



COROMANDEL

Coromandel Community Associations

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Minutes

June 28, 2021 – Townhome Association Board of Directors Meeting

This meeting was conducted via Zoom arranged by Braeside Community Management. In attendance were Mike Horvitz, David Loughnane, and Alan Polikoff, along with Property Manager Steven Perna, Assistant Property Manager, Morgan Rae Lood and multiple residents.

The meeting was called to order by President Alan Polikoff at 6:35 p.m.

Minutes from prior meetings of Oct. 6 and Nov. 23, 2020, plus Jan. 14 and March 13, 2021 were not available, and it was agreed the Board members would re-create these from available notes and present for approval at a later date. Upon motion made by Mr. Horvitz and a second made by Mr. Loughnane, the Minutes from Dec. 3, 2020 were approved with a clerical correction showing Mr. Loughnane is the Secretary.

The Treasurer's report/summary was presented by Mr. Horvitz and accepted.

The auditor's preliminary report covering the year to Dec. 31, 2020 will be completed shortly and the Manager will arrange a video conference among the Board members and the auditor to review this information (which will be provided to the residents when finalized).

The Manager presented his Management Report covering multiple items.

1. Solarium (sunroom) caulking – the Manager has received proposals and noted that one vendor pointed out some windows need to have seals replaced. This led to a discussion on responsibility (between the Association and the unit owner) for the window/glass, the sealant, and the metal frame. It was unanimously agreed by the Board to obtain a legal opinion answering that question.
2. Window washing proposal – the Manager received proposals for cleaning the *exterior* windows of all the townhomes, and recommended that from Pane Bros. There is an option for unit owners to hire Pane Bros. to clean *interior* windows at the unit owner's expense. There was a discussion about payment for cleaning the exterior solarium windows. The Association in the past has paid for cleaning the *exterior* windows of all units, though there is no obligation for the Association to do so. When this was done, cleaning solarium windows was left to each unit owner to pay for. Approximately 20+ units (of the 68 total) have solariums. There was no resolution on Association payment for exterior solarium window cleaning. The Pane Bros. proposal was approved unanimously.
3. Possible limitations on renting of townhome units – Mr. Polikoff described some of the contents of attorney Mike Kim's June 22, 2021 opinion letter on this issue. As noted by Mr. Kim, there are currently no express restrictions on rentals in the Townhome Declarations, and any change in the Declarations would require approval of 75% of the owners. Mr. Kim also pointed out the Board could enact certain rules, though rules of this type pertaining to rentals have triggered relatively few court decisions so far. After a discussion, it was decided unanimously by the Board that the Manager would put together a survey of residents to obtain resident input on this issue, after which the matter will be brought up again at another meeting.
4. Maintenance & Inspection Schedule – the Manager presented an initial draft outlining various maintenance and inspection items for townhomes with the aim of having a complete list

covering what and when these activities would be done. There was discussion about differing items to be on the list, and there was unanimous Board agreement on the benefit of having such a list made available for everyone. This list will be refined and presented at a future meeting.

As far as *sanitary* sewer line clean out for certain buildings (approximately the 9 older buildings nearer the front entrance) required under a Rule established by the Board a few years ago, those unit owners to whom this applies were encouraged to check out the Coromandel website where these Rules can be found.

5. Landscaping – the Manager reported on work being done and to be done in connection with the recent work approved by the Umbrella Board. Mulching has been done on most of the property and will be completed within the next week. Plantings and other extensive landscape-related work by BrightView will begin July 5th. Per a request by resident Neil Krupp and others, the Manager will send a note to all townhome residents sketching out what will be done and when. The Manager cautioned that things will be happening in different areas at different times so that residents should not be concerned they are being left out. If anyone has any question, they can call Steven at the Coromandel office.
6. Irrigation – in response to a question from Mr. Loughnane, the Manager reported that he had obtained equipment to allow for more connections and easier watering and explained that what's being done by Ayala Irrigation at this time is adequate. For the future, the Manager will explore possible alternative vendors. This issue had come up last year, and residents Jim Landaker (an architect), John Ortbal, and Gene Swetin (an engineer) offered their services to help look into this, along with Umbrella Board member Stephanie Nagelbach.

After the Manager's Report, comments from the residents were taken. These included those by Mr. Krupp (see above) and by Mr. Dwyer, who commended Steven Perna on what's been accomplished so far. In addition, Mr. Dwyer asked that residents be provided with the financial information when a Notice of Meeting is sent out, otherwise without having that material, it's hard to follow the verbal discussions on this topic. He also expressed concern about the inconsistency in the governing rules of a number of items, including that certain buildings have to take care of the sanitary sewer cleanup, but others don't.

After there were no further resident questions, the meeting was adjourned by agreement at 7:54 p.m.

Submitted by Townhome Board Secretary, David Loughnane