



# COROMANDEL

Coromandel Community Associations

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**Coromandel Condominium Association  
Board of Directors Meeting  
September 29, 2021**

The regular meeting of the Board of Directors of the Coromandel Condominium Association was held on Wednesday, September 29, 2021 via Zoom.

Board Members Present:        Ed Mendelson, President  
  Laura Gerber, Vice President  
  Julie Rogers, Secretary  
  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 6:32 pm. A quorum was present.

## **Approval of Minutes**

Upon motion made by Laura Gerber, seconded by Ed Mendelson and unanimously carried, it was

RESOLVED to approve the minutes of the August 9, 2021 meeting of the Board of Directors after spacing corrections are made.

## **Umbrella Meeting Update**

The Umbrella Board is following the lead of the CDC and Deerfield Health Department in mandating that everyone will wear masks when in the clubhouse or in the halls and common areas of the condominiums. This will be regardless of one's vaccination status. Please be kind to one another and remind your neighbors to wear the masks.

## **Treasurer's Report**

Tom Schmiedigen, Treasurer, reported that as of August 31, 2021, the Cash Balance in the operating account was \$54,298.45 and the Cash Reserves total \$2,828,974.38. Total Assets \$3,077,322.79. All the past bills from previous management have been paid and all is well.

## **Management Report**

- a. As Everyone knows, the roofs on the Condominium Buildings are in terrible condition and need to be replaced. RCL, the engineering firm was out and created all the drawings and specifications for the new roof systems which includes all new skylights, drains, one roof hatch, and all shocks on the roof hatches. There are several contractors bidding for the work and RCL will review and give the Board the best three to review and discuss. Roof work will begin, as weather permits, in 2022 due to the insulation not being available in the large quantity needed. Thus, the worst roof, 432 building, is being extensively repaired in the hopes that it will prevent further leakage while we wait for the supplies to become available.
- b. The annual election will be on November 22, 2021 to elect three people to the condominium board for a term of two years. The forms for the meeting will be mailed out to all residents very soon.
- c. The draft of the 2020 Financial compilation report were reviewed by the entire board for comments and/or corrections, if any. Steven Perna did say that the compilation was extremely late and the 2021 report will be done in the first quarter of 2022. No changes were suggested.

Upon motion made by Thomas Schmiedigen and seconded by Julie Rogers, and unanimously carried, it was

RESOLVED to approve the draft 2020 Financial compilation report.

- d. Steven Perna reported that he has begun to compile the budgets for 2022. His first step is to set up the budget for the Umbrella Association as that becomes the foundation of all other budgets. Based upon the number of projects completed this year and planned for the next year, an increase in monthly assessments looks mandatory. Also, the Board will be discussing either a loan for the major projects or a special assessment for some of the new projects. This was a very preliminary statement as none of the budgets have been done. Expect further discussion at the next meeting.
- e. After 25 years, it is time to look at the hallways lights which are original to the buildings. Mr. Perna submitted a bid from G & I Electric to replace all the hallway lights in the buildings. The board had several questions about the bid and Steve promised to get clarification prior to the Board approving this cost.

Upon motion made by Laura Gerber, seconded by Stefanie Nagelbach and unanimously carried, it was

RESOLVED to approve the Installation of the new lighting system if the costs, after contacting the vendor, remained \$7,950 for the 6 large buildings and \$5,100 for the 4 smaller buildings for a total of \$13,050.

- f. It is clearly evident that extensive tuckpointing is needed throughout the complex. However, due to costs, weather, and supply chain issues, it has been decided that buildings 351/352 and 361/362 will be the first to be tuckpointed. These buildings have several units showing damage as a result of water coming in through the exterior walls. It has been suggested that 3 bids be obtained for all this work which shall be done in 2022. The two buildings (as above) needing immediate attention, will be done in 2021 as soon as those bids are received and approved.

g. Cameras will be installed in the common areas of the condo buildings starting next week. This security measure will help assure residents that the entries, hallways, garages and trash rooms are being monitored for everyone's safety and security.

h. General Discussion:

1. The RTU replacements have been ordered and parts should arrive in 4-6 weeks.
2. There will be a workshop to discuss and create appropriate construction rules for all vendors doing work in the complex.
3. Garage/ramps/Road Safety. Please come to a complete stop at the top of the garage ramp and look both ways. This is a dangerous spot for people riding bikes, walking the road and driving by on the main road. Also, please wear reflective clothing when walking in the dark. Many people wear black on black and drivers cannot see them. Walking with a flashlight is also a good safety measure.
4. Fire alarm inspections have been completed and all is well. Please be sure to change your batteries in your smoke detectors.
5. Joe, from Bear Down, had back surgery following a car accident. It is anticipated that he will return to Coromandel in two weeks, if medical team approves.
5. Richard, the painter brought to us by Bear Down, has begun patching halls, as needed. He will continue to do this in all the buildings.

## VII. OPEN FORUM

Questions and answers were discussed among the residents and management.

Anyone who wished to speak was given the opportunity to do so.

## VIII EXECUTIVE SESSION

### IX. ADJOURNMENT:

Upon completion of all business at hand, Ed Mendelson made a motion to adjourn the meeting and Stefanie seconded the motion, and unanimously carried. Meeting adjourned at 7:55 PM.