



COROMANDEL

Coromandel Community Associations

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**Coromandel Condominium Association
Board of Director's Meeting
August 9, 2021**

The regular meeting of the Board of Directors of the Coromandel Condominium Association was held on Monday, August 9, 2021 via Zoom.

Board Members Present:	Ed Mendelson, President Laura Gerber, Vice President Julie Rogers, Secretary
Board Members Absent:	Thomas Schmiedigen, Treasurer Stefanie Nagelbach, Director
Also Present:	Steven Perna, Property Manager, Braeside Condo Management Morgan Lood, Assistant Property Manager

Ed Mendelson, President, called the meeting to order at 6:35 pm. A quorum was present.

Approval of Minutes

Upon motion made by Laura Gerber, seconded by Julie Rogers and unanimously carried, it was

RESOLVED to approve the minutes of the June 14, 2021, meeting of the Board of Directors after corrections are made.

Umbrella Meeting Update

- a. Steven Perna, manager, informed the residents that the Umbrella Board had approved the installation of cameras in the clubhouse, pool areas, and entrance.

It has become extremely important after some vandalism occurred and no evidence was available to turn in the ones responsible. Cameras can provide such proof and increase the comfort of everyone as security and accountability is needed for all.

- b. The Umbrella Board is negotiating a 3-year contract with SaveATree to keep our trees healthy and properly trimmed. SaveATree is responsible for trimming all trees that require it from 15 feet and above. Brightview is responsible for the lower 15 feet and are starting to do some tree trimming right now.

Brightview has planted many new bushes and flowers. They will replace any of the new plantings which have died. These are all under warranty for one year and so will the replacements. Anyone living on the first floor of the condos or having new plantings around their home, please help out and water your new plantings every evening to keep them well.

- c. The CDC has changed the mask mandates again, due to the risk in COVID cases, and the Delta Variant. With this change, everyone is now required to wear a mask inside all common areas of the property. This means, entering the clubhouse, playing cards in the clubhouse, working out, or swimming indoors. The outdoor pool has a mask mandate if a person cannot keep 6 feet apart from others. Nobody will be allowed into these facilities without proof of vaccination. Please bring your vaccination card to the office and your record will be noted.

Treasurer's Report

Steven Perna gave the Treasurer's report as Thomas Schmiedigen was unable to attend this meeting. Steven reported that all funds, unpaid bills and current financials have been successfully transferred from Chicagoland Management to Braeside Community Management. Further, it was reported that Coromandel

Condominiums are in a strong financial position with excellent reserves at \$2,890,428, Cash operating total at \$13,679 as of June 30, total assets on June 30,2021 sit at \$3,590,149. All bills left over from previous management have been paid.

Management Report

Steven Perna, Property Manager reported:

- a. As was reported at the last meeting, the Board had approved the hiring of an engineer firm (RCL) to come up with the scope of the roof replacements on all ten condo buildings. The engineer has identified the 5 worst roofs and these will be replaced first. These are buildings: 441-442, 431-432, 421-422, 401-402, 411-412. All other roofs will be done in Phase 2 of the project. Roofing companies are competitively bidding out the construction. All skylights will be replaced as the roofs are replaced.
- b. Mr. Perna reported that, due to several problems that have occurred during the renovation of units, the Board has been reviewing new construction rules for all owners to follow. This will mitigate many of the noise complaints between neighbors and keep the integrity of the buildings intact.

Due to the complexity of these issues, it was decided that the Board would hold a workshop to discuss these rules before going further.

- c. Camera Installations in Condo buildings. The Umbrella Board has approved the installation of cameras/security system in all areas of the clubhouse. The condo buildings have experienced some problems in the garage areas, elevators, trash rooms, and have discussed several proposals for installing the system in all ten buildings.

Upon motion made by Laura Gerber, seconded by Julie Rogers, approved via email by Stefanie Nagelbach and Thomas Schmiedigen and unanimously carried, it was

RESOLVED to approve the installation of the cameras/security system by S&P Integrated systems.

- d. Intercom Replacements: There are 6 of the original intercom panels left in the condo buildings. These have failed and cannot be programmed to a cell phone. These last panels need to be replaced. The cost for these upgrades came from reserves.

Upon motion made by Julie Rogers, seconded by Laura Gerber and unanimously carried, it was

RESOLVED to approve the Installation of the final 6 intercoms by Sound Inc.

- e. Steven Perna discussed several areas around the buildings that are in need of tuckpointing and concrete work. Some of the window sills are crumbling and have been temporarily repaired by a handyman that was not knowledgeable in the true importance of the concrete work needed. After some discussion the board decided that Steven should walk all the buildings with the tuck pointer to decide what is emergent and what can be put on a project list for next year. Thus, it can be adequately budgeted. Pro Home has submitted a proposal for the immediate cure of known issues causing problems but will review and submit a complete plan for this year and next. It was noted that some of the slider doors were causing some of the problems. These doors will be replaced at owner's expense as the Association is not responsible for these doors.
- f. Steven stated that one of the sump pump pits has been cleaned out and replaced. It was in horrible condition as it has not ever been cleaned. There are many of these pits throughout the garages and the crew has been asked to check out each and every one of these pits to assess their current condition.
- g. General Discussion on miscellaneous items:
 - 1. Ireland submitted a proposal to replace the RTU unit in the 351, 352, 361, 362, 402 buildings at a cost of \$19,150 each plus rental

fees for a crane, permit fees, are not included at this time. Due to the one-year warranty on these mechanicals, it was suggested that Steven go back to Ireland to see about getting a longer warranty before the board decide on this contract.

2. A program to replace the hallway lights with energy efficient lighting will be devised by management to correct the issues regarding dark halls and high energy bills.
3. Steven informed us that the tax attorney will NOT be appealing our tax bills this year as the savings was so minimum last year and the County seems to have us taxed appropriately. Homeowners who wish to appeal their taxes should do so with their own attorneys.
4. Fire alarm inspections are being done on time and residents will be notified when to expect them.
5. Window washing is due and 3 companies submitted bids. Shine On's bid was the lowest for the condominium exterior windows. The residents have the option to have the interior washed at their charge.

Upon motion made by Laura Gerber, seconded by Julie Rogers and unanimously approved, it was

RESOLVED to accept the bid from Shine On to wash all the exterior windows in the condominium buildings in the amount of \$7,550.00.

6. Hallway painting repairs have begun as needed and we continue until completed.

VII. OPEN FORUM

Questions and answers were discussed among the residents and management.

VIII EXECUTIVE SESSION

IX. ADJOURNMENT:

Upon completion of all business at hand, Julie Rogers made a motion to adjourn the meeting and Laura Gerber seconded the motion and unanimously carried. Meeting adjourned at 8:41 PM.