

**COROMANDEL UMBRELLA CONDOMINIUM ASSOCIATION
MEETING OF BOARD OF DIRECTORS
July 28, 2022**

The regular meeting of the Board of Directors of the Coromandel Umbrella Condominium Association was held via video conference on Thursday, July 28, 2022 in accordance with the By-Laws.

Board Members Present: Philip Fine, President
Steven Katz, Vice President
Sylvia Dresser, Secretary
Howard Katz, Treasurer
Frank Glickman, Director
Alan Polikoff, Director

Board Members Absent: Thomas Schmiedigen, Director

Also Present: Steven Perna, Property Manager, Braeside Condo Mgt.
Morgan Smith, Assistant Property Manager
Alex, Sav-A-Tree Representative
Lisa Geniesse, Recording Secretary, Desktop Express Inc.
Homeowners

CALL TO ORDER

The meeting was called to order at 6:30 p.m. by Philip Fine, Board President.

ROLL CALL

Roll call was taken and a quorum of the Board was established.

APPROVAL OF THE MINUTES

The Board reviewed the minutes from the May 23, 2022 meeting.

Upon motion by Alan Polikoff, seconded by Frank Glickman and unanimously carried, the Board of Directors of Coromandel Umbrella Condominium Association

RESOLVED to approve the minutes from the May 23, 2022 meeting as presented.

Upon motion by Sylvia Dresser, seconded by Alan Polikoff and with 2 yeas, 3 nays and 1 abstention, the motion to destroy recording tapes from past Board meetings failed.

TREASURER'S REPORT

Treasurer, Howard Katz reported that as of July 28, 2022, the total operating budget is \$80,271, the total reserve account is \$464,856 and total expenses are \$94,447. The financials are over budget by a total of \$15,139 with the majority of that being landscaping and pool repairs.

MANAGEMENT REPORT

The discussion of the Ring Road and Parking Lot replacement was tabled for future discussion.

Manor Home & Townhome Crack Filling & Sealcoating

Upon motion by Philip Fine, seconded by Steven Katz and carried with a vote of 4-1-1, the Board of Directors of Coromandel Umbrella Condominium Association

RESOLVED to approve sealcoating of the townhomes in the amount of \$13,791.

Upon motion by Steven Katz, seconded by Philip Fine and carried with a vote of 3-2-1, the Board of Directors of Coromandel Umbrella Condominium Association

RESOLVED to approve sealcoating of the manor homes in the amount of \$3,787.

Landscape Proposals

A motion was made by Philip Fine and seconded by Sylvia Dresser to install new plantings around manor home circles in the amount of \$4,995. With 2 yeas, 4 nays and 1 abstention the motion failed.

Upon motion by Philip Fine, seconded by Steven Katz and carried with a vote of 5-1-0, the Board of Directors of Coromandel Umbrella Condominium Association

RESOLVED to approve installation of ground cover in the Amberly center island in the amount of \$750.

Upon motion by Philip Fine, seconded by Howard Katz and unanimously carried, the Board of Directors of Coromandel Umbrella Condominium Association

RESOLVED to approve installation of bushes at 448 Amberly in the amount of \$750.

Upon motion by Frank Glickman, seconded by Howard Katz and unanimously carried, the Board of Directors of Coromandel Umbrella Condominium Association

RESOLVED to approve the additional landscaping proposals in the amount of \$21,082.

UPDATES & DISCUSSION

Tree Care Proposal Discussion – Alex from Sav-A-Tree discussed healthcare proposals for the community. The Board asked Management to get one or two other bids for the tree care in the next two weeks. A special meeting will be called to consider these proposals.

Irrigation System – There were three (3) huge breaks over the weekend and they were fixed. Repairing these breaks did bring the Board over budget.

2021 Financial Compilation – Waiting for one other reserve change over before auditor can finish the paperwork.

Landscape Committee – Barry Cherney reported that all procedures have been updated.

Waukegan Rd. Fountain Motor Replacement and York Rd. Fountain Motor Repair – The Waukegan fountain motor was replaced. Waiting for parts for the York fountain motor repair.

Northwest & Northeast Pond Aeration – Aeration is working well.

Clubhouse Amenities (pool & Jacuzzi) – Platinum Pools is working out well and there have not been any issues during the weekends.

Pavers – Completed on Ring Road. Incomplete at Condo due to the roofing project. Once the roofing replacement is completed, paver replacement will be completed.

Landscaping (updates on new landscape proposals) – Management has been working on getting at least three (3) proposals for the Board to review.

North Parking Lot Shed – Cleaned and painted.

Long Term Planning – Management sent the most recent reserve study to the Board from 2019 to review for some long-term planning.

Election – the meeting will be in November 2022. Management will work on replacing proxies with ballots.

OPEN FORUM

The Board opened the meeting for homeowner comments and/or concerns.

ADJOURNMENT

Upon motion by Phil Fine, seconded by Howard Katz and unanimously carried, the Board of Directors of Coromandel Condominium Association

RESOLVED to adjourn the meeting at 8:38 p.m.

Respectfully submitted,

Lisa Geniesse
Reporting Secretary
Desktop Express, Inc.

Board Secretary / Date