

COROMANDEL CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
March 25, 2014

Board Members Present:	Lila George	President
	Howard Katz	Treasurer
	Susie Chesler	Vice President
	Nory Kominsky	Secretary
	Marty Rabinovitz	Director
Property Manager	Laurie Annable	

1. Lila George called the meeting to order at 7:00PM
2. Board members introduced themselves.
3. Minutes from January 21, 2014 minutes were tabled
4. **REPORTS**

PRESIDENT'S REPORT – Lila George

There have been leaks in some units. The roofs will be inspected in the Spring.
There are many potholes and they will be inspected
Buildings will be power washed again
The Hallways will be painted as needed
Upon entering the garage be sure you wait and see the door closes before your leave to park.

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TREASURER'S REPORT – See attached

5. MANAGEMENT REPORT

Given by Laurie Annable

6. OLD BUSINESS

None

7. NEW BUSINESS

1.Nory Kominsky made a motion to ratify the acceptance of the proposal from Elite Building Services, Inc from 1 year to 3 years at a 1.67% increase per year. Janitorial 2nd yr \$92,236.08 and 3rd year \$93,928.93.Maintance:2nd year \$43,414.59 and 3rd year \$44,139.50 seconded by Susie Chesler. The Motion was passed unanimously

2. Howard made a motion to accept the proposal from Windy City Energy, Inc. to purchase gas at a cost of \$0.50 per therm for36 months. Seconded by Nory. Motion passed unanimously.

3. Susie made a motion to publish the rule regarding outdoor furniture that states
“Owners may cover their outdoor furniture on their patio or balcony with tarp (no Special color required). The furniture must be stacked and the tarp must be secure so it does not blow off during high winds. These tarps used to cover the outdoor furniture must be removed by May 1st of each year. Howard seconded and was passed unanimously.

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4. Howard made a motion to approve the window washing contract from Progressive Window Cleaning to wash the windows in spring and fall for a total of \$5,600. It was seconded by Susie and approved unanimously.

8. HOMEOWNERS OPEN FORUM

9. ADJOURNMENT

Howard made motion to adjourn meeting at 7:20pm was seconded by Susie.

Respectively Submitted,

Nory Kominsky, Secretary