



COROMANDEL

Coromandel Community Associations

375 Kelburn Road
Deerfield, Illinois 60015

Phone (847) 317-9436 • Fax (847) 317-9456

Minutes

November 18, 2021 – Townhome Association Board of Directors Special Meeting

A Special Meeting of the Townhome Board of Directors was called at the request of Alan Polikoff and was held on November 18, 2021 via zoom. In attendance were all board members (Mike Horvitz, David Loughnane, and Alan Polikoff), along with Property Manager Steven Perna, and multiple residents.

The meeting was called to order by President Alan Polikoff at 6:01 p.m.

The stated purpose of the Special Meeting * pursuant to Townhome Bylaws Article 5.05 was to pass a resolution regarding “Secret Ballot Rules”. The Notice for the Special Meeting had been sent by email on November 10, 2021. It was pointed out by Mr. Loughnane that only eight (8) days’ notice had been given and therefore the meeting was being held without proper notice. Mr. Polikoff said he disagreed and proceeded to read out loud in their entirety both the statement titled “Secret Ballot Rules” and the separate sheet titled “Resolutions”. Mr. Horvitz made a motion to adopt the Resolution and this was seconded by Mr. Polikoff.

A discussion then followed, with Mr. Loughnane stating that since the process for electing townhome board of directors had already been underway for some weeks, with a large but unknown number of proxies/ballots already turned in, any attempt to make changes to or establish new rules for voting would be in violation of townhome declarations and bylaws and other applicable laws.

Mr. Polikoff disagreed and gave his reasons for why this should be done at this time. Mr. Horvitz also disagreed and gave his reasons for going ahead with the resolution at this time. Mr. Loughnane asked who had written the proposed resolution. Mr. Horvitz stated he assumed Mr. Polikoff had. Mr. Polikoff stated it had been written by “an attorney”. Nothing was indicated that the current association attorney, Michael Kim, had written the proposed resolution. A vote was then called for and taken on the resolution, with Mr. Horvitz and Mr. Polikoff voting in favor of adopting the resolution, and Mr. Loughnane opposed. The resolution was thus passed by a vote of 2-1.

After the Resolution was adopted, Mr. Polikoff then invited comments from residents. Mr. Richard Lauter spoke about establishing some rules for elections, but not what and how this was presented. Mr. Phil Fine said this violated townhome declaration provision 10.02 related to the consent of mortgagees and voting rights. Mr. Michael Smilg talked about making sure ballots were secret, but also providing email addresses to candidates, and other things residents were commenting on in the “chat” feature.

The Special Meeting was adjourned by unanimous agreement at 6:44 p.m.

Submitted by Townhome Board Secretary, David Loughnane

* Underlined language in 2nd paragraph was amended at Annual Members Meeting on November 22, 2020 and the above Minutes were unanimously approved as amended.