



COROMANDEL

Coromandel Community Associations

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**Coromandel Umbrella Association
Board of Directors Meeting
September 20, 2021**

The regular meeting of the Board of Directors of the Coromandel Umbrella Association was held on Monday, September 20, 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 6:30 pm. A quorum was present.

Approval of the July 28, 2021, meeting minutes

Upon motion made by Alan Polikoff, seconded by Stefanie Nagelbach, the minutes of the July 28, 2021 meeting were approved after correction.

Treasurer's Report

Al Gussis, Treasurer, reported that as of August 31, 2021, cash operating was \$35,915.72. Cash reserves are \$584,149.23. Total Assets \$736,226.95.

Management's Report

- A. Steven Perna stated that the Annual Financial Compilation for the Umbrella Association was presented. Steven stated that this report was quite late and would be presented first quarter next year. After further discussion it was decided that a few changes should be made and the final be presented for Board Approval at next meeting.
- B. Steven Perna presented and Board discussed several proposals for the repair and maintenance of many areas of sidewalk throughout the complex. Due to the amount of these proposals and many unanswered questions, it was decided that a Steven would walk the sidewalks with M&J to be sure all the areas needed repairs would be handled. Steven would report back to the board with any changes to M&J's bid. After such review and documentation, final bid would be approved via email to Board so that work can be started before cold sets in for winter.
- C. Steven Perna informed the Board that Bear Down has been working quite well but has not had a contract in place. A draft of the contract was thus presented and discussed by the Board. It was suggested that more detail be added to several sections and the contract be presented to the Board for approval after such detail was added.

D. Steven Perna reported that there is evidence that the outdoor pool has been slowly shifting. RCL Engineering was hired to assess the situation and it was reported that the degree of movement was not structurally concerning at this time. It should, however, be watched and re-assessed if further movement was noted. Also, it was recommended that the skimmers be adjusted to accommodate the uneven water level. Furthermore, it was noted that the concrete deck has been undermined and should be addressed. The recommendation is to replace the undermined portion of the concrete deck and install a retaining wall to support the soil beneath the pool deck.

Upon further discussion, it was concluded that this project should become part of the 2022 budget and spring plans.

E. Steven Perna informed the Board that he has begun working on the 2022 budgets. The Umbrella Budget must be completed before the others are done. It was noted that for several years, assessments were not raised and/or were minimally raised. Thus, it is anticipated that a raise will be forthcoming in the 2022 budget to reflect the aging complex and needs to handle replacements and repairs. A draft budget should be available at the next meeting.

F. The 2022 Annual Elections are coming up in November. One member from the manor homes and two from the townhomes will be up for election. The condominiums will elect three and vote 3 to the Umbrella Board.

G. Pond Update Aerator Replacement: Steve Perna noted that pond aerators were not working properly and it was recommended that a different aerator be installed. Until one is done, it was decided to let the other ponds wait until spring to do those aerators after seeing if the one new one solves all the problems effectively. This pond aerator will be done as soon as the parts become available.

- H. SavATree has begun their three-year contract to treat and trim our trees. This will be a very time-consuming process as the trees have been filling out very extensively.
- I. Cameras have been installed throughout the clubhouse and will be installed in the condo buildings soon. This gives management full view of what happens in and around the clubhouse.
- J. 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. Thus far, it has been decided that the repair and maintenance approach is better than a total replacement approach as the system is miles long.

Steven also noted that Brightview has been instructed not to cut the berm so short. Steven is also bidding out 3 or 4 contracts to handle snow removal.

Homeowner's Forum

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

Executive Session

Adjournment

At 8:16 PM, after all business was completed, Stefanie Nagelbach made a motion to close the meeting, this was seconded by Ed Mendelson and unanimously approved.