

**BLOOMFIELD CLUB RECREATION ASSOCIATION
MINUTES OF BOARD OF DIRECTORS MEETING
Wednesday, May 20, 2026 –*Approved: June 17, 2026***

Present: Jan Bedard (President), Russ Cascio (Vice President), Mary Bahr (Secretary), Paulette Wirkus (Treasurer), Jack Cacioppo (Director), Karen Williams (Director), Kim Tarman (Administrator), Pam Stanish (ABC Property Managers)

Absent: Paraj Mathur (Director),

Homeowners Present: Jim Cincinello (250 Bloomfield Pkwy), Carla Sekula (184 Ashfield Ct.) Patti Esposito (190 Ashfield Ct.), Paula Albright (217 Benton), Kerri Fricke (215 Benton), Gopal Tiwari (140 Benton), Boris Saranovic (308 Needham Dr.)

I. Call to Order

Jan Bedard called the meeting to order at 6:59 pm.

II. Approval of Agenda

Motion to approve the Agenda by Karen Williams; Second by Russ Cascio. Approved unanimously.

III. Approval of Minutes

Motion to waive reading and approve the minutes of the April 15, 2026 BCRA Board Meeting by Russ Cascio; Second by Jan Bedard. Approved unanimously.

IV. Treasurer's Report presented by Paulette Wirkus.

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

Assets:

Total Checking/Savings: 258,388.40

Total Accounts Receivable: 793.00

Investments: 675,027.53

Total Assets: **934,208.93**

Liabilities:

Current Liabilities 7,653.00

Equity:

Retained Earnings: 18,465.84

Open Balance Equity: 9,052.11

Total Reserve Fund: 841,140.73

Net Income (YTD 2026): 57,897.25

Total Equity: 926,555.93

Total Liabilities & Equity **934,208.93**

B. Motion to approve disbursements and the April 30, 2026 Treasurer's Report by Jan Bedard; Second by Karen Williams. Approved unanimously.

C. The cash balance in the Barrington Bank Checking and Savings accounts is higher than will be needed to meet current expense. Current Interest rates available in the investment account are greater than the rates available at Barrington. **Motion by Mary Bahr to move \$100,000 from Barrington Bank to the BCRA Investment Account at Edward Jones. Approved unanimously.**

D. Our budget cycle for 2028 begins in July. The Board will consider reserve projects at that time. A date for the July Budget meeting will be set at the June meeting.

V. Management Report presented by Pam Stanish

A. Dave Vanderveen of Sport Court recommends resealing the courts every 5 years. Cracks have appeared around the fence posts where the concrete posts meet court asphalt. Pam Stanish will ask Mr. Vanderveen to fill those cracks, per the original Sport Court warranty. We will consider resurfacing in the spring of 2028.

B. 3 proposals to replace the epoxy coating at the front entrance of the Clubhouse have been received.
Chris Painting bid: \$9,500 total for grinding and applying a new polyaspartic topcoat. This bid did not include replacement of the stair nosings.
Certa Pro bid: \$6,470 for coating and \$1,800 to replace the nosings.
PPD bid: \$9,097 for coating and reinstallation of existing nosing. New metal nosings estimated at \$1,500.

Motion by Paulette Wirkus to award the contract for Epoxy Coating at the front Clubhouse entrance and install new stair tread nosings for \$8,270. Pam Stanish to confirm material costs; Second by Russ Cascio. Approved unanimously.

C. Consideration of the installation of acoustic panels on the ceiling of the Party Room is pending receipt of a second bid. We may need to consider this installation in conjunction with plans for interior Clubhouse repainting.

D. A homeowner (308 Needham) requested guidance on fence installation. 4-foot fences are allowed on lot within BC-IV. They cannot be installed forward of the front elevation of the home. The homeowner can look at fencing that has already been installed and can also ask to meet with members of the BC-IV Architectural Committee for more information.

VI. Administrator's Report presented by Jan Bedard.

A. We have a quote for Clubhouse carpet cleaning from Mr. Natural for \$781. Mr. Natural has been our carpet cleaning vendor for many years and his price is \$36 more than last year. The carpet is cleaned once a year.

Motion by Jack Cacioppo to award the contract for carpet cleaning to Mr. Natural for \$781; second by Russ Cascio. Approved unanimously.

