



# COROMANDEL

Coromandel Community Associations

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## **Coromandel Condominium Association**

### **Board of Directors Meeting**

**June 14, 2021**

The regular meeting of the Board of Directors of the Coromandel Condominium Association was held on Monday, June 14, 2021 via Zoom.

Board Members Present:           Ed Mendelson, President  
  Tom Schmiedigen, Treasurer  
  Julie Rogers, Secretary  
  Stefanie Nagelbach, Director

Board Members Absent:            Laura Gerber, Vice President

Also Present:                         Steven Perna, Property Manager, Braeside  
  Condo Management  
  Morgan Lood, Assistant Property Manager

Ed Mendelson, President, called the meeting to order at 7:08 pm. A quorum was present.

### **Approval of Minutes**

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

RESOLVED to approve the minutes of the October 6, 2020, meeting of the Board of Directors as presented as submitted.

Upon motion made by Stefanie Nagelbach, seconded by Tom Schmiedigen, and unanimously carried, it was

RESOLVED to approve the minutes of the November 23, 2020, meeting of the Board. Vote was unanimous by all Board members.

### **Umbrella Meeting Update**

Steven Perna, manager, informed the residents that over \$172,000 had been approved by the umbrella Association to add landscape improvements. The mulch for the property should arrive this week.

The umbrella board decided to open the clubhouse and all its amenities on the 15<sup>th</sup> of June for residents. On the 29<sup>th</sup> of June, residents will be permitted to bring guests, provided the first two weeks go well. The repaving of the ring road will be scheduled for next year as the bids for this project are being gathered.

Mr Perna further stated that the improvements needed in the complex should all be amply covered by our healthy reserves. He does not anticipate any increase in assessments, nor does he anticipate and need for special assessments.

### **Treasurer's Report**

Tom Schmiedigen, Treasurer, reported that all funds, unpaid bills and current financials have been successfully transferred from Chicagoland Management, to Braeside Condominium Management. Further, it was reported that Coromandel Condominiums are in a strong financial position with excellent reserves over \$2 million.

### **Management Report**

Steve Perna, Property Manager, and Morgan Lood, Assistant Property Manager, reported that:

- a. A long list of windows have broken seals. Residents are responsible for their own screens and window frames plus any issue with sliding doors except for broken seals. Funds for the seals will be taken from reserves.

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

RESOLVED that the order from Lakeside Glass in the amount of \$21,902, should be signed and these windows fixed.

- b. Mr. Perna reported that the Insurance premiums Increased from \$72,224 to \$84,272. The main reason for the increase is our loss history. In the past 3 years, the claims paid out \$285,000. Most of this was caused by roof leaks. Once the new roofs are in place, premiums should be less.

Upon motion made by Stefanie Nagelbach and seconded by Tom Schmiedigen and unanimously carried, it was

RESOLVED to renew this policy, pay the premium of \$84,272 (monthly increments) and get new insurance bids in April 2021

- c. Telephone Carrier was moved from AT&T to Illinois Telephone Company to save \$15,000 a year. This switch was made to quickly reduce costs on all lines in the condo buildings/intercoms.

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

RESOLVED to approve this cost saving change to ITC.

- d. Intercom Replacements: 24 new intercom panels were installed in the condo buildings to replace original equipment that had failed. The cost for these upgrades came from reserves.

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

RESOLVED to approve the Installation at a cost of \$24,212.50 from Sound Inc.

- e. Balcony Grilling and Upgrade requirements

Mr. Perna stated that current rules and regulations from the Village of Deerfield state that the only grilling allowed on wood-based balconies, would be with small-size propane canisters. No charcoal is permitted. Additionally, any balconies showing a safety hazard of boards popped up, please report this to the management office and they shall be fixed. All Balconies will be inspected as time permits, and upgrades bid out, however, lumber is in very short supply and extremely costly at this time. Railings shall be painted as needed, including the gates in the windows which have never been painted.

- f. Roof replacement and engineering proposals: Steven Perna stated that the Board had reviewed 3 proposals from engineering firms and a meeting of questions and answers with each firm would be coming soon. This will allow the board to get a better handle on each firm and their proposed services. Roof leaks are continuing and new roofs are in dire need. Board intends to get an engineer as quickly as possible to get started on a roof replacement plan. Reserves will be used for roofs.

G. General Discussion:

1. The 2020 financials should be released by Chris Nyborg soon.
2. RTU fire alarm connections and inspections have been ongoing and Have been good, however, the air handling units have to be checked
3. Dryer vent cleaning will be done quickly at a cost of \$39 each unit.
4. Window washing will be done after the broken seals are done.
5. Management and the Board will be updating the rules for contractors working on the units as it has been a huge problem. Please know that no construction debris of any kind should be put into our dumpsters. All contractors should check in with the office before removing any walls of any sort.
6. Garage cleaning shall be done in upcoming weeks.

VII. OPEN FORUM

VIII EXECUTIVE SESSION

IX. ADJOURNMENT:

Upon completion of all business at hand, Julie Rogers made a motion to adjourn the meeting and Tom Schmiedigen seconded the motion and unanimously carried. Meeting adjourned at 9:03 PM.