



COROMANDEL

Coromandel Community Associations

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Minutes

October 25, 2021 – Townhome Association Board of Directors Meeting

This meeting was conducted by zoom arranged by Braeside Community Management. 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 6:30 p.m.

Minutes from the prior townhome board meeting of September, 2021 were reviewed and one change suggested by Mr. Polikoff was accepted and the amended minutes were approved unanimously. The accepted change was to the 3rd paragraph regarding a \$20,000 charge, so it should read (amended language is underlined): “Mr. Polikoff pointed out that the \$20,000 loan from reserves could be charged to operating expenses for emergency snow removal from the all the townhomes in February 2021 can, according to the auditor, be paid back over time, and all agreed this is acceptable.”

The Treasurer’s report/summary was read by Mr. Horvitz from page 35 of the board handout, and was unanimously accepted. As of August 30, 2021, operating cash is shown as \$11, 768.06, cash reserves were \$321,871.64, and Liabilities & Equity total was \$371,391.58.

The completed annual compilation report (covering the year to Dec. 31, 2020) prepared by auditor Chris Nyborg, as amended by her, was approved unanimously by the board and will be distributed to the residents by Mr. Perna.

Mr. Perna presented the Management Report covering the following.

1. Townhome Board of Directors upcoming election: the proxy form and information for the Nov. 22 election was sent out by regular mail on Oct. 21 or 22 and should be received shortly by all owners.
In connection with this election, it was agreed there should be a candidates forum zoom session so residents could hear from and question the 3 candidates (Phil Fine, Mike Horvitz and David Loughnane). Mr. Perna will confer with the 3 candidates to set up the most convenient dates for this zoom forum and will advise everyone by Oct. 29.
2. The annual budget for the townhomes has been completed by Mr. Perna and was discussed. Based on this budget, there will not be an increase in monthly assessments for townhome residents, though it was pointed out by Mr. Perna that the separate umbrella budget may require increased contributions from the constituent associations. The board unanimously approved Mr. Perna to furnish this proposed budget to the residents for later approval. Mr. Perna is also

looking into the use of portals or other online methods that are secure so residents can access financial info.

3. Dryer vent cleaning: Mr. Perna advised he's received a proposal from "Mr. Natural" to perform this service for each townhome. The cost is \$35 per exterior vent line and an additional \$40 per unit. All costs are the responsibility of the unit owner, but for the *exterior* vent, the original cost will be billed to the townhome association and passed on to the owner, while the owner will need to make arrangements with the vendor directly for any *interior* vent cleaning. Mr. Perna said from his experience, he gave this vendor an A+ recommendation. Unit owners must have this service performed, and certify it's been done, every 3 years. There was some uncertainty as to when this was last done, and Mr. Perna will check that out and advise everyone, along with further details about using Mr. Natural and payment-related questions. In connection with this discussion, it was suggested that a complete list of all townhome inspections (e.g. stoops, roofs, dryer vents, etc.) be put together, along with the dates for doing these, and Mr. Perna will get this together and distribute it in the upcoming months.
4. Landscaping: Mr. Perna reported that the landscaping work has been completed for this season, and again encouraged any residents who have questions or concerns about this to contact him. As thoughts for the Spring landscaping season are beginning to be developed, it was requested that Mr. Perna obtain and distribute a copy of the most recent "plan" from the landscape committee so all residents could see this, and he will do so in the near future.

During the homeowners' forum, Neil Krupp raised two points regarding the window treatment requirement in the Declarations that was the subject of a recent resident survey. 1) Optima took the Declarations used for Coromandel directly from prior projects they developed without taking into account the different types of structures at Coromandel. The prior Optima projects were limited to one type of association building (condos), not the quite different types Coromandel has with townhomes and manor homes. As a result, the townhomes and manor homes are saddled with a model that was originally intended only for a condo type building. Neil suggested each type of association should be able to enact its own regulations to meet the individual needs of its own residents. Leslie Loughnane agreed with Neil and explained how an Optima condo building in Highland Park had voted to change its Declarations so that window treatments of different types (including curtains and plantation shutters) were allowed, as long as they were white or cream colored.

2) Neil's 2nd point was that a demand for "consistency" in outward appearances of the blinds is inconsistent with many other things in the development, including how solariums look.

As far as the rental survey results, Mr. Perna will work with interested board members and residents to distill comments from the surveys so there can be further discussion on this issue. At the same time, Mr. Perna will obtain samples of rental restriction clauses that may have been used by other associations he is familiar with.

After there were no further resident questions, the formal meeting was adjourned by unanimous agreement at 7:33 p.m. No executive session was asked for or held.

Submitted by Townhome Board Secretary, David Loughnane