B. Exercise Room fitness equipment was inspected under our normal maintenance contract. The left side treadmill is getting old and new parts may not be available if it fails. A new treadmill would cost about \$8,700. The old unit is still running and a second, there are no safety issues and newer unit is also available. The Board decided to wait on replacement as long as the treadmill is still working

C. Motion by Mary Bahr to have US Tree remove 3 dead crabapple trees grind stumps, trim dead limbs and remove the arborvitae at the front circle wall an amount not to exceed \$1,700; Second by Russ Cascio; Approved unanimously.

D. The Village planted Snow Goose Cherry trees in the middle of Blomfield Parkway to replace the crabapple trees which were removed last fall. One of the maple trees was also replaced. We were originally told that they would be using butterfly magnolias but the nursery was not able to provide those.

E. Beary and Platinum Pools are adding fuel surcharges, per contract, to our bills.

F. The outdoor pool opens on Saturday, May 23.

G. 12 new chairs have been ordered for the pool deck. They are sturdier and should be more comfortable.

VII. Homeowners' Forum:

A. The chairs around the pool are not comfortable and some have splintered edges. These are being replaced with new, sturdier chairs that should help.

B. The rules for closing the pool due to inclement weather will be the same this year as last. We cannot open the outdoor pool if temperatures are below 70 degrees. Sometimes the decision has to be made early in the day so that we do not schedule attendants when the pool is closed. Residents are reminded that they can call the Clubhouse if they want to know if the pool is open that day.

C. The sidewalk along Bloomfield Parkway is caked in mud after almost every rain. The Village has been contacted and they have sent the sidewalk cleaner out but the problem persists. That whole area, from top of the berms on either side and the median are the property of the Village. Over the years, the deep shade cover from the matured maple trees as well as the extensive maple tree root systems have killed off all attempts to grow grass or ground cover especially along the east side berm above the sidewalk. The sidewalk has also sunk. Residents are encouraged to contact Village of Bloomingdale Public Works to express their concerns.

VIII. Old Business:

A. We have discussed replacing the retaining wall along the pathway and behind the home at 343 Wentworth Lane (BC-I). BC-I's Board has received a proposal from New Dimensions to construct a 78-foot cement block wall to a height of 24 inches. The cost of the wall would be \$10,000. BC-I is requesting that BCRA and BC-III share the costs for replacing the deteriorated railroad ties with a block wall. BC-III had presented a proposal to have this done 2 years ago for approximately \$7,000. At that time, BC-I's Board did not agree on a cost sharing proposal. The lower cost option is no longer available and BC-III's Board does not have funds to share in the current \$10,000 proposal.

Mary Bahr reminded the Board that safety was the main issue in previous discussions of this wall. Putting a 2-foot-high block wall above an asphalt path is not a safety improvement. In the original design, there was a hedge at the top of the berm. If a block wall is installed, plantings will be needed to discourage kids from jumping down the wall and even riding bikes and skateboards up the incline, as we have seen.

Motion by Jack Cacioppo that BCRA and BC-I split the cost of building a 78-ft the block wall adjoining the asphalt pathway and along the area to the west of 343 Wentworth Lane at 50% each; Second by Karen Williams. Discussion included concerns about an open-ended commitment to foot 50% of a proposal that we have not seen and the potential that the cost could go up significantly when landscaping costs were added. Russ Cascio suggested landscaping the area with barberry bushes.

Motion was withdrawn.

Motion by Russ Cascio that BCRA pay \$5,000 toward installing a 78-ft block wall adjoining the asphalt pathway and along the area to the west of 343 Wentworth Lane, with a maximum height of 24 inches, including landscaping a shrub barrier and drainage for the affected area. BC-I Board will be responsible for managing the project. Second by Paulette Wirkus. Voting Yes: Jan Bedard, Russ Cascio, Paulette Wirkus, Jack Cacioppo, Karen Williams. Voting No: Mary Bahr. Motion passes.

IX. New Business

A. BC-IV Spring walkthrough scheduled for May 23 and 30 at 10:00 am.

B. There is an area along the pathway that drops down to a storm sewer grate. The fence went up after the last resurface of the walking path. The plan is to take down the fence when we do the next resurface of the path if we can slope the asphalt gently so that it is not a tripping hazard. Jan Bedard, then President of the BC-III Board, contacted the Village to discuss the possibility of relocating or raising the storm grate and was told that the Village could not do so.

There have been no reported incidents of slips or falls since the fence went up.

X. Adjournment:

This meeting adjourned at 8:01 pm.

The next meeting of the BCRA Board of Directors will be on June 17, 2026 at 7:00 pm.

Respectfully submitted,
Mary Bahr