

**BLOOMFIELD CLUB III HOMEOWNERS ASSOCIATION**  
**MONTHLY MEETING**  
**April 16, 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 Monday, April 16, 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 a

**Homeowners Open Forum (open 7:01pm)**

No homeowners spoke. Open Forum closed at 7.01 p.m.

**Approval of Minutes**

Donna made a motion to approve the March 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 next big project will be the sanding and painting of the wrought iron fences around the pool and the clubhouse. She also reminded everyone of the Sunday Brunch on April 29<sup>th</sup>.

**Management Report**

**II. Operating**

**A.** Foundation Concerns and **C.** Drainage/Downspout issues – Both of these issues were tabled as we are waiting for the Structural Engineers findings.

**B.** Grub Control – Management provided copy of signed contract

**D.** Landscape Walk – The board requested that a Landscape walk be scheduled for Monday May 7<sup>th</sup> or Wed May 9<sup>th</sup> depending on when Bob from Cypress is available. The Boards priority this Spring will be the removal of dead trees and bushes.

**E.** Exterior Painting – Black wrought Iron fencing will be painted this year as it was under the old contract and was not painted. The new 2019 contract, which will start the new five-year cycle, includes the doors as well as the wrought iron fencing and will begin next year. This year the last remaining unit of the old contract will be painted, and that contract will be complete.

**F.** 303 Wedgewood Leakage – Management has asked to table this as they need to have a conversation with Lang Home Exteriors regarding their recommendation to replace the Broan vents with static roof vents. Management is questioning if this will actually solve the problem and wants to be sure before we move forward.

**G.** Comcast/Com Ed – The Village confirmed that they have contracts at Com Ed and Comcast and the confirmed that they would inspect the pedestals in question and contact Com Ed and Comcast to correct.

**H.** Condominium Owner Information – Note that Bloomfield Club III is governed by the Common Interest Community Association Act and not the Condominium Act. The CICA Act was not amended and does not require the same Owner information as the Condo Act.

**I.** Exterior Modification Requests:

252 Lynwood – needs landscape plan/sketch. Trees and bushes will be inspected during May landscape walk

319 Wentworth Circle – path needs to be concrete to be consistent with all other units, flowers can be planted around deck, Trees and bushes will be inspected during May landscape walk.

**Misc. Correspondence**

None

**New Business** - None

**Old Business** – None

**The April 2018 Bloomfield Club III Homeowners Association adjourned at 7:39 pm**