded. Motion was unanimously approved.

Motion – Motion to deny the request for an extension for entry door repair by Owner LaFata. Seconded. Motion was unanimously approved.

Motion was made to reverse the fine for 202107. Approved

Motion was made to sustain the fine for 107101 in the amount of \$50. Approved

Motion – Motion was made by J. Butera to adjourn the meeting at 9:31 PM. Approved.

*Respectfully Submitted –
EPI Management Company, LLC*