



COROMANDEL

Coromandel Community Associations

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COROMANDEL UMBRELLA ASSOCIATION

BOARD of DIRECTORS MEETING

MONDAY JUNE 29, 2020

MINUTES

Board Members Present :	Alan Polikoff	-	President
	Ed Mendelson	-	Vice President
	Al Gussis	-	Treasurer
	David Loughnane	-	Secretary
	Marty Rabinovitz	-	Director
	Julie Rogers	-	Director
	Laura Gerber	-	Director

- I. Meeting called to order
- II. Introduction of the Board
- III. Approval of Minutes
Al Gussis moved to approve the minutes as presented. Dave Loughnane seconded the motion and motion passed unanimously.
- IV. Financial Report
Al Gussis presented the financial report for the association.
- V. Management Report
The following items were brought before the board:
 - a. The board is looking into ways of improving communications between residents and the office, including tracking projects and work orders.
 - b. The condition of the irrigation system was discussed and it was announced that at the present time the irrigation system is only run one time a week. If it is determined that more watering is required the board will consider adjusting the schedule.
- VI. 532 – 538 Milford Drainage Issue
The issue of dealing with the drainage issue at 532 – 538 Milford by the proposal from Lester's Material (regrading the soil next to the building & putting in metal edging and stone) at a cost of \$ 12, 950.00 was brought before the board for a vote. Ed Mendelson moved to put the item before the board, Al Gussis seconded the motion and the vote was

5 – 3 in favor of approving the proposal. It should be noted that Mr. Loughnane was asked to recuse himself from the vote because he lives in one of the units 538 Milford, however Mr. Loughnane declined.

VII. Contract Ratifications

- a. The contract with Pizzo & Associates to handle the maintenance of the shrubs and flowers around the pond for a two year period (2020 & 2021) for a total amount of \$15,400, Ed moved to approve the contract, Al Gussis seconded the motion and the Board voted unanimously to approve the contract.
- b. The contract with MC Plumbing to install two drains in the line behind 341 – 347 Milford as well as rodding the line to assure that there were no blockages. Alan Polikoff moved to approve the contract, Marty Rabinovitz seconded the motion and the Board voted unanimously to approve the contract.
- c. The annual contract with Brightview Landscaping for landscape maintenance from April to November at a total cost of \$ 123,440 was brought before the board for consideration. The motion was seconded by Ed Mendelson and the Board unanimously approved.
- d. The contract with Lester's Material to complete the Unilock project on Amberely & Taupo was brought before the board for consideration by Alan Polikoff, the motion was seconded by Ed Mendelson and the Board unanimously approved. It should be noted that because he lives on Amberely Lane, Al Gussis recused himself from the vote.

VIII. Adjournment

The meeting was adjourned at 8:20 p.m.