

**COROMANDEL CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
ANNUAL MEETING OF THE UNIT OWNERS
Monday, July 24, 2017**

BOARD MEMBERS PRESENT:

HOWARD KATZ	President
NORY KOMINSKY	Secretary
INES BAKSAJ	Director
Susie Chesler	Director.
JIM JOYCE	PROPERTY MANAGER

1. MEETING CALLED TO ORDER AT 7:00PM BY HOWARD KATZ
2. BOARD MEMBER INTRODUCED THEMSELVES.
3. APPROVAL OF the May 22, 2017 MEETING MADE BY Susie APPROVED BY Nory.
4. PRESIDENTS REPORT BY Howard
5. TREASURER'S REPORT MADE BY Howard because Marty was not present
6. MANAGEMENT REPORT GIVE BY JIM
 - A. Sewer Pit Proposal. Due to heavy rainfall garage in 351 was flooded due to heavy rainfall. Problem was caused by the sewer pits which were not drained for over 10 years. Obtained a proposal from DeMuth Plumbing to clean all the sewer pits There are 3 per building and the cost is \$800.00 per building. Total cost is \$8,000.00 for this.
 - B. Balcony painting progressing and are currently working on 431/432. When completed 89 balconies painted this year. Have had some complaints regarding the painting crew and will send out questionnaire to all residents who had their balconies painted to Determine if there is any issue.
 - C. Dryer vent cleaning project started today the 300 building are being done this week And the 400 buildings will be done the week of August 14
 - D. Building entrances landscaping have been complimented .
 - E. New mulching material has been installed . This is Leaf Mulch and is a ground enriching Nutrient which helps plant material thrive.

OLD BUSINESS

Frank Glickman complained regarding basement water/garage problem. It was discussed And was going to be looked into.

NEW BUSINESS:

Motion made by Susie to approve the DeMuth Proposal to clean all sewer pits in garages at a cost of \$800.00 per building for a total cost of \$8,000.00. It was seconded by Nory and approved by board.

A MOTION WAS MADE TO ADJOURN MEETING AT 7:35PM

Respectably Submitted
Nory Kominsky, Sec.