

Coromandel Townhome Board of Directors meeting minutes: June 13, 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. Loughnane made a motion to approve the 3-14-2022 minutes, which was seconded by Mr. Polikoff. The minutes were approved as is by a unanimous vote with Mr. Fine, Mr. Polikoff and Mr. Loughnane voting yes.

### **Treasurer' s Report**

Mr. Polikoff stated as of 5-31-22 the townhomes had \$29510.27 cash on hand and \$343.442.73 in reserves. The townhomes expenses were under budget by \$3384.82. That was the extent of the treasurer's report.

### **Financial and Budget Discussion**

There was a discussion about having a five-year plan to look at expenses. No decision was arrived at regarding this issue,

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

### **Management Report**

1. Exterior cleaning proposals were deferred.
2. Window washing proposals were deferred
3. Roof vent repair proposal. Mr. Fine moved to approve the proposal of NIR for roof vent repair for \$10,775.00. This motion was seconded by Mr. Polikoff. The motion passed unanimously.

4. Tuckpointing proposal: Bids were to be gotten to fix all the buildings. No tuckpointing was to be done at this time.

5. The jacuzzi and pool status were updated.

6. Landscaping and bidding discussion occurred. Some residents were going to help the board evaluate landscaping and snow removal contracts,

7. Driveway crack filling and sealcoat were to be done in July for the townhomes

8. The ponds were aerated and are working well and the motor for the fountain on Waukegan Road has been ordered.

9. Paver repair was to begin this week.

10. Insurance renewal: Numerous brokers have been contacted and we should have good quotes for renewal insurance coverage for the townhomes which needs to be renewed by the end of August.

11. Mr. Fine moved to have the minute taking service, Desktop Express take over doing the minutes. Mr. Loughnane seconded the motion. The motion passed unanimously.

12. Preparation for the 2023 election was discussed. Also discussed in this regard was changing the ballot form and possibly allowing electronic voting. This issue will continue to be discussed at the next board meeting.

Law Firm Discussion: The townhome board had a discussion about having its own law firm.

Window Treatments: There was a motion by Mr. Loughnane to change the townhome window treatment. His motion stated, "That the Townhome board accept the proposed change to Townhome Declaration Article 8.07 dealing with "Window Treatment", as a basis for going forward to investigate and finalize a proposal on this subject for later consideration and approval by townhome owners. "The new language for 8.07 would be the use and covering of the interior surfaces of the glass windows and doors appurtenant to a Townhome shall at all times be white on the side visible from the outside of a Townhome. Mr. Fine seconded the motion. The motion passed unanimously.

9. Resident Discussion issues: Various issues such speeding cars, coyotes, solar panels, and email addresses were discussed.

### **Adjournment**

Mr. Polikoff moved to adjourn, Mr. Fine seconded the motion. The motion passed unanimously. The meeting was adjourned around 8:10 p.m.

Submitted by Phil Fine Secretary