



COROMANDEL

Coromandel Community Associations

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Coromandel Umbrella Association

Regular Meeting 1-31-2022

The regular meeting of the Board of Directors of the Coromandel Umbrella Association was held on Monday, January 31, 2021 via Zoom.

Board Members Present:

Laura Gerber, President

Ed Mendelson, Vice President

Thomas Schmiedigen, Treasurer

Steve Katz, Director

Philip Fine, Secretary

Stefanie Nagelbach, Director

David Loughnane, Director

Alan Polikoff, Director

Director Board Members Absent: None

Also Present: Steven Perna, Property Manager, Braeside Community Management, Morgan Smith, and Assistant Property Manager

I. Call to order and Official Board

Dr. Gerber, President, called the meeting to order at 6:40 pm. There was no chat or homeowner's forum due to scheduled presentation from the Associations' Attorney, Mr. Michael Kim. A quorum was present. Dr. Gerber stated that the official Board included. Mr. Fine and Mr. Polikoff

II. Approval of December 15, 2021 minutes

Motion to Approve was made by Mr. Schmiedigen

The Motion was seconded by Mr. Mendelson

The Motion was passed unanimously.

III. Treasure's Report

Mr. Schmiedigen presented a financial report based on 12-31-2021 financials. Snow plowing and irrigation costs were more expensive than originally budgeted. Salting costs were \$50,000 over budget.

IV. Management Report

None

V. Michael Kim, Attorney

The Umbrella Board attorney presented an educational seminar about the statutes and documents that govern the rules of conduct of the Board of Directors for all Coromandel Associations.

This session was being recorded so residents can contact the office to view it.

Some highlights of Mr. Kim's presentation included:

1. Unit owners have a limited role. They are responsible for voting in a board of directors. The board of directors makes decisions in the best interest of the overall community.
2. Board members are protected against personal liability if they follow their attorney's advice. Haphazard decision-making can lead to problems and result in personal liability.
3. Board members have a duty to maintain the property to avoid injuries to residents.
4. Board minutes are usually sparse. A transcript is not needed for the minutes.
5. A board is a group dynamic and should work together. They should support board decisions even if there are disagreements.
6. Mr. Kim stated unit owners should realize that a board meeting is not a democracy.
7. Homeowner input is very common at board meetings and should be managed. There should be rules of decorum. No personal attacks should occur.

V. Adjournment

Motion to Adjourn was made by Ms. Nagelbach.

A Second to the Motion was made by Mr. Mendelson

**The Motion passed unanimously. The meeting was adjourned at
8:09 p.m.**

Submitted by Philip Fine, Secretary