

**COROMANDEL CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS MEETING  
July 23, 2013**

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

1. Lila George called the meeting to order at 7:00
2. The Board members introduced themselves.
3. Howard Katz moved to approve the minutes of the meetings of May 28, 2013.  
Jerry Witkovsky seconded the motion. The motion passed unanimously.
4. REPORTS
  - PRESIDENT'S REPORT – Lila George
  - TREASURER'S REPORT – See attached
5. MANAGEMENT REPORT

**2013 Window Glass Replacement**

Lakeside Glass has started to replace the window glass. They will call you directly to schedule a time to install.

**Balcony Painting**

Sherwin Community Painters has completed the painting of the balconies. It took a lot longer due to all the rain. Please inspect your balcony decks and rails and let me know if they missed anything.

**HVAC Rooftop Units**

Ireland Heating & Air Conditioning has completed the installation of the new HVAC unit at 371 Kelburn. A new rooftop unit has been ordered for 411 Kelburn and will be installed after we receive the permits from the Village of Deerfield.

**Window Washing Contract**

The spring window washing was completed last Thursday. It took a month to complete the window washing that normally takes a week and a half. This was due to the excessive rain.

6. OLD BUSINESS – None

7. NEW BUSINESS

- Howard Katz made a motion to ratify the acceptance of the insurance proposal as outlined by Trevor Pachis Agency, American Family Insurance for 2013/2013 in the

amount of \$47,749.00 Jerry Witkovsky seconded the motion. The motion passed unanimously.

- Marty Rabinovitz made a motion to finalize a noise complaint and to confirm that after observation, by the whole Board, of the mechanical bed and footfalls from the unit above there was not an unreasonable disturbance or annoyance. Howard Katz seconded the motion. The motion passed unanimously.

#### 8. HOMEOWNERS OPEN FORUM

#### 9. ADJOURNMENT

Howard Katz moved to adjourn the meeting. Jerry Witkovsky seconded the motion. The meeting was adjourned at 7:20 P.M.

Respectively Submitted,

Laurie Annable  
Acting Secretary