

**COROMANDEL CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS MEETING  
March 21, 2023**

A meeting of the Board of Directors of the Coromandel Condominium Association was held via video conference on Tuesday, March 21, 2023 in accordance with the By-Laws.

**Board Members Present:** Howard Katz, President  
Frank Glickman, Vice President  
Thomas Schmiedigen, Treasurer  
Sylvia Dresser, Secretary  
David Buffen, Director

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

**CALL TO ORDER**

The meeting was called 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 January 24, 2022 meeting.

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

**RESOLVED** to approve the minutes from the January 24, 2022 meeting as presented.

The Board discussed having Desktop Express, Inc. send meeting minutes to the Board Secretary for review once the minutes are drafted. Once the Secretary views the minutes and makes any needed clarifications, the minutes will be shared via email to board members for their viewing and initial approval. Formal approval of the minutes will take place at the next official Board meeting, and the minutes will then be posted on the Coromandel website. The link to the recordings of the meetings may be requested by homeowners, in writing, after the meetings. The recordings are deleted 90 days after the meeting.

**TREASURER'S REPORT**

Treasurer, Thomas Schmiedigen reported that as of February 28, 2023, there were cash reserves of \$3,582,775.84. In January, the input to reserve income totaled \$60,531.49 which came from 32% of the HOA as per the decisions made by the Board, the special assessment income of \$21,762 and interest income of \$7,519 were part of that total.

In February, Reserve expenses were a total of \$33,433.87 of which \$15,792.56 went to payment of the bank loan, roof protect of \$1,890.24, and parking garage improvements of \$3,693.00. The Net Reserve income increased Reserves by \$27,097.00.

Financial Audit – Cantey will have the report ready by April 2023.

## **MANAGEMENT REPORT**

Roof Project Updates – ProTech has resumed with the 411/412 building, vacuuming up the stones, which should only last a couple days. The week of March 27, 2023, ProTech will start the roofing replacement on the 411/412 building.

RCL Garage Water Penetration Project – Frank Glickman reported that he met with Maggie and the representative from the company that supplies the materials via zoom. The drawings for the perimeter of Garage #1 (buildings 431-442) have been provided. To proceed, the company would have to trench down ten feet to get to the base of the garage. The Umbrella Board and Condo Board will need to approve the use of the vacant area near the tennis court as a holding area for the dirt that will be removed and then later replaced around the buildings.

381 Elevator Traveling Cable Replacement Updates – Management is waiting to receive an update from the vendor to replace the traveling cable for the 381 elevator.

Elevator Kick Plates/Flooring – Kick plates came in last week and are being installed in the elevators. Maintenance staff are busy replacing 60 emergency lights right now.

Decs & By-Laws Discussion – Frank Glickman reported that Mr. Kim will record the approved Illinois Condominium Act changes to the Decs and By-Laws with Lake County.

Interior Painting – Management presented the Board with four (4) proposals for painting all building interiors. The Board and Management decided to table this project until other pending projects are complete.

Front Entry Way Beams Discussion – Management spoke with DiVinci to come out and repair the front entryway beams at the 412 building for around \$1,500 to see what their repairs look like. The Board unanimously approved without a motion made. A motion will be made in the future for the work that will need to be completed for the repair of the remaining entry way beams.

Storage Locker/Bike Room Audits – Management put together the audit paperwork for the storage locker/bike rooms to send to homeowners to update their information.

## **GENERAL DISCUSSION**

Fire Alarm/Sprinkler/Electrical Management Inspections – The insurance company has requested some inspections. The sprinkler inspections were completed March 20/21, 2023. The fire alarm inspections started as of Monday, March 20, 2023. Management will follow up with Justin, the inspector, for the update on the electrical management inspections.

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

**RESOLVED** to approve Contact proposal to install new HVAC system monitors for buildings 351, 352, 361, 362 and 402 in the amount of \$32,885.

Elevator Carpet/Mat Replacements – Management presented the Board with a proposal to replace elevator mats. After discussion, Management will investigate the carpet/mat option per the Boards request.

2023 Window Replacements – Management is waiting for Lakeside Glass to send a proposal for window replacements.

### **HOMEOWNER FORUM**

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

### **ADJOURNMENT**

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

**RESOLVED** to adjourn the open meeting at 8:03 p.m. with no further business to discuss.

Respectfully submitted,

*Lisa Geniesse*  
Recording Secretary  
Desktop Express, Inc.

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Board Secretary / Date