



# COROMANDEL

Coromandel Community Associations

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## **Coromandel Umbrella Association**

### **Board of Directors Meeting**

**July 28, 2021**

The regular meeting of the Board of Directors of the Coromandel Umbrella Association was held on Monday, July 28, 2021 via Zoom.

Board Members Present:      Laura Gerber, President  
   Ed Mendelson, Vice President  
   Al Gussis, Treasurer  
   Julie Rogers, Secretary  
   Alan Polikoff, Director  
   Stefanie Nagelbach, Director  
   David Loughnane, Director

Board Members Absent:      None

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

### **Call to Order**

Laura Gerber, President, called the meeting to order at 7:02 pm. A quorum was present.

## **Approval of the June 7, 2021, meeting minutes**

Steven Perna noted that two of the landscape bids, approved in the June meeting, One in the amount of \$4,538 and one in the amount of \$1,936 were being comped by Brightview.

Upon motion made by David Loughnane, seconded by Stefanie Nagelbach, the minutes of the June 7, 2021, meeting were approved with Alan Polikoff abstaining because he had not yet received a copy.

## **Treasurer's Report**

Al Gussis, Treasurer, reported that as of June 30, 2021, operating was \$160,000 over budget, mostly due to heavy snow fall bills which simply could not be predicted or controlled. Balance as of June 30, 2021, is \$47,631. Cash reserves are \$581,339. Total Assets \$743,143. End of year projected reserve balance is \$350,000.

## **Management's Report**

- A. Steven Perna stated that the Annual Umbrella Insurance premium for the period of 6/28/2021 to 6/28/2022 was increased from \$9,648.58 to \$12,674.46 annually. The reason for the increase, according to Pachis & Associates, our current insurance agent, is the claims recorded of the Association. After further discussion it was:

RESOLVED to Approve the bill for \$12,674,46 for the current year with Pachis & Associates with the agreement that the insurance for the next term will be bid out to other insurance firms.

Upon motion made by Stefanie Nagelbach and seconded by Laura Gerber, and unanimously carried, this expenditure was Officially Approved.

- B. Steven Perna presented, and Board discussed several proposals from SavATree for the health and maintenance of the existing trees on the property. Due to the amount of these proposals and many unanswered questions, it was decided that a zoom meeting would be set up for the purpose of discussion with Andrew Keppel, our SavATree representative. It was also discussed that Bright View Landscaping had a responsibility in their contract to prune trees up to 15 feet from the ground. This should be reviewed and discussed with Brightview and SavATree after reviewing proposals and work by both vendors.
- C. Steven Perna presented, and Board discussed the need for increased security in the common areas of the complex. A Camera system from S&P Integrated Systems, was presented and discussed. This system will cover all entrances to the Clubhouse, both pools, party room and fitness centers. Upon further discussion, it was:

RESOLVED to approve the bid from S&P in the amount of \$25,213.73 for the installation of cameras at the Clubhouse, both pools, party room, and fitness centers. Said bid includes two-year warranty on parts and 12 months on labor. This approval is subject to the installation of surge protectors being included.

Upon motion made by Alan Polikoff and seconded by Laura Gerber, and unanimously carried, this expenditure was officially Approved.

- D. Steven Perna updated all on the new plantings, turf repairs, and work in process. Grounds are looking much better but and continue to improve. It is very helpful to have owners continue to water their new plants.
- E. Window Treatment Discussion was held because a letter from a homeowner in the town homes, requested to change the rule. This has come up on previous occasions, but never in written form. The developer had a very clear mandate in the declaration of the complex that mandated the 3" vertical white blinds. This was to create uniformity in the complex. Because this is not simply a rule, if the community wished to change this mandate, it would take 75% of the complex to agree. Thus, in an effort to get feedback from 100% of the complex, the board decided to create a

survey to go out to all owners in an effort to see what the community wants.

- F. Pool Update: Steve Perna noticed that the outdoor pool appeared to be moving at one end. This is on the train side which may indicate the soil changing with all the train vibrations. While it is not a danger at this time, without taking action, it could become dangerous. After discussion, it was

RESOLVED to hire RCL engineering to evaluate the situation and propose a solution.

Said Motion to approve hiring RCL to evaluate the outdoor pool, and soil beneath it, was made by Laura Gerber and seconded by Ed Mendelson, unanimously carried.

- G. Pond aerator repairs have not begun because the parts to repair have not become available.
- H. Irrigation system continues to be a problem with several main breaks. It was noted that these breaks occur approximately 3 feet below ground, requiring time to access. Most of the breaks are a result of tree roots. It was suggested that the commission on the sprinkler system be contacted to see if they had met and/or had names available to evaluate this system.
- I. Many residents state that they do not know what is happening with the Board and with Management. After extensive discussion, it was:

RESOLVED that management will send out a newsletter once a month to keep the residents informed of issues, actions in progress.

Said motion to approve a monthly management newsletter to all residents was made by David Loughnane, seconded by Laura Gerber, unanimously approved.

### **Homeowner's Forum**

Several owners had questions, concerns and comments. All who raised their hands, were heard

## **Executive Session**

### **Adjournment**

At 9:11 PM, after all business was completed, Julie Rogers made a motion to close the meeting, this was seconded by Al Gussis and unanimously approved.