

**COROMANDEL CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
February 21, 2022**

A meeting of the Board of Directors of the Coromandel Condominium Association was held via video conference on Monday, February 21, 2022 in accordance with the By-Laws.

Board Members Present: Ed Mendelson, President
Laura Gerber, Vice President
Thomas Schmiedigen, Treasurer
Stefanie Nagelbach, Director
Frank Glickman, Director

Also Present: Steven Perna, Property Manager, Braeside Condo Mgt.
Morgan Smith, Assistant Property Manager
Homeowners

CALL TO ORDER

The open meeting was called to order at 6:30 p.m. Roll call was taken as noted above and a quorum present.

APPROVAL OF MINUTES

By consensus, the Board accepted the September 29, 2021 minutes as amended.

TREASURER'S REPORT

January income was reported as \$131,131.62.

MANAGEMENT REPORT

Roof Project – Management updated the Board and participating homeowners on the progress the Board has made in conjunction with RCL Engineering on understanding the type of roof that can be installed. Two (2) proposals have been received and the third is expected shortly. It was noted that INR is still inspecting the roofs on a quarterly basis and repairs are being done within 24-48 hours if needed. Questions were asked about the material and warranties.

2021 Financial Report/Audit – The Board discussed the proposal from Nyborg & Associates and the differences between a full audit and a compilation.

Upon motion by Laura Gerber, seconded by Stefanie Nagelbach and unanimously carried, the Board of Directors of Coromandel Condominium Association

RESOLVE to approve the Nyborg & Associates proposal for a full audit for 2021 at a cost of \$5,000.00.

Waiver of Subrogation and Release – President Mendelson explained why updating the Association's documents regarding insurance subrogation between homeowners is important. Upon receipt of the updated language drafted by attorney Michael Kim, this issue will be voted on by the ownership. Management will investigate if a 75% or 2/3 majority of the ownership is

required. The Board discussed ways to make voting as easy as possible. Management urged everyone to provide their updated contact details to help smooth this process.

2022 Window Replacements – The Board discussed the 2022 window replacement list.

Garbage/Trash Room/Chute Room Reminder – Management reminded everyone that the garbage/trash rooms are small, and everyone needs to help keep them clean and orderly. Management will also investigate if adding another recycling pickup would be possible. Reminders will be posted in the buildings. Management and other residents have volunteered to help residents with bulky items.

Patio/Balcony Repair – Management advised that right now material is not available for repairs, but residents should let them know so loose boards can be tightened until the full repair is made.

Northshore Gas Letter – Management advised that all residents should ignore the letter from Northshore Gas. All the information that the gas company needs will be provided in the garages.

Security System Updates – Management reported that the updates are complete and outlined the camera coverage. The vendor is working with Management to enable homeowners to view their front doors with an electronic device, such as a smart phone or computer. The intercom system has also been updated and now residents can use their cell phone, regardless of the area code, to access their front doors.

General Discussion Items

Interior Painting Update - In progress, prioritizing work within the units. The common areas will be done after the units are complete.

RTU Updates – Ordered last fall with hopes they can be installed in April. The work must be coordinated with the roofing project.

Interior Lighting – The new maintenance company, Cleaning Fanatics, was able to repair eighteen of the lights last weekend. They hope to have every light that is not functioning be repaired by the end of the month. It was noted that the external lights will be repaired but not until the ground thaws.

Snow Removal/Landscaping – Management thanked the Board for their help as they moved through the first snow season. The vendor might have erred on the side of caution with salting, but this will be discussed with the Board. Management noted they are aware of the turf that was torn up and that will all be repaired properly by the vendor at their cost as soon as possible.

351 & 391 Tuckpointing/Flashing Proposal

Upon motion by Stefanie Nagelbach, seconded by Laura Gerber and unanimously carried, the Board of Directors of Coromandel Condominium Association

RESOLVE to approve the Pro Home One proposal for tuckpointing/flashing at 351 & 391 pending clarification on warranty details, labor & materials, reuse of glass, and discussion with the homeowners on their financial responsibility.

Minute Taking Service

Upon motion by Stefanie Nagelbach, seconded by Thomas Schmiedigen and carried unanimously, the Board of Directors of Coromandel Condominium Association

RESOLVE to approve Desktop Express, Inc. to start taking the Association's Board Meeting minutes effective February 21, 2022 at a cost of \$150.00 for a two (2) hour meeting.

Electric Vehicle Charging Stations – It was noted that all expenses for electricity and installation of a charging station are the responsibility of the homeowner and any project to install a station must be submitted to Management for Board review.

OPEN FORUM

The Board opened the floor to participating homeowners for comments and/or questions.

EXECUTIVE SESSION

The Board recessed the open meeting at 8:30 p.m. to hold an Executive Session. All Board members present at the start of the meeting were still present as well as the Management team. Purpose of the Executive Session was to discuss violations.

ADJOURNMENT

There being no further business to discuss, the meeting was adjourned at 8:57 p.m.

Respectfully submitted,

Valerie Hecht
Reporting Secretary
Desktop Express, Inc.

Board Secretary / Date