

BLOOMFIELD CLUB III HOMEOWNERS ASSOCIATION
MONTHLY MEETING
May 22, 2018

Officers

Toni Buhrke-President
Dan Dicken – Vice President
Donna Gibbons – Treasurer
Jan Bedard – Secretary
Terri Garner - Director

Call to Order

Dan Dicken called the BCIII Homeowners Association Board Meeting to order at 7:00 pm on Tuesday, May 2018.

In Attendance

Dan Dicken, Jan Bedard, Donna Gibbons, Terri Garner of the BCIII Homeowners Association Board and Scott Adler representing EPI Management Company. Toni Buhrke was absent.

Homeowners Open Forum (open 7:01pm)

259 Benton Lane – Sommers voiced his opinion that we are wasting money repairing the inside fences as they do not need repair. The Board explained that BCRB is doing the repairs for this one time only per the old agreement that expired 12-31-17, and that he needs to speak with them. He also requested that the lawn cutting day be moved from Wednesday to Thursday or Friday. Management will contact Cypress and request a day change.

325 Wentworth – Ciesla reported that he is missing a gutter extension and needs caulking or tuckpointing below his kitchen window.

323 Wentworth – Lawler reported that his gutter is sloped incorrectly and is splitting open. He also complained that the landscapers are pulling out live plants, annuals as well as perennials (not weeds). There is an exposed cable in the mulch bed behind him, most likely comcast cable.

252 Lynwood – LaManna presented her landscape request to remove and replace dead bushes along her patio with Arborvitae at her own expense.

Open Forum closed at 7.15 p.m.

Approval of Minutes

Donna made a motion to approve the April 2018 minutes, Terri seconded;
Minutes were approved.

Treasurers Report

Donna presented the Treasurer's Report. Jan made a motion to approve the Treasurer's Report as presented, Terri seconded, Treasurers Report approved.

Recreation Board Liaison Report

Jan reported that the bathroom counters have been resurfaced and that new water resistant furniture has been purchased for the downstairs lobby.

Management Report

I..Financial

C. Insurance Renewal – Three quotes were presented by Management. The Farmers proposal cost is \$9.00 less from the current policy premium with an increase of 1.337,500 in property coverage. Farmers provides the highest property coverage limit of the bidders. Jan made a motion that we renew with Farmers, Donna seconded.

II. Operating

A. Foundation Concerns and Drainage/Downspout issues – Donna made a motion to accept the proposal from Waldman Engineering and move forward, Dan seconded. Scott stated that for the record, a corrected proposal will be submitted by Waldman in response to Donna's review/comments of the initial proposal submitted. Further, Scott stated that the hours in the proposal not only include the visual inspection of the property but also the analysis of findings and the preparation of a final report. Scott also stated that EPI will require Waldman to submit the actual hours and billing rates of the Waldman participants involved in the services as part of the invoice submittal to EPI.

B. Siding Deterioration – Management presented four proposals, but recommended we table until he gets more information about other units so that the proposal can be all inclusive. The board agreed to table until more information is obtained.

C. Tuckpointing – Management provided 5 proposals for tuckpointing, but the prices were so inconsistent that the board requested that management ask Arrow if they would lower their price to be more in line with the other bidders, if not the board directed Management to accept the Soumar Masonry proposal. Terri made this motion, Jan seconded.

Note – this item was overlooked earlier in the meeting, therefore the board had to make a motion to reconvene at 7:45 to address this issue. The board discussed only this issue and then adjourned at 7:52.

D. Exterior Painting – During the landscape inspection it was noted that 313-319 Wentworth and 284-290 Benton were in bad shape (these units had been painted five years ago). Management provided cost to add the painting of these units to this year's painting so that further siding deterioration does not take place. Jan made a motion to add the two units to this summer's painting, Donna seconded.

E. Fence Repairs/Replacement – Management informed the Board that the contract with the BCRA and SMS is replacing a few of the fences but only repairing the others. If the board would wish to replace the other 18 fences that are being repaired the cost would be an additional \$5600.00. Given the fact that not all the fences need replacement and that there are so many other more urgent issues the board directed Management not to replace but let SMS repair as already contracted by BCRC.

F. Roof Leaks – Management presented the letter from Lang Home Exteriors after their inspection. Lang states:

- 1) Dryer vent leakage is due to clogs caused by lint build up, which holds water and causes leakage. Once the lint is clogged at the roof vent, the vent needs to be removed in order to properly blow out the line. Home owners need to keep their dryer vent lines cleaned out. A reminder to the Homeowners will be included in the newsletter.
- 2) Bathroom vent leakage is due to condensation freezing in the vent line and then melting when temperatures rise and leaking into the bathrooms. Lang recommends running the vent fan for 15 minutes after a shower or to install a stronger vent fan.
- 3) Skylight leakage is due to condensation on the glass surface during cold exterior temperatures, which drips when the condensation builds. He further states that condensation can also enter into the attic spaces through small openings (conduit, pipes, access hatch, etc) which could leak out from fixtures.

G. 303 Wedgewood leakage – Lang inspected report of leakage and found water in a light fixture located close to a bathroom vent. Lang believes the leakage is being caused by the vent damper being blown open in high winds and rain and recommends replacing the Broan vents with static roof vents.

H. Landscaping – Cypress applied the first application of fertilizer and weed control on April 26th. Cypress is to submit his proposal for the items discussed during the landscape inspection and Management will get two other proposals as well.

I. Exterior Modification Requests:

All were approved.

Misc. Correspondence

None

New Business - None

Old Business – None

The May 2018 Bloomfield Club III Homeowners Association adjourned at 7:40 pm but the reconvened at 7:45 to discuss the tuckpointing item that was overlooked. The meeting was adjourned at 7:52 pm