

BLOOMFIELD CLUB RECREATION ASSOCIATION
MINUTES OF BOARD OF DIRECTORS MEETING
Wednesday, August 19, 2026 – *Approved: Sept. 16, 2026*

Present: Russ Cascio (Vice President), Mary Bahr (Secretary-on teleconference), Paulette Wirkus (Treasurer), Paraj Mathur (Director), Jack Cacioppo (Director), Karen Williams (Director)

Absent: Jan Bedard (President), Kim Tarman (Administrator), Pam Stanish (ABC Property Managers)

Homeowners Present: Jim Cincinello (250 Bloomfield Pkwy), Patti Esposito (190 Ashfield Ct.), Paula Albright (217 Benton), Kerri Fricke (215 Benton), Bev Young (312 Parkway), Carla Sekula (184 Ashfield Ct), Connie Mixer (322 Clubhouse Dr), Robert Macias (219 Springdale), Lori Khoury (187 Wellington), Bill Bahr (150 Greenfield)

I. Call to Order

Russ Cascio called the meeting to order at 7:00 pm.

II. Approval of Agenda

Motion to approve the Agenda by Karen Williams; Second by Jack Cacioppo. Approved unanimously.

III. Approval of Minutes

A. Motion by Karen Williams to waive reading and approve the Minutes of the July 2026 Meeting; Second by Jack Cacioppo. Approved unanimously.

IV. Treasurer's Report presented by Paulette Wirkus.

A. The July 30, 2026 Balance Sheet for BCRA shows:

Assets:

Total Checking/Savings: 177,969.73

Total Accounts Receivable: 16,640.00

Investments: 779,4600.69

Total Assets: **959,165.56**

Liabilities:

Current Liabilities 5,439.00

Equity:

Retained Earnings: 18,465.84

Open Balance Equity: 9,052.11

Total Reserve Fund: 872,703.22

Net Income (YTD 2026): 53,505.39

Total Equity: **953,726.56**

Total Liabilities & Equity **959,165.56**

B. Motion to approve disbursements and the July 30, 2026 Treasurer's Report by Jack Cacioppo; Second by Karen Williams. Approved unanimously.

V. Management Report submitted by Pam Stanish who is not able to attend. Presented by Russ Cascio.

A. CertaPro, the contractor will come out again to look at the Epoxy coating on the front steps. The surface seems slippery when wet and some of the nosings are loose

B. CertaPro will also inspect the crack filling job on the pool deck. Some of the filler is already pulling loose and some shows surface bubbles.

VI. Administrator's Report submitted by Kim Tarman who is not able to attend tonight. Presented by Russ Cascio.

A. The indoor pool was drained and cleaned; new VGB grates were installed.

B. The hot tub was drained and cleaned; new VGB grates were installed.

C. It's a Wonderful Light submitted a quote for Holiday lighting for \$43 above last year's cost. We have used this contractor for five or six years. Last year we went out for bids and received quotes for roughly the same amount. The biggest difference is that this contractor has been able to come out and fix any problems with the installation, usually within the day. And we have had problems, including squirrels chewing through the wiring and moisture shorting connections. The lights get installed in October while the weather is still nice and turned on the Friday after Thanksgiving.

Motion to accept It's a Wonderful Light's proposal for holiday lighting for a total of \$3,994 (which includes the discount for October installation) by Jack Cacioppo; Second by Paraj Mathur. Approved unanimously.

D. Basic Irrigation submitted a proposal to remove and store the Pond aerator for the winter season.

Motion to accept Basic Irrigation's proposal for removal and winter storage of the pond aerator for \$375 by Jack Cacioppo; Second by Paraj Mathur. Approved unanimously.

E. Jack Cacioppo asked Mary Bahr why T-Mobile was allowed to put signs all over the community as part of their fiber build. Mary Bahr answered that she too was surprised by the timing of the T-Mobile build. They put fiber lines between the sidewalk and curb on Greenfield Dr. without any notice to homeowners. T-Mobile is working directly with the Village and is using Village right-of-way for construction. All of the signs were placed on Village property and/or right of way in an attempt to warn motorists and pedestrians of the construction activity. BCRA was not contacted or asked for approval.

VII. Homeowners Forum.

A. A lightning strike damaged the Clubhouse entry card and alarm systems in June. Insurance is expected to cover some or all of the damage although the adjuster's estimates have not been received. Jack Cacioppo has been representing the BCRA Board in discussions with the adjuster.

A homeowner asked if it was possible that when a new card entry system was installed it would be possible to allow homeowners to use the Clubhouse at any time rather than just during the regularly scheduled Open hours which are 9:00 am to 8:00 pm when there are attendants in the building.

Jack Cacioppo responded that it should definitely be something to consider. Russ Cascio added that a number of people had asked for an early morning opening of the Exercise Room.

