

Coromandel Townhome Board of Directors meeting minutes: March 14, 2022

The meeting was called to order by President David Loughnane at 6:30 p.m. Board members present: David Loughnane, president; Philip Fine, vice president and secretary; Alan Polikoff, treasurer. A quorum was met. Mr. Loughnane encouraged residents to speak during the meeting.

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

Mr. Fine made a motion to approve the 1-12-2022 minutes, which was seconded by Mr. Loughnane. Mr. Polikoff requested minutes state that the President did not have authority to appoint more than one person to the Umbrella Board at this time. Mr. Loughnane disputed this assertion. This amendment was not put into the minutes. The minutes were approved as is by a 2 to 1 vote with Mr. Fine and Mr. Loughnane voting yes and Mr. Polikoff voting no.

Treasurer' s Report

Mr. Polikoff stated as of 2-28-22 the townhomes had \$24,708.81 cash on hand and \$335,159.02 in reserves. The townhomes expenses were under budget. That was the extent of the treasurer's report.

Financial and Budget Discussion

There was a discussion about having residents participate in the budgeting process. Some residents voiced their thoughts. No decision was arrived at regarding this issue.

There was no firm date to receive the preliminary financial compilation from the townhome accounting firm, Nyborg & Co.

Management Report

1. Tuckpointing & exterior repairs: Holton Brothers inspected the townhomes and reported a lot of tuckpointing work needs to be done. Competitive bids will be requested based on the large amount of work.

2. List of townhome periodic inspections: There was a discussion of pending inspections.

3. Roof issues: Roof inspections have taken place. Results of these inspections will be announced when received by management.

4. Jacuzzi/indoor pool issues: The work is progressing and will be completed soon.

5. Snow removal and landscaping updates: This year's Brightview snow removal bills are being audited. A landscaping walk-around the property is scheduled. A discussion occurred regarding the composition of the landscaping committee. Mr. Perna discussed what Brightview was going to do regarding landscaping. There was a discussion about the possibility of getting new bids from different companies for landscaping and snow removal. A discussion occurred about the value of townhome owners' input regarding landscaping.

6. Sidewalk replacement update: Not all the sidewalks were repaired last year because of the weather. That will be remedied this year. Also, a few new areas where problems were discovered will be repaired.

7. Xfinity bulk service was discussed. The cost would be approximately \$100.00 per unit. It did not seem to make sense to do this now.

8. Law firm discussion: Mr. Loughnane announced that the three board members will check around to potentially hire a new attorney for the Townhome Board.

9. Resident Discussion issues:

The placement of trash containers around Milford; window treatments.

Braeside portal; outdoor message boards; solar panels; communication with the Umbrella Board; and townhome rental policies. Mr. Loughnane stated the Village of Deerfield prevents rentals of less than 30 days.

Adjournment

Mr. Fine moved to adjourn, Mr Polikoff seconded the motion. It passed without opposition. The meeting was adjourned around 8:45 p.m.

Submitted by Phil Fine Secretary