

**PARK BLOOMINGDALE CONDOMINIUM ASSOCIATION**

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

**June 8, 2016**

The Board of Directors meeting of the Park Bloomingdale Condominium Association was held on Wednesday, June 8, 2016 at the Park Bloomingdale Condominium Clubhouse. S. Elmore called the meeting to order at 7:04 p.m.

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

**Approval of Minutes –**

*Motion – Motion by G. Ford to approve the April 13, 2016 minutes. Seconded by J. Ciaffara. Motion carried.*

**Guests –** No Guests are scheduled.

**Treasurer's Report –**

- Discussion of the May 31, 2016 financial statements was tabled under the August 2016 meeting in the Treasurer's absence.

**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 presented the Board with the two notices that were sent to the membership forewarning the members of the pending resurfacing of the parking lot areas. Mr. Elmore reported that 1) Concrete Curb repairs have been completed and inspected. There were six other areas of curbing and sidewalk which had to be re done of which work was completed, 2) Parking Lot Paving – It was reported that as of the date of the Board Meeting the parking lots was mostly completed but there were several areas that still required remediation work but that all of the parking areas has been restriped and numbered.
- Clubhouse Pool – S. Elmore advised the Board that the pool was opened for the summer season with only one minor water leak in the pump room which had been repaired.
- Census Cards – S. Elmore presented the Board with a copy of the census fine schedule itemizing those units that had failed to submit a census card and were subsequently fined.

- Carpet Cleaning – S. Elmore presented the Board with a copy of an email stating that the hallway carpeting will be cleaned the week of June 6-10.
- On-Site Maintenance – S. Elmore advised the Board that the on-site maintenance man has started work. The following projects are projected for this summer season: 1) Plant Material Replacement – After Management inspected all of the front planter beds and picked out material replacements which were delivered by SMS to the pool area and then planted at the building front entries only by on-site maintenance. Double ground mulch was delivered to the property and applied on the front bed of the building entries and the clubhouse. The landscaping work was expected to be completed the end of June which will include mulching of all of the open area planter beds. 2) Exterior Painting – The next project will be to paint those buildings (cream color only) where the paint is peeling. 3) Clubhouse Painting – Once the building painting has been completed the clubhouse (brown siding) will be repainted. The Following Projects are completed to date – a) repair and painting of the PVC piping of the volley ball area. b) Re painting of the entry door trim where keys have scratched the frame.
- Tree Trimming – S. Elmore presented the Board with a copy of the contract with Sabatello to trim trees in areas brought up at the April meeting. They were advised that the work has been completed.

**Rule Appeals –**

- Rule Appeals were continued to Executive Session.

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

**Inspection Report –**

- S. Elmore reviewed the May 31, 2016 inspection report with the Board.

**Unfinished Business –**

- No Unfinished Business.

**New Business –**

- A new thermostat cage needs to be ordered for the clubhouse.
- Lockboxes will again be cut off.

**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 7:57 p.m. Seconded by G. Ford. Unanimously approved. Motion carried.***

Meeting was re-opened from Executive Session at 10:32 PM.

***Motion – Motion to sustain the fines issued to 120310. Seconded. Motion was unanimously approved.***

***Motion – Motion to waive the fines issued to 211208. Seconded. Motion was unanimously approved.***

***Motion – Motion to sustain the fines issued to 209201. Seconded. Motion was unanimously approved.***

***Motion – Motion to sustain the fines issued to 110107. Seconded. Motion was unanimously approved.***

***Motion – Motion to sustain the fines issued to 208304. Seconded. Motion was unanimously approved.***

*Motion – Motion to sustain the fines issued to 202207. Seconded. Motion was unanimously approved.*

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

*Motion – Motion to sustain the fines issued to 120209. Seconded. Motion was unanimously approved.*

*Motion – Motion to sustain the fines issued to 120312. Seconded. Motion was unanimously approved.*

*Motion – Motion was made by J. Ciaffara to adjourn the meeting at 10:33 PM. Approved.*

*Respectfully Submitted –  
EPI Management Company, LLC*