



# COROMANDEL

Coromandel Community Associations

375 Kelburn Road

Deerfield, Illinois 60015

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

## Coromandel Umbrella Association

### Board of Directors' Meeting

May 23, 2022

The regular meeting of the Board of Directors of the Coromandel Umbrella Association was held on Monday, May 23, 2022 via Zoom.

Board Members Present:	Philip Fine
	Steven Katz
	Sylvia Dresser
	Howard Katz
	Frank Glickman
	Alan Polikoff
	Thomas Schmiedigen

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

Steven Perna, Property Manager, called the meeting to order at 6:34 pm. A quorum was present.

### **III. ELECTION OF OFFICERS & ASSIGNMENT OF SIGNERS**

Upon motion made, seconded, and unanimously carried, it was

**RESOLVED** to elect the slate of officers as follows:

Philip Fine	President	Frank Glickman	Director
Steven Katz	Vice President	Alan Polikoff	Director
Howard Katz	Treasurer	Thomas Schmiedigen	Director
Sylvia Dresser	Secretary		

It was unanimously decided to assign Howard Katz and Philip Fine to be the two authorized signers on each of the reserve accounts for the Umbrella Board.

#### **IV. APPROVAL OF MINUTES**

Upon motion made by Philip Fine, seconded by Alan Polikoff, with an abstention from Sylvia Dresser, unanimously carried, it was

**RESOLVED** to approve the minutes of the March 30, 2022, meeting of the Board of Director.

#### **V. TREASURER'S REPORT**

Steven Perna presented the Treasurer's report as Howard Katz was just elected the position of Treasurer. It was reported as of April 30, 2022, the cash reserves total was \$475,187.57, operating cash balance was \$152,568.25 and the total assets were \$660,953.43. The Association is still paying the snow bills from the 2021-2022 season and no landscaping bills for the 2022 season have been paid.

#### **VI. MANAGEMENT REPORT**

Steven Perna, Property Manager reported the following:

a) Landscape Updates & Proposals

Upon the motion made by Howard Katz, seconded by Steven Katz, and unanimously carried, it was

**RESOLVED** to approve the Brightview proposal to install woodchips at both playgrounds in the amount of \$1,300.00.

Upon the motion made by Frank Glickman, seconded by Steven Katz, with Alan Polikoff recusing himself from the vote due to the work taking place behind his residence, unanimously carried, it was

**RESOLVED** to approve the Brightview proposal to repair the retaining wall behind 405-411 Milford Rd on the East side of the berm, inspect all retaining walls and repair damages, if necessary, in the amount of \$2,108.00.

Upon the motion made by Howard Katz, seconded by Philip Fine, and unanimously carried, it was

**RESOLVED** to approve the Brightview proposal for the turf repair for areas throughout the Condos and Townhomes in the amount of \$13,219.00.

b) Stewardship Proposals/Discussion

Upon the motion made by Steven Katz, seconded by Howard Katz, and unanimously carried, it was

**RESOLVED** to approve the Pizzo & Associates, Ltd. proposal for Stewardship of the areas around the ponds contingent upon receiving the revised contract for a 1-year contract with four (4) visits, instead of five (5), with a contract price of \$7,920.00.

c) Sidewalk Concrete Repair/Replacement Update

All sidewalk replacements and repairs have been completed based on what was contracted in the Fall of 2021. M&J Paving Co. has put grass seed along the edges of the grass where sidewalks were initially torn up and turf was damaged.

d) Irrigation Update & Proposal

Upon the motion made by Sylvia Dresser, seconded by Steven Katz and unanimously carried, with a contingency based on being able to inspect areas of repairs to ensure the outlined items from the proposal are in fact broken/not working and are being repaired, and that the Association makes appropriate inquiries with an additional irrigation company to inspect the irrigation system and provide ideas for the 2023 season, it was

**RESOLVED** to approve the proposal from Ayala Irrigation for irrigation system repairs and start up costs with the amount of \$22,000.00.

e) Waukegan Rd. Fountain Motor Replacement

Upon the motion made by Sylvia Dresser, seconded by Alan Polikoff, and unanimously carried, it was

**RESOLVED** to approve the proposal from Ayala Irrigation to replace the motor in the fountain closest to Waukegan Road in the amount of \$4,475.00.

f) Northwest & Northeast Pond Aeration Replacements

Upon the motion made by Steven Katz, seconded by Alan Polikoff, and unanimously carried, it was

**RESOLVED** to approve two proposals provided by Environmental Technology to replace the aerators for the Northwest & Northeast ponds with a total amount of \$7,387.56.

