

**COROMANDEL CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
September 28, 2015**

BOARD MEMBERS PRESENT:

HOWARD KATZ	PRESIDENT
SUSIE CHESLER	VICE PRESIDENT
JERRY WITKOVSKY	DIRECTOR
NORY KOMINSKY	SEC.
MARTY RABINOVITZ	TREASURE
JIM JOYCE	PROPERTY MANAGER

1. HOWARD KATZ CALLED MEETING TO ORDER AT 7:00PM
2. BOARD MEMBERS INTRODUCED THEMSELVES
3. MINUTES FROM THE JULY 27,2015 MEETING WERE APPROVED BY SUSIE CHESLER AND SECONDED BY NORY KOMINSKY AND PASSED UNANIMOUSLY.
4. **REPORTS:**

PRESIDENT'S REPORT
Howard reported about the rubbish problem and explained that all recyclable material should only be put in bin provided.
5. **TREASURES REPORT-SEE ATTACHED**
6. **MANAGEMENT REPORT**
 - A. Directional signs to be installed after the first of year in each building
 - B. Plumbing fixture inspection in October
 - C. Balcony inspections to be done in late October & early Novemebr
 - D. Foundation repairs complete
 - E. Lighting proposal for outdoor areas from Night Light .
 - F. Window washing will start on or about October 16.
7. **NEW BUSINESS**
8. **OPEN FORUM**

ADJOURNMENT;
Susie Chesler made motion to adjourn meeting. Nory Kominsky seconded. Meeting Adjourned at 7:30PM

Respectively Submitted
Nory Kominsky, Sec.



COROMANDEL

Coromandel Community Associations

375 Kelburn Road

Deerfield, Illinois 60015

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

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COROMANDEL CONDOMINIUM ASSOCIATION

August Financial Statement

\$ 2, 597,194.63 is invested in various interest bearing accounts.

Accounts receivable from unit owners	\$ 13, 908. 44
August Budgeted Expense	\$ 149, 690. 00
August Paid Expenses	\$ 139, 390. 00
Monthly Under Budget	\$ 10, 300. 00
Through the 8 th Month of	
2015 Under Budget by	\$ 102, 209. 00



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COROMANDEL CONDOMINIUM ASSOCIATION BOARD of DIRECTORS MEETING MONDAY SEPTEMBER 28, 2015

MANAGEMENT REPORT

1. DIRECTIONAL SIGNS

The directional signs which were approved earlier this year will be installed after the first of the year.

2. PLUMBING FIXTURE INSPECTION

The plumbing inspections which had been scheduled for earlier this month were moved to the middle of October due to the holidays. Notices will be posted in all of the buildings to let residents know when the inspections will be done.

3. BALCONY INSPECTIONS

Notices advising residents to let the office know about warped deck boards, peeling paint or other structural concerns were placed in the buildings in early September. As of today ~~4~~² residents have turned in forms, the inspections will take place in late October and early November.

4. FOUNDATION REPAIRS

Holton Brothers came out and did repairs on five different locations in an attempt to stop the water infiltration from outside into the garages, we believe that the situations have been greatly improved. The problem was found to be that the original membrane that had been adhered to the foundations had disintegrated and had to be replaced.

5. LIGHTING PROPOSAL

A proposal will be forthcoming from Night Light to address the dark areas around the buildings, these are the most heavily traveled walks and will be the first walks done and then perhaps the program will be expanded to other areas.

6. WINDOW WASHING

The window washing will be starting around October 16th, once again we will be starting at 351 and working to the north and then on top the town homes. Notices will be distributed to advise residents of the schedule.