



Bromley Regular Board Meeting
AGENDA Tues Aug 19, 2025 7:00 PM
Bromley Village Association Board's Zoom Meeting

ATTACHMENTS: June 17 Board meeting minutes
Continuation meeting minutes
Clubhouse Architectural Services Contract David Mooney

1. Establish Board quorum & call meeting to order
 - a. Attendees: **BVA Board:** Cariste, Pangburn, Hyndman, Finley, Omasta, Mason, Collins, Lowey (joined later in the meeting). **BPS:** Rick Elliot, Dylan Gage: **Guests:** David Houlton (insurance agent)
 - b. Quorum Established meeting called to order at: 7:03PM
2. Review/Approve Prior Minutes
 - a. Motion by: Hyndman Seconded by: Cariste Passed:
Unanimous
3. Standing Committee reports:
 - a. **Architectural** – Omasta
 - i. There were some requests for splits and all were approved
 - ii. There are questions about the work that is being done on the house at the end of High Ridge Rd.
 1. They are rebuilding a retaining wall.
 2. At the time of the meeting the owner said the home would be mostly used by the owner.
 - a. Since then, evidence has surfaced indicating that the house will be used for more than just the family raising concerns about parking, noise, and compliance with the town of Peru's STR policies
 - b. The board requested additional information from the owner on planned use for the home.
 - c. When the board has that information there will be a special board meeting to address those concerns

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with the owner

b. Treasurer - Sandy P (report attached to email with minutes)

- i. Insurance update – (David Holton insurance agent)
 - 1. No real news yet: expect a min increase of 10% and a max increase of 15%
 - 2. We should have the actual rates by mid-September
- ii. Call for volunteers - assist / review /update ARS Capital plan – to reset CAPEX and reserves for Fitness Center and calculate reserve balance
 - 1. John Collins and Matt Walsh volunteered
- iii. There is concern about the high number of homeowners who are late on their June HOA dues about \$53,000
 - 1. An email was approved and sent reminding delinquent homeowners of the overdue fees
 - a. It explained their payment options and the reasoning for not waiving late fees unless there is proof of a CSM error
- iv. There was discussion of moving money from the Reserve account to cover the cost overage on the gym renovation the shift was approved
 - 1. The gym renovation was estimated to cost \$120,000 and ended up about \$50,000 over budget
 - 2. Much of the additional cost was due to flooring, additional structural work, and additional electrical work due to the structural changes
- v. There was discussion based on a request from a meeting attendee to include the Treasurer's complete report with the minutes. Hyndman agreed to include the spreadsheets with the minutes when sent to board members

4. Other Committees:

a. New Committees

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- i. **Clubhouse Renovation** (for spring 2027?) first meeting
(Pangburn, Finley, Tomkiel, Tauber, Cariste, Collins) – Recommend
executing planning contract w D Mooney (attached)
 - 1. Hyndman volunteered
 - 2. Motion was made to approve \$7500 for the cost of an architectural
plan.
 - 3. Motion: Cariste Second: Collins Yeas: 6 Nays: 1
- ii. **BVA Records / Archive** - volunteers sought to organize & set up
storage protocols for BVA documents, drawings and maps –
paper & electronic
 - 1. Item was tabled
- b. **SOW Contract** - Moriarity / Gregor / Ready / Fressola
 - i. There is a meeting scheduled to open discussions
- c. **GYM** – report on rules, signs and code assignment (V Omasta, Elliot, Lowy)
 - i. The signs are all posted in the gym
- 5. **BPS** – other work in progress / projects – Rick Elliot / Dylan Gage
 - a. Pool leaks – update
 - i. The pool leak is still leaking. During the shutdown the pool
company will come with scuba gear to check all the skimmers,
drains, and fittings to try to find where the leak is occurring
 - ii. Thanks to the BPS crew for doing such a good job maintaining
the pool and landscaping this summer
 - iii. All new furniture is in place the pool committee is holding off
on purchasing any new furniture
 - b. Stain / coat playground apparatus and install edge of gravel area
underneath
 - i. Rick Elliott to provide a quote to do the work
 - c. Tennis shed rehab (fall) tennis court replace (spring) and rehab /
stabilize edges
 - i. Will get a new price for fixing the fence

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- ii. The shed repair has been approved with an estimate of \$10,000

6. New (Old) Business

- a. Re visit guidelines for COA & street signs - including signpost color (picture attached)
 - i. It was determined that the font, and colors for signs are to be used for land owned by BVA
 - ii. It was determined that the font and colors are recommendations for signs located on land owned by each association
- b. Discussion to repave the front entrance to the village from Rt 11 to Willows way to ease the wash-boarding that forms. The original est. was \$60,000. Rick Elliott will see if he can do better. BVA will save money by not having to regrade the entrance almost weekly

7. Inquiry - should BVA consider banning or regulating drone use?

- i. This item was tabled

8. Adjourn

- a. Motion by: Collins Seconded by: Hyndman Passed: Unanimous

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