

**COROMANDEL UMBRELLA ASSOCIATION
BOARD OF DIRECTORS MEETING
March 25, 2014**

Board Members Present:

Jack Zrecny - President
Stanley Eckerling –Vice President
Howard Katz - Treasurer
Susie Chesler – Secretary
Lila George – Director
Alan Polikoff – Director
Nory Kominsky - Director
Laurie Annable

Property Manager

1. Jack Zrecny called the meeting to order at 7:30
2. The Board members introduced themselves.
3. Lila George moved to approve the minutes of the January 21, 2014 meeting. Howard Katz seconded the motion.
The motion passed unanimously.

4. PRESIDENT’S REPORT

- The H/AC system will be replaced. We are entertaining three bids.
- We survived winter of 2014. We will need to repair pot holes, sidewalks, & driveways.
- There will be a Reserve Study update.

5. TREASURERS – see attached

6. LANDSCAPE COMMITTEE - none

7. SOCIAL COMMITTEE – We need a new chairperson.

8. .MANAGEMENT REPORT

Outdoor Pool Furniture

The Board will be ratifying the purchase of new outdoor pool furniture. 25 new chase lounge chairs and 12 sling back chairs were purchased at Costco.

Gas Contract

The Board will be approving a contract 36 month contract with Windy City for a cost of \$0.50 per therm. In order to secure this rate they are part of the Condo Association contract.

Elite Services

The Board will be extending the renewal of the maintenance and janitorial contract with Elite from one (1) year to three (3) years reflecting a 1.67% increase per year.

Window Washing

The Board received three proposals for the spring and fall window washing; Program One, \$500.00, Service Building \$400.00 and Progressive \$120.00. The Board will be awarding the contract this evening.

Road/Sidewalk Repairs

This winter has really taken a toll on the ring road and the parking lots. You may have noticed in some areas the road has raised up. There are also quite a few pot holes and cracks. This is caused by the freeze cycle. When water freezes it expands and raises the asphalt. This cycle also causes the sidewalks to rise up. I have already talked to an asphalt repair company and once the ground completely thaws we plan on doing a walk around of all the parking lots and the ring road to determine what repairs have to be done.

Clubhouse HVAC Replacement

The Board has interviewed two mechanical engineers to do the specifications for the new system and will be interviewing another engineer within a couple of weeks. After the interviews are completed the Board will select an engineer. This engineer will provide the specifications for the permit and bidding and will then oversee the installation of the new equipment.

9. OLD BUSINESS - None

10. NEW BUSINESS

- Lila George made a motion to ratify the approval of the proposal from Elite Building Services, Inc. from 1 year to 3 years at a 1.67% increase per year. Janitorial: 2nd year \$7,256.43 and 3rd year \$7,377.61. Maintenance: 2nd year \$10,853.63 and 3rd year \$11,034.89. Susie Chesler seconded the motion. The motion passed unanimously.
- Susie Chesler made a motion to accept the proposal from Windy City energy, Inc. to purchase gas at a cost of \$0.50 per therm for 36 months. Stan Eckerling seconded the motion. The motion passed unanimously.
- Alan Polikoff made a motion to approve the purchase of 25 chaise lounge chairs from Costco at \$129.99 each and 12 sling chairs at a cost of \$59.99 each, plus tax and shipping. Lila George seconded the motion. The motion passed unanimously.
- Nory Kominsky made a motion to accept the proposal from Progressive Window Cleaning to wash the windows in spring and fall for a total of \$120.00. Susie Chesler seconded the motion. The motion passed unanimously.

11. HOMEOWNER OPEN FORUM

12. ADJOURNMENT

Howard Katz moved to adjourn the meeting. The meeting was adjourned at 8:00 P.M.

Respectively Submitted,

Susie Chesler, Secretary