



# COROMANDEL

Coromandel Community Associations

375 Kelburn Road  
Deerfield, Illinois 60015

Phone (847) 317-9436 • Fax (847) 317-9456

## **Coromandel Townhome Board of Directors Meeting Minutes January 12, 2022**

The meeting was called to order by President David Loughnane at 6:30 p.m. Board members present: David Loughnane, Philip Fine and Alan Polikoff. A quorum was met. Mr. Loughnane wanted to allow residents to speak as we went through the agenda.

Also present: Steven Perna Property manager for Braeside Condo Management, and Morgan Smith, Assistant Property Manager.

A motion was made by Mr. Fine and seconded by Mr. Loughnane to approve the minutes of 10/25/2021 and 11/30/2021. Mr. Polikoff said the 11/30/2021 minutes should include the discussion about Declaration 5.02, which regards the appointment of townhome board members to the Coromandel Umbrella Board. This motion was approved unanimously with Mr. Polikoff's change.

### **Treasurer' s Report:**

Mr. Polikoff stated he just got a draft of the financials and had nothing to report, perhaps at the next meeting he would be able to make a report when in final form. Mr. Loughnane agreed.

### **Management Report:**

#### **1.Communications:**

Mr. Loughnane wanted monthly reports from management about items that affect all residents, such as sidewalk repair, the irrigation system and contract renewals. Mr. Fine said Mr. Perna and Mr. Loughnane should work together to come up with this report. Mr. Loughnane made a Motion for management to issue a monthly report the first week of every month that includes what has happened and what should occur that month.

Mr. Polikoff stated that he did not think a Motion was necessary as he said Mr. Loughnane as President had such authority to request the report. Mr. Loughnane

agreed but wanted the motion on record. Mr. Fine seconded the motion with the proviso that it does not become too burdensome for management. Mr. Polikoff agreed because because management has to also work on behalf of the condos and manor homes. Mr. Loughnane said it shouldn't become too burdensome. The Motion passed with yes votes by Mr. Fine and Mr. Loughnane with an abstention by Mr. Polikoff.

Mr. Perna stated townhome residents could see their own individual information on a portal created by Braeside. All they have to do is log on to the Braeside website. Mr. Perna said he had 95% of all email addresses for the townhomes. A townhome member brought up that sensitive information about delinquencies was sent to the community. Townhome board members agreed it should not have been sent and should not happen again.

## **2. 2021 Financial Compilation Discussion:**

Mr. Perna said we should keep Nyborg and Associates (our current accounting firm) during this transition period from Chicago Management to Braeside Mr. Perna presented the 2021 proposal for Nyborg and Associates to remain our accountant for this year. Mr. Loughnane stated he was not sure how responsive Nyborg was in the past. Mr. Fine suggested that a resident committee be convened to look at accounting firms. Mr. Polikoff moved to keep Nyborg and Associates for one year (2021) at a yearly fee of \$3,100. Mr. Fine seconded the Motion, which passed unanimously. Mr. Fine asked any residents who wanted to serve on a committee to contact him.

## **3. Winter Issues: Plowing, Salting**

Mr. Perna stated we had an ice issue and Braeside will do better in monitoring salting and plowing. Brightview management stated in writing they do better. The two-inch rule does not apply to ice. Mr. Loughnane stated Brightview should know better. Mr. Perna stated management is starting to look at other snow removal companies. Brightview is on a 3-year contract with a 60 day out. Resident Steve Katz raised the issue of stopping the salt on the stoops because the salt they are using adversely affects area. He said we should use calcium chloride. Mr. Polikoff stated he did not want salt on his stoop. Calcium chloride is better than regular salt. Mr. Loughnane asked Mr. Perna to check into it. Resident Neil Krupp stated Brightview does not have good oversight. They make the same mistakes every year. They need someone on site.

## **4. Unit Dryer Vent Cleaning:**

Mr. Natural will clean the vents. The price for interior vents per unit is \$49. The date for this work is set for the first week of February. The exterior cost is \$35.00. The dryer vents should be cleaned every 3 years. Mr. Fine raised the issue of having people on the roof during the winter. It could damage the roof by breaking the seal. Management agreed to reschedule until Spring.

## **5, Irrigation System Updates /Questions:**

Mr. Perna addressed the irrigation system. Mr. Perna stated that one water spot controls the distribution of water. Ayala is coming up with a proposal to split up this central water point. Once this is done, then other companies will come up with a similar proposal to make more than one central water point. Tree roots cause problems. The system in place goes back to the former Sara Lee plant on this property. The goal is the creation of zones to reduce the blowing of water mains. Breaking the system into zones hopefully will reduce the number of water main breaks from 20 to 2 to 3. Mr. Perna hopes to have a proposal from Ayala by the end of January.

## **6.Sidewalks (Repair/Replacement Updates) and trash cans:**

The sidewalks are being monitored. The umbrella board did not approve repair until late September. The worst section of the sidewalks was done in the fall. The other sections will be done when the weather permits. The contractor has only been paid for the work done.

Trash cans have been ordered that will be placed on Milford. Poop bags may also be available. Board members will be sent information about these bags.

## **7. Landscaping Updates:**

Save-A-Tree will be working around the year. A lot of landscaping has been damaged and Brightview must fix what they damaged. Brightview promises to honor their warranty. Old evergreens will be pulled out this summer. The pavers will be done this year. Coromandel has an inventory of pavers. There was discussion about when to do the pavers.

## **8. Window Treatment Discussion:**

Mr. Loughnane stated everyone wants to change the window treatment to make them more up-to-date. He wanted to get residents to help look at this issue. Time constraints prevented a long discussion on this matter.

## **9. Appointments to Umbrella Board:**

Mr. Loughnane summarized this situation. He said the law firm he talked to stated that most of the time the president's appointment to the Umbrella board would prevail, however, Mr. Loughnane said a court could just as easily rule the other way. He concluded it was not worth the fight. He appointed Philip Fine and Alan Polikoff to the Umbrella board.

## **10. Homeowner Open Forum:**

No homeowners wanted to speak

Adjournment: Mr. Polikoff moved to adjourn, and Mr. Fine seconded the Motion. It passed without opposition.

Submitted by Phil Fine, Secretary