The cost of the Northeast pond's aerator is \$3,784.73.  
The cost of the Northwest pond's aerator is \$3,602.83.

g) Pool Updates (Indoor, Outdoor & Jacuzzi)

The indoor pool and jacuzzi are both up and running and ready for use. The outdoor pool will be ready to open by Friday, May 27, 2022 for the 2022 Summer season.

h) Manor Home Core Testing Results & Proposals

Upon the motion made by Steven Katz, seconded by Alan Polikoff, unanimously carried, it was

**RESOLVED** to approve the proposal from M&J Paving Co. for crack sealing the pavement on each Manor Home cul-de-sac in the amount of \$1,555.00.

The cost for crack sealing of Amberley Lane is \$718.00.  
The cost for crack sealing of Taupo Lane is \$837.00.

i) Kaplan Pavers Update & Review for Approval

A proposal was provided to the Board of Directors for the removal and replacement of broken bricks with on-site brick to match. This area includes the front entrance, East drive area on Milford and West drive area in front of Clubhouse. This proposal was approved by the previous Board of Directors at the 3-30-2022 meeting for \$10,000.00.

j) Ring Road Proposals & Discussion

Two proposals were provided for the Board to review; both proposals were under \$200,000.00 and were provided from M&J Paving Co. and Kaplan Paving. Management is waiting for a third proposal and will provide it to the Board of Directors once it is received. This matter has been tabled until bids for the parking lots by the Condo buildings and driveway parking lots by the Townhomes have been added to the items provided for review.

k) Association Insurance Updates & Renewal Information

Upon the motion made by Frank Glickman, seconded by Steven Katz, and unanimously carried, it was

**RESOLVED** to approve renewing our insurance with American Family Insurance for 2022-2023 in the amount of \$13,560.49.

l) Minute Taking Service Discussion & Approval

Upon motion made Steven Katz, seconded by Sylvia Dresser, and unanimously carried, it was

**RESOLVED** to approve Desktop Express for the Umbrella Association's minute-taking service at \$150.00 for a 2-hour meeting with an additional charge of \$55.00/hour for any length of time more than 2 hours, billed in quarter-hour increments.

m) 2021 Financial Compilation Update/Discussion

The Association needs to update the signers on the reserve accounts to receive statements from three (3) reserve accounts before completing the compilation. This will be done as soon as the minutes designating the signers have been approved and the signers can visit each bank to update this information.

n) Deerfield Fire Department Request & Discussion

The Deerfield-Bannockburn Fire Department located on Waukegan Rd. has presented plans for landscape beautification for the berm between Milford Rd and the back of the fire house to management. Plans include, but are not limited to, the removal of remaining diseased/infested Austrian Pine trees and addition of various plantings such as hydrangeas and hostas. Since the beautification the Fire Department is doing benefits both the Fire Department and Coromandel, they are requesting, but not requiring, a donation of any amount towards this project. The Board of Directors has decided to table this matter until the next Umbrella meeting.

o) Clubhouse Party Room Discussion

With many residents inquiring about the party room and reservations, the Board discussed reopening the party room at the Clubhouse for private reservations. At this time, the Board has not made any decision to open the party room and will revisit this matter at the next Umbrella meeting.

p) North Parking Lot Shed Discussion

The shed/storage area in the North parking lot of the clubhouse has been significantly cleaned out, with only the brick pavers and a few hoses remaining. The Board suggested looking into pricing for the fence to be stained or painted as well as having a few evergreens, such as Arbor Vitae planted along the front and side to help alleviate any unsightly views from the street as well as the Condo buildings across the street.

VII. OPEN FORUM

Questions and answers were discussed among the residents and management.

VIII. EXECUTIVE SESSION

No Executive session was needed for this meeting.

IX. ADJOURNMENT:

After completion of all business at hand, upon a motion made by Steven Katz, seconded by Thomas Schmiedigen and unanimously carried, it was

**RESOLVED** to adjourn the Board of Directors' meeting at 8:32p.m.

**Next Umbrella Meeting:** Wednesday, June 29, 2022 at 6:30p.m. via Zoom.