

**COROMANDEL CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
Monday, January 25, 2016**

BOARD MEMBERS PRESENT:

HOWARD KATZ	PRESIDENT
SUSIE CHESLER	VICE PRESIDENT
NORY KOMINSKY	SEC.
MARTY RABINOVITZ	TREASURE
JIM JOYCE	PROPERTY MANAGER
JERRY WITKOWSKY	NO PRESENT

1. MEETING CALLED TO ORDER AT 7:00PM BY HOWARD KATZ
2. BOARD MEMBER INTRODUCED THEMSELVES. ABSENT WAS JERRY WITKOWSKY
3. APPROVAL OF NOVEMBER 2015 MEETING MADE BY SUSIE & SECONDED BY NORY
4. PRESIDENTS REPORT BY HOWARD KATZ
5. TREASURERS REPORT BY MARTY RUBINOVIZ
6. MANAGEMENT REPORT BY JIM JOYCE
 - A. Directional signs ordered and will be installed
 - B. Fire department inspection has been done on all common areas
 - C. Change of emergency lights & exit lights to be done by Florian.
These are LED lights.
 - D. Garage heater replaced in 362 garage.
 - E. Elevator in 392 major repair now in working order
7. OLD BUSINESS-NONE
8. NEW BUSINESS-NONE AT PRESENT
9. HOMEOWNER FORUM-
Request for information regarding our reserve and were advised that we had More than adequate reserve and want to have it this way. We had a reserve Study and it has been certified in good condition.
10. ADJOURNMENT
A motion to adjourn the meeting at 7:30pm was made by Susie and seconded by Nory

Respectably Submitted
Nory Kominsky, Sec.



COROMANDEL

Coromandel Community Associations

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MANAGEMENT REPORT CONDOMINIUM BOARD of DIRECTORS MEETING MONDAY JANUARY 25, 2016

I. DIRECTIONAL SIGNS

The directional signs for the condominiums have been ordered and once they arrive they will be installed.

II. FIRE DEPARTMENT INSPECTION

The Deerfield Fire Department is conducting inspections of all of the common areas of the condominiums, this is done on an annual basis.

III. EXIT SIGN & EMERGENCY LIGHTING REPAIRS

Florian and his staff are in the process of changing 24 emergency lights and a number of exit lights, they are about 20 years old and in some instances the replacement parts are no longer available. The exit signs are being replaced with LED lights which will last for 10 years before the lights will need to be replaced.

IV. 362 GARAGE HEATER

The garage heater located closest to the garage doors in the 362 garage was replaced by Ireland HVAC. The heater was original equipment and just simply broke down.

V. 392 ELEVATOR ISSUE

The elevator in 392 was inoperable off and on for 5 days earlier this month due to a mechanical problem.