

**COROMANDEL CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
JULY 27, 2015**

BOARD MEMBERS PRESENT:

**HOWARD KATZ-President
MARTY RABINOVITZ-Treasurer
NORY KOMINSKY-Secretary
JERRY WITKOWSKI-Director
JIM JOYCE-Property Manager
Not Present SUSIE CHESSLER**

Meeting called to order at 7:00PM by Howard Katz

1. Approval of minutes of May 26, 2015 by Nory and seconded by Howard
2. Reports:
President & Financial report given by Howard Katz
3. Management Report.
 - a. Window Replacement
 - b. Carpet Cleaning completed in all building
 - c. Foundation repairs in 352,372,381,411 &431 expected to start in 2-3 weeks
 - d. Peeling balcony notices sent out to residents requesting painting
 - e. Real Estate tax appeal will be done by Mayster & Chaimson as before
The cost is 15% of savings.
 - f. Elevator Ladder Replacement. Motion made to accept the bid from Thyssen Krupp in amount of \$47,809.23. Motion made by Nory and seconded by Howard
 - g. Hall directional signs will be installed in each building.
 - h. Night light set up in 411 and response was positive. Another issue regarding lights to be set up along walking paths and will be considered by Umbrella Board
4. Old Business
none
5. New Business

6. Home owners Open Forum

- a. New Trees Planted. That is Umbrella concern**
- b. Insurance from American Family for Condo owners**
- c. Front door open policy when moving or contractors doing work in apartments discussed. Advised to give key to workers rather than leaving door ajar.**
- d. Requested cameras by front door of condo entrance. Were advised we have them at the entrance of condo.**

Nory made a motion to adjourn meeting at 7:30PM approved by Howard

**Respectively Submitted
Nory Kominsky, Secy.**