



COROMANDEL

Coromandel Community Associations

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Minutes

November 30, 2021 – Townhome Association Annual Board Meeting

The Annual Board Meeting of the Townhome Association pursuant to Article 5.03 of the Townhome Bylaws was held by zoom on November 30, 2021. In attendance were all current board members (Phil Fine, David Loughnane, and Alan Polikoff), along with Property Manager Steven Perna, Asst. Mgr. Morgan Smith, and multiple residents. The meeting was called to order by President Alan Polikoff at 6:00 p.m.

The first order of business was nominations for the officers of the Townhome Board. Mr. Fine nominated Mr. Loughnane as President. Mr. Loughnane seconded the nomination. There were no other nominations for this post and the vote was 2 in favor of Mr. Loughnane as President, with one abstention.

Mr. Loughnane nominated Mr. Fine as Secretary. Mr. Polikoff seconded the nomination. There were no other nominations for this post, and the vote was unanimous in favor of Mr. Fine as Secretary.

Mr. Loughnane nominated Mr. Polikoff as Treasurer. Mr. Fine seconded the nomination. There were no other nominations for this post, and the vote was unanimous in favor of Mr. Polikoff as Treasurer.

Mr. Loughnane nominated Mr. Fine as Vice-President, explaining that it would be helpful to have an individual designated to take over as President and there are no provisions in the bylaws prohibiting a director from serving as both Secretary and Vice-President at the same time. Mr. Polikoff thought it was not possible to have one director hold 2 offices, but he was not otherwise opposed to having Mr. Fine serve as Vice-President. Pending any legal opinion that it is not possible for a director to serve as both a VP and Secretary at the same time, a vote was held and Mr. Fine was elected Vice-President by a vote of 2-0, with Mr. Polikoff not voting.

As a result of the above votes, the officers of the Townhome Board for the year 2021-2022 are:

President – David Loughnane

Secretary – Phil Fine

Treasurer – Alan Polikoff

Vice President – Phil Fine

Pursuant to Townhome Bylaws Articles 6.03 (a) 5.02 and 5.13, Mr. Loughnane appointed Mr. Fine and Mr. Loughnane as the Townhome Directors serving as Townhome representatives to the Umbrella Board. Mr. Polikoff objected on the basis that he has another year to serve as a Director of the Townhome board, and since he was appointed as representative to the Umbrella board in 2020, he also therefore entitled to serve another year on the Umbrella board. Mr. Loughnane pointed out that while the Bylaws state a term (of 2 years) for serving on the Townhome board, they do not specify time for an appointment by the Townhome president to the Umbrella board. Mr. Loughnane will seek a legal opinion on this issue, but in the meantime, the Townhome board directors serving as Townhome representatives to the Umbrella board are those appointed by Mr. Loughnane, namely Mr. Fine and Mr. Loughnane.

Mr. Loughnane asked if the board members would agree to publicize their phone number and email address in case residents wished to contact them. Mr. Fine and Mr. Loughnane agreed to do so; Mr. Polikoff indicated he will consider this.

Mr. Loughnane's email is: chelilab@gmail.com His phone is: 815 900-0120

Mr. Fine's email is: fine333@aol.com His phone is: 216 235-6624

Mr. Loughnane advised plans to hold a board meeting in mid-January to late January 2022, depending on availability, to discuss plans for the upcoming year. Before the holidays, an email will be sent out setting out some thoughts for residents to consider.

A motion to adjourn was made by Mr. Fine and seconded by Mr. Loughnane; Mr. Polikoff refused to vote. This Meeting was adjourned at 6:15 p.m.

Submitted by Townhome Board Secretary, Phil Fine.