



Special Board Meeting & Meeting of the Membership
Minutes Thurs, May 7th, 2026 7:00 PM
Bromley Village Association Board's Zoom Meeting

1. Establish quorum & call meeting to order
 - a. BVA Board Members attending: Cariste, Moriarty, Pangburn, Collins, Mason, Lowy, McCoy, Tomkiel, Omasta
 - b. Quorum established and meeting called to order at 7:01pm
2. Review negotiated SOW contract
 - a. Bill provided an update on contract discussions with BPS. Special thanks to Matt for getting the contract essentially complete. It was agreed to send the Contract to the BVA Attorney – Alexis Peters, for comments and final review. Bill indicated that the contract had been reviewed and was ready for resolution, though he asked for any comments before proceeding.
3. Treasurer report:
 - a. The Board reviewed the updated budget for the 25-26 fiscal year, with Sandy explaining that the previous year's budget was extended due to uncertainty around the Bromley Property Services contract costs. The new BPS contract has a 23% increase in the contract. The impact of the increase in the budget is mitigated by the differences between the contract's fiscal year (5/1/2026 to 4/30/2027) and the BVA's fiscal year (10/1/2025 to 9/30/2026) which allows us to prorated the increase - 7 months of the old contract and 5 month of the new contract resulting in a 10% increase this year with the rest of the increase next year. Key budget changes included updated management and administrative fees, increased insurance costs (17% higher than last year), and planned pool, culvert and playground safety improvements. The budget includes a dues increase to \$2,140 for the year, with the June installment set at \$1,190.
 - b. Matt was asked to provide highlights of the contract changes. Terms and Conditions are consistent with the prior contract. The use of the CPI to manage inflation impact on pricing was discussed with no limits on the increases as in the prior contract. A new priority on plowing process was discussed with taking care of main road access first before clearing COA roads and lots. The shuttle bus replacement was discussed and worked out details to allow BPS to manage getting a new shuttle in a timely manner. Shoveling for the COAs was discussed with a new routine to include clearing after 3 in. storms and with each Thursday, inspecting and deciding to shovel prior to the weekends. The Work Order system is being upgraded and will be used going forward.
 - c. Bill made a motion to approve the budget, Matt second – all in favor.
4. Meeting of the Membership – Budget Approval

2026 BVA Board

Term Exp 2026 - Jon Mason, Michelle McCoy Matt Tomkiel

Term Exp 2027 - Bill Cariste, Sandy Pangburn, Skip Omasta

Term Exp 2028 - John Collins, Liz Lowy, John Moriarty



- a. The Board opened a Meeting of the Membership to approve the budget. It was established that we received 72 proxy votes, there were 9 Board members in attendance and an additional 10 members on the Zoom Call. This established a quorum for the Membership Meeting (Minimum 20% of all Members (299).
 - b. Bill made a Motion to ratify the budget as proposed by Sandy, Matt Second. Bill, Sandy and John M voted their proxies to ratify the budget. All in Favor
 - c. Here is the Ratified Budget:
 - <https://bromleyvillage.com/wp-content/uploads/2026/04/2025-2026-Proposed-Budget-summary-with-BPS-contract-renewal.pdf>
 - d. Bill made a Motion to allow execution of the new BPS contract, second by Matt, All in Favor.
5. Adjourn
- a. Bill C motioned to adjourn, Moriarty second, all in favor. Meeting adjourned at 7:30

Respectfully Submitted by John Moriarty – Secretary - BVA

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