Jack Cacioppo then suggested that more homeowners should get involved with how the Club is operated. For instance, a Pool and Recreation Committee, a Landscape Beautification Committee and a Clubhouse Entry and Security Committee could be formed using volunteers from each of the four sections of Bloomfield Club to come up with wish lists for the various systems.

Other Board members responded that the Clubhouse has 3 separate systems. The security alarm system monitors the building for fire and intrusion and is monitored continuously by an alarm monitoring company. Fire alarms are monitored continuously. Intrusion alarms are only monitored when the system is armed by an attendant. Cameras are installed and can be monitored by attendants on screens in Clubhouse offices. A video recorder stores the camera feeds for up to 30 days. The Keycard system unlocks doors for residents after an attendant has disarmed the Security system. Allowing any of the more than 1,000 keycards to disarm the security system could cause many problems. Once a door is opened any number of people could be allowed into the building.

Jack Cacioppo suggested that Carla Sekula be on the Beautification/Landscape committee. There won't be a lot of time for discussion at the Annual Meeting, so another meeting date could be chosen. Snap surveys using a tool like Survey Monkey could also be used.

Ideas like these could be useful in getting more homeowner participation. It is important to remember that BCRA is a formerly chartered corporation which has a fiduciary responsibility to administer and operate within its Declarations and ByLaws and for the benefit of all homeowners. **All** decisions must be formally approved by the Board of Directors, must be within the limits of the Declarations and consistent with Village of Bloomingdale Ordinances which formalized those declarations. Changes to the underlying corporate documents require approvals from 67% of unit owners, notice to all first mortgage holders, and approval from the Village of Bloomingdale.

B. Paulette Wirkus asked Jack Cacioppo whether he had a status report on the Rules changes needed to approve the use of Hardie Board for exterior modifications within Bloomfield Club. The Board had approved the use of Hardie Board fascia and soffits on one resident, provisionally. Jack and the homeowner were to come up with specific standards for plank dimensions, texture and color which would apply to all units within Bloomfield Club. Jack promised to have this completed by the next meeting.

C. Jack Cacioppo asked where we stand on pool resurfacing and deck replacement. He asked Paulette Wirkus what the reserve study says about these projects for which specific reserve funds have been allocated. Paulette responded that without looking at the study she couldn't provide a specific answer immediately. Mary Bahr added that the reserve study uses a lifetime estimate for various items. It does not tell you that you must do project X in year Y. In the case of pool resurfacing, the manufacturer's estimate of a Hydrazzo surface is 12 to 15 years depending on a lot of usage factors. The Pool maintenance company lets us know when they think the surface will need to be done when the pool is drained and they can inspect the surface.

D. A Homeowner asked if it was possible to keep the Multi-Courts open longer. The Multi-Courts will be open daily throughout September and possibly a portion of October as long as weather permits. They cannot stay open after dusk because they are not lit. We do not close the courts at the same time as the Outdoor Pool. The Patio is also open.

E. Another homeowner asked if there were any plans to address the critter population. There seems to be a rabbit and possum infestation. Russ Cascio said that some of the critter problem on the west side of the subdivision was related to the demolition of Stratford Square Mall. There are coyotes in the Open Space. Unit owners are encouraged to contact the appropriate critter control service.

F. A homeowner asked if it would be possible to investigate providing a connection from Bloomfield Club to the Indian Lakes Open Space so that we could take advantage of the bike and walking trails. Unfortunately, all Bloomfield Club property that borders the Open Space is privately owned and BCRA has no easements for a pathway. There are now plans to build single family homes on the 17 acres of property along Schick Road where the hotel and restaurant sit. Residents should be encouraged to contact the Village to ask what plans are being put in place to increase west side access to the Open Space. The original plans for expanded trails were suspended when there was hope that a hotel and golf course project could be built on the site.

VIII. Old Business

A. Mud on the Bloomfield Parkway sidewalk continues to be a problem. The Parkway is Village property and BCRA maintains the grass and entrance. The maple trees on the berm have grown so much that the shade canopy and heavy surface roots have killed all of the grass. We have tried sod, grass blankets, and various ground covers but nothing will grow there. Over the years, the sidewalk has also sunk. Village Public Works has not been sympathetic and has not been able to suggest a solution. Perhaps this is a starting point for the "Beautification Committee."

IX. New Business – None.

X. Adjournment of Open Meeting.

Motion to adjourn the meeting at 7:40 pm by Russ Cascio; Second by Jack Cacioppo. Approved unanimously.

The next regular meeting of the BCRA Board of Directors will be on September 16, 2026 at 6:30 pm. The September BCRA Board Meeting will be followed by the 2026 Annual Homeowners Meeting at 7:00 pm

Respectfully submitted,
Mary Bahr