

**COROMANDEL UMBRELLA ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
January 31, 2023**

A meeting of the Board of Directors of the Coromandel Umbrella Association was held via video conference on Tuesday, January 31, 2023 in accordance with the By-Laws.

Board Members Present: Philip Fine, President
Sylvia Dresser, Secretary
Howard Katz, Treasurer
Frank Glickman, Vice President
Thomas Schmiedigen, Director
Barry Cherney, Director

Board Members Absent: Steven Katz, 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 6:30 p.m. Roll call was taken as noted above and a quorum was present.

APPROVAL OF MINUTES

The minutes from the October 26, 2022 meeting were reviewed.

Upon motion made by Howard Katz, seconded by Barry Cherney and unanimously carried, the Board of Directors of the Coromandel Umbrella Association

RESOLVED to approve the minutes from the October 26, 2022 meeting as amended to remove 'Condominium' from the Association name.

TREASURER'S REPORT

Treasurer, Howard Katz reported that as of December 31, 2022, there was a total Operating Account balance of \$33,192.74, total Reserves of \$435,011.48 and total Expenses of \$23,421 with the Association under budget by \$43,000. This is due to lack of snow fall.

2022 Audit & Compilation – The Board discussed the proposal from Cantey & Associates.

Upon motion unanimously carried, the Board of Directors of the Coromandel Umbrella Association

RESOLVED to approve the Cantey & Associates proposal for the 2022 compilation audit and tax return at a cost not to exceed \$4,000 contingent on Nyborg cancellation.

MANAGEMENT REPORT

Landscape/Snow Removal Contract

Upon motion made by Barry Cherney, seconded by Howard Katz and unanimously carried, the Board of Directors of the Coromandel Umbrella Association

RESOLVED to approve the Brightview contract as presented with the updated rider.

Dormant Pruning Proposal

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

RESOLVED to approve Manor Home and Townhome pruning in the amount of \$22,209.12.

2023 Pizzo Contract

Upon motion made by Howard Katz, seconded by Thomas Schmiedigen and unanimously carried, the Board of Directors of the Coromandel Umbrella Association

RESOLVED to approve the Pizzo contract in the amount of \$7,930.

Environmental Technologies 2023 Contract

Upon motion made by Barry Cherney, seconded by Howard Katz and unanimously carried, the Board of Directors of the Coromandel Umbrella Association

RESOLVED to approve the Environmental Technologies 2023 contract with the following recommendations:

- Five Month maintenance program at \$2,165 a month.
- Spring install of compressors \$120
- Fall removal of compressors \$120
- Algae treatments for \$432/month
- Waste and Sludge reducer for \$512/month

GENERAL DISCUSSION

Clubhouse & Party Room – The Board discussed opening the clubhouse and party room for homeowners. Management is going to reach out for the cost of clean-up and send the information to the Board for review.

Entrance Lights Discussion – Management reported that the majority of owners love the lights on the trees and asked the Board how long the lights should be left up. The Board mentioned keeping it up until the next Board meeting to discuss further.

Shake Shack Updates – Management updated the Board on the status of the Shake Shack project.

Waukegan Road Privacy Bushes – Frank Glickman gave an update on the privacy bushes and status with Brightview.

Ring Road/Sidewalk/Clubhouse Entry – Management reported that they are waiting for updated proposals for the concrete and wrought iron fence replacement that will be presented at the next meeting in March 2023.

Unit Remodeling Procedure – Management updated the Board that any remodeling work needs to request a permit from the Village and display the permit, or present a letter from the Village that no permit is needed. Management will be sending an email blast out to homeowners with this reminder.

OPEN FORUM

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

ADJOURNMENT

Upon motion by Howard Katz, seconded by Barry Cherney and unanimously carried, the Board of Directors of the Coromandel Umbrella Association

RESOLVED to adjourn the meeting at 7:27 p.m.

Respectfully submitted,

Lisa Geniesse
Recording Secretary
Desktop Express, Inc.

Board Secretary / Date