

**COROMANDEL UMBRELLA CONDOMINIUM ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
October 26, 2022**

A meeting of the Board of Directors of the Coromandel Umbrella Condominium Association was held via video conference on Wednesday, October 26, 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
Thomas Schmiedigen, Director

Also Present: Steven Perna, Property Manager, Braeside Condo Mgt.
Morgan Smith, Assistant Property Manager
Lisa Geniesse, Recording Secretary, Desktop Express Homeowners

CALL TO ORDER

President Philip Fine called the open meeting to order at 6:31 p.m. Roll call was taken as noted above and a quorum was present.

APPROVAL OF MINUTES

The Board reviewed the minutes from the September 28, 2022 meeting and October 7, 2022 special meeting.

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

RESOLVED to approve the minutes from the September 28, 2022 meeting and the October 7, 2022 special meeting as presented.

TREASURER'S REPORT

Howard Katz reported that as of September 30, 2022, the total amount in the Operating account was \$44,293, there was a Reserves total of \$423,171 and the total Expenses were \$85,556.

2021 Final Financial Compilation – The Board reviewed the compilation.

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

RESOLVED to approve the 2021 Final Financial Compilation as presented.

MANAGEMENT REPORT

Landscape/Snow Removal Contract – The Board discussed the updated landscape/snow removal contract for 2023 onwards and asked Management to send the contract to the attorney for review.

2023 Pizzo Contract

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

RESOLVED to table this item for the next meeting.

Environmental Technologies 2023 Contract

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

RESOLVED to table this item for the next meeting.

Front Entrance Camera Proposal

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

RESOLVED to table this item for the next meeting.

Clubhouse and Party Room – The Board discussed the possibility of opening the clubhouse and party room. Management will look into buying air purifiers for the clubhouse.

Upon motion by Steven Katz, seconded by Howard Katz and carried with a vote of 6-1-0, the Board of Directors of the Coromandel Umbrella Condominium Association

RESOLVED to approve opening the clubhouse to all homeowners regardless of COVID vaccination status.

Winter décor for the Condominium Entrances

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

RESOLVED to approve the Brightview proposal in the amount of \$4,395 for winter décor to be installed at front entryways.

Front Entrance Winter décor

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

RESOLVED to approve the Brightview proposal in the amount of \$1,840 for front entrance winter décor.

Proposed Shake Shack

The Planning Commission of the Village of Deerfield is having a meeting to discuss the proposal construction of a Shake Shack restaurant at the site of a former sit-down restaurant on Waukegan Road. Coromandel residents are encouraged to send a comment to the Planning Commission and/or to attend the Public Hearing on October 27. Management will contact our attorneys to request that someone attend that hearing to represent the community.

OPEN FORUM

The Board opened the meeting to homeowners for questions and/or concerns.

ADJOURNMENT

Upon motion by Phil Fine, seconded by Thomas Schmiedigen and unanimously carried, the Board of Directors of the Coromandel Umbrella Condominium Association

RESOLVED to adjourn the meeting at 8:22 p.m.

Respectfully submitted,

Lisa Gentesse
Recording Secretary
Desktop Express, Inc.

Board Secretary / Date