

PARK BLOOMINGDALE CONDOMINIUM ASSOCIATION
MINUTES OF THE BOARD OF DIRECTORS' MEETING
June 14, 2017

The Board of Directors meeting of the Park Bloomingdale Condominium Association was held on Wednesday, June 14, 2017 at the Park Bloomingdale Condominium Clubhouse. S. Elmore called the meeting to order at 7:07 p.m.

Attendance: Present:

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

Absent: Gwen Ford (Passed Away)

Approval of Minutes –

Motion – Motion by G. Jenkins to approve the April 12, 2017 minutes as presented. Seconded by C. Leon Unanimously approved.

Guests – No Guests are scheduled.

Treasurer's Report –

- C. Leon presented the Treasurer's Report as of May 31, 2017:

Current Assets –	
Checking Account	\$ 72,435.16
Accounts Receivable -	\$ 55,154.60
Other Assets -	\$ -494.49
Total Current Assets -	\$ 127,095.27
Other Assets -	\$ 99,985.08
Total All Assets -	\$227,080.35
Current Liabilities -	
Accounts Payable -	\$ 14,936.70
Other Liabilities -	\$ 39,259.20
Total Current Liabilities	\$ 54,195.50
Equity –	
Replacement Reserve	\$-106,983.41
Net Income -	\$ 50,281.49
Total Equity	\$ 172,884.45
Total Liabilities & Equity	\$ 227,080.35

Motion – Motion by C. Leon to approve the May 2017 financial reports as presented. Seconded by J. Ciaffara Unanimously approved.

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

- **The HUD Application-** S. Elmore presented the Board with a copy of the email from Keith Jones, Attorney that stated the change in the Covenant's required in order to satisfy HUD's requirement limit lease term.

Motion- Motion made by G. Jenkins to approve changing the covenant to a 12 month minimum lease term.

Seconded by C. Leon. Unanimously approved.

- **The Pool Operations-** S. Elmore presented the Board with copies of the contracts for the attendants and Poolside Maintenance Company. S Elmore stated there has been an issue with alcohol drinking at the pool and if anyone does drink alcohol at the pool their pool privileges will be suspended for the season. A notice will be posted at the pool for this rule.
- **Carpet Cleaning-** S. Elmore stated that the first carpet cleaning for 2017 has been completed and the next cleaning is scheduled for November 2017.
- **Landscaping-** S. Elmore presented to the Board with a copy of the landscape contract with Beary Landscaping.
- **Drainage Contract-** S. Elmore presented to the Board with a copy of the drainage contract. This work will be done as soon as the weather permits.

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

- **Tree trimming-** S. Elmore stated the minor tree trimming will occur on Tuesday, June 20, 2017.
- **Leakage-** S. Elmore stated there are two roofs that are leaking and RCH Roofing will be out to repair them.
- **Rotted Lumber-** S. Elmore stated that all the rotted lumber throughout the property including the balconies has been replaced. Brian (laborer) will be priming and painting the wood.

- **Door Hardware-** S. Elmore stated to the Board there are doors that do not have the correct hardware. The Board wants to have the door hardware to have a uniform look.

Motion- Motion made by C. Leon to create the new standard for Park Bloomingdale Condo Association unit door hardware to be a satin nickel finish Georgian style doorknob and deadbolt and anyone that has replaced with a noncompliance doorknob and deadbolt will have a maximum four months to replace with the correct doorknob and deadbolt. Seconded by J. Ciaffara. Unanimously approved.

Unfinished Business-

- **Parking lot Resurfacing-** To be discussed in executive session.

New Business-

- **Board Vacancy-** The Board took note that there is a vacancy on the Board due to the passing away of G. Ford. The Board will review replacements and decide if there will be a replacement appointed as there will only be 1 meeting until the annual meeting
- **Water-** The Board discussed setting up a regular monthly time to shut off water to each building in order for unit owners to have work completed with the exception of an emergency. This way it will minimize the amount of times the water gets shut off and make it easier for everyone. S. Elmore was ordered to set up this schedule for 9:00 AM, the second Wednesday of each month and he will have information posted online and on the bulletin boards.

Open Forum-

- **Building 213 Unit 309-** Owner discussed the concerns for the tree that was touching her bedroom window and requested that the tree be inspected because it moves quite a bit when it storms. S. Elmore informed owner that the tree work is not completed and they will be back next Tuesday. Owner stated she also had concerns about dog owner's not leashing their dogs. The Board recommended that she report any issues with non leashing dogs to the management company since that is a violation.
- **Nancy Provideo Building 129 Unit 112-** Owner wanted to know if the Association takes care of extermination and how often. The Board informed her that the Association takes care of common areas. S. Elmore stated the interior hallways are treated once a month and the exterior is sprayed once a season, which was done in May, 2017. S. Elmore also stated that Jerry (EPI) is already taking care of the issues the owner was having with ants in her unit. The Board suggested that Ms. Provideo should look into caulking around the baseboards and entry doors to help prevent any bugs from entering the unit. S. Elmore stated that the EPA requires that anything put down must dissolve within 30 days and suggested owner spray a can of ortho on the inside of her unit to help with this issue. Owner stated she had an exterminator in her unit today to spray. The Board stated she should give the applications time to work too as it is a process that takes a little time. Owner also asked S. Elmore when the regrading of the area by the garage was going to occur and when she be able to replace the drywall. S. Elmore

stated the grading is going to be done at the end of the summer and that the main reason for the flooding was occurring was due to the downspouts on the back of the garage which had all been repaired, Since the time of the repair there had been no more flooding into the garages. Mr. Elmore recommended that the owner wait to replace the drywall until the issue is resolved with the paving company.

- **Building 129 Unit 111-** Owner stated she reported issues with her patio concrete. S. Elmore informed her he has looked at the patio already and there is no structural damage and they plan on jacking up those balconies and dowel in a new concrete patch. This work is already scheduled for next week.
- **Building 202 unit 105-** Owner wanted to know if the flood light was replaced in the pool because the pool is suppose to be open til 10pm however it has been closing at 8pm. The Board stated that they were not aware of this issue and will look into it. Owner also thanked S. Elmore for having the trenches dug since they had so much flooding. S. Elmore requested that the owner let him know if there are any more issues with flooding and if so he will go in and have the areas dug even deeper.
- **Building 125 unit 103-** Owner stated he has issues with his patio. S. Elmore stated he will be out checking the area tomorrow and will come and inspect his patio then and will email owner with his findings by Monday.

Rule Appeals- Appeals were heard in executive session.

Miscellaneous Correspondence – No Miscellaneous Correspondence was discussed.

Motion – Motion by C. Leon to approve adjournment of the regular meeting to executive session at 8:21 p.m. Seconded by J. Ciaffara. Unanimously approved. Motion carried.

Meeting was called to order from Executive Session at 8:55 PM.

Motion was made to sustain the fines as outlined in the Management Report. Approved

Motion was made to adjourn the meeting at 9PM. Approved.

*Respectfully Submitted –
EPI Management Company, LLC*