

COROMANDEL CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS MEETING  
January 21, 2014

Board Members Present:	Lila George	President
	Howard Katz	Treasurer
	Nory Kominsky	Secretary

Absent:	Susie Chesler	Vice President
	Marty Rabinovitz	Director

1. Lila George called the meeting to order at 7:00
2. The Board members introduced themselves.
3. Howard Katz made a motion to ratify the elected Board Officers: Lila George as President, Susie Chesler as Vice President, Howard Katz as Treasurer and Susie Nory Kominsky as Secretary. Marty Rabinovitz seconded the motion. Motion passed unanimously.
4. Lila George ratified the appointment of the following Board Members to the Umbrella Board, Howard Katz, , Susie Chesler, Nory Kominsky and Lila George.
5. Howard Katz made a motion to approve the minutes of the meetings of September 24, 2013  
Marty Rabinovitz seconded the motion. The motion passed unanimously.
6. REPORTS
  - **PRESIDENT'S REPORT** – Lila George
  - **TREASURER'S REPORT** – Howard Katz - see attached

**7. MANAGEMENT REPORT-**

**2014 Window Glass Replacement**

This year we have had 85 windows reported. Florian has confirmed that all of the seals are broken. I will now send this out for bid and once a contractor is approved the new windows will be installed in spring.

**Electric Contract**

The Board received quotes from four companies for the electric and has selected Direct Energy at a rate of \$0.0554 per kwh. The Board will be ratifying this three year contract at the meeting tonight.

**Natural Gas Contract**

The Board will now be looking at natural gas suppliers for the coming year. The current contract expires on March 1, 2014.

### **New Business**

Nory Koiminsky made a motion to approve the proposal from Elite for one year with a 1.67% increase for the Janitorial, \$90,868.58 and the Maintenance for one year with a 1.67%, \$42,701.40. Howard Katz seconded the motion. Motion passed unanimously.

Howard Katz made a motion to accept the proposal from Select Energy to purchase electricity from Direct for a cost of \$0.0554 kwh for 36 months. Nory Kominsky seconded the motion. Motion passed unanimously.

### **8. HOMEOWNERS OPEN FORUM**

### **9. ADJOURNMENT**

Howard Katz moved to adjourn the meeting. Nory Kominsky seconded the motion. The meeting was adjourned at 7:55 P.M.

Respectively Submitted,

Laurie Annable  
Acting Secretary