

PARK BLOOMINGDALE CONDOMINIUM ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS' MEETING

March 9, 2016

The Board of Directors meeting of the Park Bloomingdale Condominium Association was held on Wednesday, March 9, 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 January 13, 2016 minutes. Seconded by G. Ford. Motion carried.

Guests – No Guests are scheduled.

Treasurer's Report –

- C. Leon presented the Treasurer's Report as of February 29, 2016:

| | |
|------------------------|---------------|
| Current Assets – | |
| Checking Account | \$ 61,510.23 |
| Accounts Receivable - | \$ 49,435.95 |
| Other Assets - | \$ -494.49 |
| Total Current Assets - | \$110,451.69 |
| | |
| Other Assets - | \$ 391,404.72 |
| Total All Assets - | \$ 501,856.41 |
| | |
| Current Liabilities - | |
| Accounts Payable - | \$ 46,765.23 |
| Other Liabilities - | \$ 41,361.80 |
| | |
| Equity – | |
| Replacement Reserve | \$ 320,076.68 |
| Net Income - | \$ 27,552.95 |

Motion – Motion by C. Leon to approve the February 29, 2016 financial reports as presented. Seconded by J. Ciaffara. 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:

- Laundry Notice – S. Elmore presented the Board with the notice that had been placed in the laundry rooms relative to washing very dirty laundry such as greasy blankets, etc..
- Provido – S. Elmore advised the Board that the cracks in the flooring had been repaired. He also presented them with an email from Provido stating that the floor is still not perfectly level in all rooms.
- Parking Lot Re-Surfacing – S. Elmore advised the Board that the concrete curb repairs are scheduled for the first week in May, 2016, weather permitting. The beginning of the parking lot resurfacing is scheduled for the mid-part to the end of May 2016 and will take 2-3 weeks to complete. A color map of the parking lot repair schedule will be posted in each building along with any changes in construction plans needed to be changed due to weather/supply issues. EPI also presented the Board with the notice that will be mailed out to all members warning them of the parking lot project.
- Poolside – S. Elmore presented the Board with a copy of the pool contract and a copy of the main grate replacement in the amount of \$393.68. The Board acknowledged that the grate had to be repaired in order to get the pool permit.
- Pool Attendant – S. Elmore presented the Board with a copy of the letter of Understanding for the pool attendant which outlined her job duties..
- Certificate of Inspection – S. Elmore presented the Board with a copy of the Hot Water Boiler Inspection Certificates from the State.
- Census Cards – S. Elmore presented the Board with a sample letter that was sent to all members who had not completed a new census card for 2016 as a reminder prior to issuing fines per the Rules.
- Insurance Claim – S. Elmore presented the Board with a copy of an email regarding a slip and fall claim in the parking lot. The claim had been turned over to the Association's insurance carrier.
- Zhang – S. Elmore presented the Board with copies of emails with the owner's attorney relative to the responsibility to repair the dryer vent which is the Unit Owner's responsibility and lease status at to the unit..
- Provido – EPI had attached an email regarding the Owner complaint that water leaked from the unit above into their unit and that the Unit above has failed to resolve the repair issue. EPI stated that it was an issue between the two Owners and that they would have to resolve it.

Rule Appeals –

- Rule Appeals were continued to Executive Session.

Miscellaneous Correspondence – No Miscellaneous Correspondence was discussed.

Inspection Report –

- S. Elmore reviewed the February 29, 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.

*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 re-opened from Executive Session at 9:16PM.

Motion – Motion to sustain the fines issued to 204304. Seconded. Motion was unanimously approved.

Motion – Motion to sustain the fines issued to 110108. Seconded. Motion was unanimously approved.

Motion – Motion to sustain the fines issued to 129311. Seconded. Motion was unanimously approved.

Motion – Munoz - Motion to reverse fines associated with the smoke. Fines will be reinstated if another complaint is received. Motion was unanimously approved.

Motion – Motion to reverse the fines for 102122 if it was found notices has been sent. Motion was unanimously approved.

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

*Respectfully Submitted –
EPI Management Company, LLC*