



COROMANDEL

Coromandel Community Associations
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Coromandel Umbrella Association Board of Directors Meeting June 7, 2021

The regular meeting of the Board of Directors of the Coromandel Umbrella Association was held on Monday, June 7, 2021 via Zoom.

Board Members Present:	Laura Gerber, President Ed Mendelson, Vice President Al Gussis, Treasurer Julie Rogers, Secretary Alan Polikoff, Director Stefanie Nagelbach, Director David Louchnane, Director
Board Members Absent:	None
Also Present:	Steven Perna, Property Manager, Braeside Condo Management Morgan Lood, Assistant Property Manager

Laura Gerber, President, called the meeting to order at 7:10 pm. A quorum was present.

2021 Pool Season and club house

Management and the Board reviewed the Deerfield, Illinois, and Health department guidelines for returning to pre-Covid operations. Much discussion took place before deciding that the entire clubhouse will be open on June 15, 2021. Each person coming to the clubhouse and/or pools, is responsible for wiping down the equipment, chairs, or handrails that were touched during that visit.

Upon motion made by Stefanie Nagelbach, seconded by David Loughnane and unanimously carried, it was

RESOLVED to open the club house to residents on June 15, 2021. Upon further discussion, it was decided that a soft opening was preferable, meaning that during the first two weeks of opening, only Coromandel residents would be allowed to use the club house and pool. As of June 29, 2021, residents and guests will be allowed to make use of the pools and club house.

Upon motion made by Alan Polikoff, seconded by Al Gussis and unanimously carried, it was

RESOLVED to open the club house and pools on June 15, 2021 to residents only and, if all goes well, then residents may bring guests as of June 29, 2021, providing public health guidelines permit.

Landscape bids

Management presented multiple bids for landscaping this season. The funds for these expenses have been approved by our auditor, Chris Nyborg, to be taken from the Reserve account, due to the years of neglect which make this work a capital improvement.

Upon motion made by Stefanie Nagelbach, seconded by Al Gussis, and unanimously carried, it was

RESOLVED that the bid for new mulch, \$41,583.00 is approved.

Upon motion made by Alan Polikoff, seconded by Stefanie Nagelbach, and unanimously carried, it was

RESOLVED that the bid for the new sidewalk turf repairs in amount of \$10,189.00 is approved.

Upon motion by Julie Rogers, seconded by Stefanie Nagelbach, and unanimously carried, it was

RESOLVED that the bid for Turf Repair in amount of \$25,813.00 is approved.

Upon motion by Alan Polikoff, seconded by Ed Mendelson, and unanimously carried, it was

RESOLVED that the bid for townhome landscaping in the amount of \$48,645.00 is approved.

Upon motion by Al Gussis, seconded by Alan Polikoff, and unanimously carried, it was

RESOLVED that the bid for manor home landscaping in the amount of \$22,848.00 is approved.

Upon motion by Ed Mendelson, seconded by Stefanie Nagelbach, and unanimously carried, it was

RESOLVED that the bid for the condominium areas in the amount of \$16,616.00 is approved

Upon motion by Stefanie Nagelbach, seconded by Ed Mendelson, and unanimously carried, it was

RESOLVED that the bid to restore the plant bed from the patio and garage repair by 371 Kelburn in the amount of \$2,810.00.

Upon motion by Stefanie Nagelbach, seconded by Ed Mendelson, and unanimously carried, it was

RESOLVED that the bid for park bench planting on the east side of the pond in the amount of \$4,538.00

Upon motion by Stefanie Nagelbah, seconded by Ed Mendelson, and unanimously carried, it was

RESOLVED that the bid in the amount of \$1,976.00 to upgrade the plantings at the main entrance.

Please note that all the above landscape approvals were made subject to having the quick connects and sprinklers available for watering all new planting.

RING ROAD PROPOSALS

Two proposals were presented by two different companies, outlining the approximate cost to redo the ring road. The purpose of these bids was to give the board an estimate of cost. These two proposals were very similar in cost but had several distinct items mentioned: striping, brick pavers, depth of base, curbs, catch basins. This project is scheduled for next year and these proposals allowed the board to identify the scope of the plan. One item that must be decided before the road gets final estimates is what the board decides to do about the pavers: include paver removal and be done with that costly maintenance item or keep the pavers and the annual maintenance cost incurred with that decision.

Further discussion was tabled for the future due to time constraints and agreeing that this project will be for 2022.

BLOCK PARTY FOR THE TOWNHOMES AND MANOR HOMES

Upon motion by Julie Rogers, seconded by Stefanie Nagelbach, and unanimously carried, it was

RESOLVED that the block party scheduled for July 11th from 4-6 pm be approved to use the North end of the complex by Robert York Ave.

OWNER QUESTIONS

Several owners had questions, concerns and comments. All who raised their hands, were heard.

ADJOURNMENT

Upon motion by Julie Rogers, seconded by Al Polikoff, and unanimously approved, meeting was adjourned at 8:30 pm.