

**COROMANDEL UMBRELLA ASSOCIATION
BOARD OF DIRECTORS MEETING
MAY 26, 2015**

Board Members Present:	Jack Zrecny - President Stanley Eckerling –Vice President Susie Chesler – Secretary Lila George – Director Alan Polikoff – Director Nory Kominsky – Director Jerry Witkovsky
Property Manager	Jim Joyce
Absent	Howard Katz

1. Jack Zrecny called the meeting to order at 7:30
2. The Board members introduced themselves.
3. Nory Kominsky moved to approve the minutes of the March 23, 2015 meeting. Alan Polikoff seconded the motion. The motion passed unanimously.

4. PRESIDENT’S REPORT

- We’ve received bids for our project too improved the Heating/A/C in the Clubhouse.
- Security signs & cameras will act as a deterrent for unwanted and criminal trespassers.
- Lights will be improved throughout.

5. TREASURER’S REPORT – see attached

6. LANDSCAPE COMMITTEE – No report

7. MANAGEMENT REPORT – See attached

8. OLD BUSINESS - None

9. NEW BUSINESS

The board has received and reviewed proposals from four different contractors. The proposals were received by Elara Engineering and it is their professional opinion that the proposal from Assurance is the best option. The letter of intent is entered into as preliminary step to the actual contract which is still being discussed and finalized.

Nory Kominsky moved that the Umbrella Board of Directors sign and submit to Assurance Heating the letter of Intent to authorize Assurance Heating to move forward with the project for the heating and air conditioning at the clubhouse located at 375 Kelburn. Jack Zrecny seconded the motion. The motion passed unanimously.

12. ADJOURNMENT

Howard Katz moved to adjourn the meeting. Susie Chesler seconded the motion. The meeting was adjourned at 8:30 P.M.

Respectively Submitted,
Susie Chesler, Secretary



COROMANDEL

Coromandel Community Associations
375 Kelburn Road
Deerfield, Illinois 60015

Phone (847) 317-9436 • Fax (847) 317-9456

May 21, 2015

COROMANDEL UMBRELA ASSOCIATION

April 2015 Financial Statement

\$ 354,069.41 is invested in various interest bearing reserve accounts.

Accounts receivable from Unit Owners	\$ 7,196.04
April Budgeted Expense	\$ 65,975.00
April Actual Expense	\$ 56,027.00
Monthly Under Budget	\$ 9,948.00

Through the 4th month of 2015

2015 Under Budget by	\$ 41,875.00
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Umbrella Board of Directors Meeting Tuesday May 26, 2015

MANAGEMENT REPORT

Road / Parking Lot Striping

We have received a proposal from Line A Lot to stripe all of the parking spaces in the outdoor parking lots as well as remarking the handicapped spaces. In addition we have a proposal to have a double yellow stripe on the road from the edge of the pavers just before the 371 garage to around the bend to the beginning of the pavers by the clubhouse.

Driveway Repairs

We have a proposal from Line A Lot to sealcoat all of the driveways at the town homes which were scraped up by the snow removal. The expense for this will be paid for by Brickman Landscaping.

Video Surveillance Signs & Cameras

Three cameras have been purchased and will be installed at various locations around the property. In addition there are four video surveillance signs which have been installed to advise all residents and visitors that there is video surveillance taking place. A notice will be sent out to all residents advising them of the situation.

Email Sign Up

As of early May there were a total of 225 residents that had replied to the Email request. There is a June 1 deadline and at that time we will issue reminders to all residents that have not responded.

HVAC Project

Elara is currently negotiating with Assurance Heating to finalize the proposal and submit numbers for the board to consider. There will be a letter of intent available for board's approval at the meeting.

Management Report cont.

Paver Replacement

The paver replacement project is progressing, all of the pavers in front of the clubhouse have been replaced and about half of the area by the entrance is completed. Once those two areas are finished they will move on to the loading areas.

Garage Entrance /Exit Sign

A sign has been ordered to alert individuals that they are approaching the 371 garage. Only one sign was ordered and depending upon the success of that sign, other signs may be orderd.

Volleyball Court

Brickman Landscaping has roto tilled the volleyball court in an effort to make the sand volleyball court usable again as a soft sand court.

Speed Bumps

The Village of Deerfield is currently reviewing the idea of allowing the installation of speed bumps to slow down cars. It will be the decision of the Deerfield Planning and Review Board whether or not the speed bump will be allowed. The Deerfield Fire Department had initially turned down the request but then determined that it was the call of the planning and review department.

Motion Regarding HVAC System for Clubhouse

Tuesday May 26, 2015

I move that the Umbrella Board of Directors sign and submit to Assurance Heating, the Letter of Intent to authorize Assurance Heating to move forward with the project for the heating and air conditioning at the clubhouse located at 375 Kelburn.

The board has received and reviewed proposals from four different contractors, the proposals were reviewed by Elara Engineering and it is their professional opinion that the proposal from Assurance is the best option. The Letter of Intent is entered into as preliminary step to the actual contract which is still being discussed and finalized.

It is understood that the project will have a cost, at completion of between \$ 228,367.00 and \$ 252,000.00.

This motion made by Nery

This motion seconded by Jack

Board Approval All in Favor

Date : 5/26/2015