

**BLOOMFIELD CLUB RECREATION ASSOCIATION  
MINUTES OF BOARD OF DIRECTORS' MEETING  
Wednesday, March 15, 2023**

A regular meeting of the Board of Directors of the Bloomfield Club Recreation Association was scheduled for 7:00 pm, Wednesday, March 15, 2023 at the Bloomfield Club Clubhouse, Bloomingdale, Illinois. Jan Bedard presided as Chairperson of the meeting.

Present: Jan Bedard, President  
Russ Cascio, Vice President  
Paulette Wirkus, Treasurer  
Mary Bahr, Secretary  
Paraj Mathur, Director  
John Schmitz, Director

Absent: David Smith, Director

Representing Management: Pam Stanish, ABC Property Managers

Also present were Kim Tarman, Club Administrator, Marge Harmon, Recording Secretary and two homeowners.

**I. CALL TO ORDER**

Jan Bedard called the meeting to order at 7:01 pm.

**II. HOMEOWNER FORUM**

There were no comments from homeowners.

**III. APPROVAL OF MINUTES**

***Motion by Jan Bedard to approve the minutes as presented for the meeting on February 15, 2023. Seconded by Paraj Mathur. Motion approved.***

**V. TREASURER'S REPORT**

The December 2022, January and February 2023 financials will be approved once they are corrected. All financial information has not been received from EPI Management.

Paulette Wirkus reported that the balance in the Edward Jones funds is \$363,053.50 with funds invested in 3-, 6-, 12-, 18- and 24-month CDs.

The Board questioned the payments to ABC Management. Pam Stannish will confirm the amount of the payments are correct.

Mary Bahr directed Kim Tarman to add account 6411 or 6441 for the card system and equipment, and security cameras. The amount for Lifeguard Contract should be moved to a new account Pool Attendants and 6390 Desert Aire account should be renamed Dehumidification System.

***Motion by Mary Bahr to zero out Replacement Reserve Accounts: 3373-Indoor Pool/Spa/Deck Grout; 3375-Video System Upgrade; 3379-Walking Path Replacement; 3403-Exterior Painting; 3404-Parking Lot/Driveway Resealing; 3407East Entry Rebuild and Drainage and open new accounts for 2023 Reserve Projects: Windows-\$25,000; Light Post Painting-\$15,000; Patio Furniture Replacement and/or Recoating-\$20,000; and Tank for Outdoor Pool-\$25,000 – Rename to Pool Equipment. Seconded by Jan Bedard. Motion unanimously approved.***

## VI. MANAGEMENT REPORT

- A. Library Windows – Management will set up a meeting with the DuraBilt representative to meet with the Board to discuss the windows beings replaced in the library.
- B. Insurance Renewal & Updates – The Board received two quotes for workers' comp insurance through Broker, Trinity Property & Casualty Insurance.

***Motion by Jan Bedard to accept Markel Insurance to provide workers' compensation insurance for 2023/2024 in the amount of \$3,062. Seconded by Russ Cascio. Motion unanimously approved***

- C. Timeliness of Assessments for February/Auto Debit Options – Pam Stannish reported that the assessments are coming in. Delinquencies will be discussed in Executive Session.

## VII. ADMINISTRATOR REPORT – presented by Kim Tarman

- A. Spa/Bill/Attendants – Kim reported that the spa has been repaired and the bill will be settled with AquaGuard after the pool is used for their training.
- B. KF Cleaning Hourly Increase – Kim reported that KF Cleaning is asking for an hourly increase and will be discussed during Executive Session.
- C. Pool – Kim reported that homeowners are sending in pool rule documents and will be included in the newsletter again in April.

AquaGuard – Kim received two bids from AquaGuard for engineering companies to survey and prepare the plans to determine the cost of the mechanical room renovation. AquaGuard will do the work. The Board would like to hire a company that does all the work itself and directed Pam Stannish to contact Barrington Pool to find out if they

- D. Mister Natural Carpet Cleaning – Kim received a quote from Mister Natural to clean the carpet and tile in May. Kim will ask for a new bid for cleaning the carpet only.
- E. Bloomingdale Garden Club – Kim reported that a homeowner has requested to use the lower-level tables for the Bloomingdale Garden Club Board meeting as a backup if their current location is unavailable. There are several members who are residents and guest passes would be used. The Board approved the use but it will not be private.
- F. Social Committee Update – Kim reported that the Social Committee received a quote for purchasing a permanent sign for events to replace the temporary signs. The Board did not approve the Committee's request and agreed that signs should not be put up more than two weeks prior to the event.

3/23 – Coffee & Conversation  
3/30 – Elementary School Pool Party  
3/31 – Middle School Pool Party  
4/01 – Easter Bunny  
7/15 – Summer Party/Car Show

**VIII. OLD BUSINESS**

There was no Old Business to come before the Board.

**IX. NEW BUSINESS**

There was no New Business to come before the Board.

**X. ADJOURNMENT**

The meeting was adjourned to Executive Session at 8:04 pm to discuss salary and legal issues. Executive Session was adjourned at 8:25 pm and the Board returned to open session.

***Motion by Paraj Mathur to increase the hourly wages for KF services. Seconded by Russ Cascio. Motion unanimously approved.***

The meeting was adjourned at 8:27 pm.

Respectfully Submitted,



Marge Harmon  
Recording Secretary

**BLOOMFIELD CLUB RECREATION ASSOCIATION  
BUSINESS SUMMARY  
March 15, 2023**

- Motion by Jan Bedard to approve the minutes as presented for the meeting on February 15, 2023. Seconded by Paraj Mathur. Motion approved.
  
- Motion by Mary Bahr to zero out Replacement Reserve Accounts: 3373-Indoor Pool/Spa/Deck Grout; 3375-Video System Upgrade; 3379-Walking Path Replacement; 3403-Exterior Painting; 3404-Parking Lot/Driveway Resealing; 3407East Entry Rebuild and Drainage and open new accounts for 2023 Reserve Projects: Windows-\$25,000; Light Post Painting-\$15,000; Patio Furniture Replacement and/or Recoating-\$20,000; Tank for Outdoor Pool-\$25,000 – Rename to Pool Equipment. Seconded by Jan Bedard. Motion unanimously approved.
  
- Motion by Jan Bedard to accept Markel Insurance to provide workers' compensation insurance for 2023/2024 in the amount of \$3,062. Seconded by Russ Cascio. Motion unanimously approved.
  
- Motion by Paraj Mathur to increase the hourly wages for KF services. Seconded by Russ Cascio. Motion unanimously approved.