

**COROMANDEL CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS MEETING  
May 27, 2014**

Board Members Present:

Lila George	President
Howard Katz	Treasurer
Susie Chesler	Vice President
Marty Rabinovitz	Director
Nory Kominsky	
Laurie Annable	

Absent

Property Manager

1. Lila George called the meeting to order at 7:00
2. The Board members introduced themselves.
3. Lila George moved to approve the minutes of the meetings of January 21, 2014 and March 25, 2014. Howard Katz seconded the motion. The motion passed unanimously.
4. REPORTS

- **PRESIDENT'S REPORT** – Lila George
- **TREASURER'S REPORT** – See attached

**5. MANAGEMENT REPORT**

**2014 Window Glass Replacement**

This year we have had 86 confirmed windows to be replaced in 2014. I have solicited proposals from five different companies. Only Lakeside Glass and G&C Glass submitted proposals. Lakeside Glass was only \$20.00 more per window. Lakeside Glass has been installing the glass windows at Coromandel for the past 10 years and have done a very professional installation and the Coromandel residents have been please with their work.

**Window Washing**

The spring window washing will begin on Monday, June 9<sup>th</sup>. They will begin at the 442 Kelburn building and move south from there. If all goes according to schedule the windows should all be washed by June 17<sup>th</sup>. Please remember to leave your screens unlocked during that time. If the screens are locked they will not come back.

**2014/2015 Insurance Renewal**

The Board received the insurance renewal from American Family and will approving that renewal of the insurance with them. There is an overall increase of \$1,651.00.

**Sprinkler Head Replacements**

Several years ago all of the sprinkler heads in all the buildings were supposed to be replaced. There was a recall. The Association was assigned a contractor from Central, manufacturer, to replace all the heads. We discovered that Simplex Grinnell missed about 368 heads. The Board will be approving a proposal to replace these tonight.

**6. OLD BUSINESS – None**

**7. NEW BUSINESS**

- Howard Katz made a motion to accept the proposal from Ireland Heating & Air Conditioning to install the new common area heating and air conditioning unit at a cost of \$17,419.00. Susie Chesler seconded the motion. The motion passed unanimously.
- Susie Chesler made a motion to accept the insurance renewal from American Family for 2014/2015 in the amount of \$54,130.00. Howard Katz seconded the motion. The motion passed unanimously.
- Howard Katz made a motion to adopt the rule published April 25, 2014 that states "Owners may cover furniture on their patios or balconies with a tarp (no special color is required.) The furniture must be stacked and the tarp must be secured so it does not blow off during high winds. These tarps used to cover the outdoor furniture must be removed by May 1<sup>st</sup> of each year. Susie Chesler seconded the motion. The motion passed unanimously.
- Susie Chesler made a motion to accept the proposal fro United States Alliance Fire Protection, Inc. to replace 268 defective sprinkler heads in the amount of \$16,800.00. Howard Katz seconded the motion. The motion passed unanimously.
- Howard Katz made a motion to acctet the proposal from Lakeside Glass to replace 86 window glasses for a cost of \$25,223.81. Susie Chesler seconded the motion passed unimously.

**8. HOMEOWNERS OPEN FORUM**

**9. ADJOURNMENT**

Howard Katz made a motion to adjourn the meeting. Susie Chesler seconded the motion. The meeting was adjourned at 7:15 P.M.

Respectively Submitted,

Susie Chesler, Secretary