

**PARK BLOOMINGDALE CONDOMINIUM ASSOCIATION**

**MINUTES OF THE BOARD OF DIRECTORS' MEETING**

**April 13, 2016**

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

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

Absent:

*Motion – Motion by J. Butera to appoint Gale Jenkins as the fifth member of the Board of Directors as a Director. Seconded by J. Ciaffara. Motion carried.*

**Approval of Minutes –**

*Motion – Motion by G. Ford to approve the March 9, 2016 minutes. Seconded by C. Leon. Motion carried.*

**Guests –** No Guests are scheduled.

**Treasurer's Report –**

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

Current Assets –	
Checking Account	\$ 44,073.48
Accounts Receivable -	\$ 50,761.51
Other Assets -	\$ -494.49
Total Current Assets -	\$94,340.50
Other Assets -	\$ 391,404.72
Total All Assets -	\$ 485,745.22
Current Liabilities -	
Accounts Payable -	\$ 26,831.90
Other Liabilities -	\$ 39,990.08
Equity –	
Replacement Reserve	\$ 320,076.68
Net Income -	\$ 32,746.81

*Motion – Motion by C. Leon to approve the March 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:

- **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. Management re-measured all of the damaged curbs and painted each section yellow. The measurements for the concrete curb are 346 linear ft. The total cost for the curb replacement will be \$14,532.00. He also advised the Board that the beginning of the parking lot resurfacing is scheduled for the mid-part of May, 2016 and will take 2-3weeks to complete. A color map of the parking lot repair schedule and instructions will be posted in each building along with any changes in construction plans due to weather/supply issues.
- **Clubhouse Pool –** S. Elmore advised the Board that the pool is scheduled to open May 27, 2016 for the Memorial Day weekend.
- **Census Cards –** S. Elmore presented the Board with a copy of the census fine schedule.
- **Carpet Cleaning –** S. Elmore advised the Board that Anthony's Steam Cleaning will cost the same as in 2015 \$4373.60.

***Motion – Motion by J. Ciaffara to approve Anthony's Steam Cleaning to complete the carpet cleaning at an amount not to exceed \$4373.60. Seconded by J. Butera. Motion carried.***

- **Landscaping Proposals –** S. Elmore presented the Board with a copies of proposals for the following landscape work: Grub Control, Core Aeration, Over-Seeding, and Mulch. Due to the cost Management is recommending that the Association again hire a day laborer to do the work at a cost between \$18-20/hr.

***Motion – Motion by J. Ciaffara to approve Management to hire a day laborer for an amount not to exceed \$20/hr. for a length of time not to exceed 90 days, also not to exceed \$10,000.00, for misc. items around the property including mulching, painting parking lot lights, painting two building faces, and misc. planting in the front of the buildings. Seconded by J. Butera. Motion carried.***

**Rule Appeals –**

- Rule Appeals were continued to Executive Session.

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

**Inspection Report –**

- S. Elmore reviewed the March 30, 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 C. Leon to approve adjournment of the regular meeting to executive session at 8:32 p.m.  
Seconded by J. Butera. Unanimously approved. Motion carried.*

Meeting was re-opened from Executive Session at 8:45PM.

*Motion – Motion to sustain the fines issued to 125301. Seconded. Motion was unanimously approved.*

*Motion – Motion to sustain the fines issued to 110106. Seconded. Motion was unanimously approved.*

*Motion – Motion to sustain the fines issued to 204303. Seconded. Motion was unanimously approved.*

*Motion – Motion to sustain the fines issued to 107304. Seconded. Motion was unanimously approved.*

*Motion – Motion was made by J. Butera to adjourn the meeting at 8:51 PM. Approved.*

*Respectfully Submitted –  
EPI Management Company, LLC*