

**COROMANDEL UMBRELLA ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
June 6, 2023**

A continuation of the May 30, 2023 meeting of the Board of Directors of the Coromandel Umbrella Association was held via video conference on Tuesday, June 6, 2023 in accordance with the By-Laws.

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

MANAGEMENT REPORT

Money Transfer

Upon motion made by Thomas Schmiedigen, seconded by Stuart Packer and carried with a 6-1-0 vote, the Board of Directors of the Coromandel Umbrella Association

RESOLVED to approve transferring \$50,000 to Reserves Road Project from Operating Snow Removal and a monthly transfer of \$8,333 every month for the rest of the year for a total of \$100,000.

Full Property Landscape Proposals

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 removing poles from the volleyball/basketball courts and finishing demolition at a later date to be determined. Cost not to exceed \$8,000.

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 Waukegan privacy area in the amount of \$5,870.

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

RESOLVED to approve Manor Home area work in the amount of \$10,735.

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

RESOLVED to approve Townhome area work in the amount of \$16,441.

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

RESOLVED to approve Condo area work in the amount of \$24,680.

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

RESOLVED to approve installation of timbers in the amount of \$2,700.

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 installation of pavers in worn out areas of grass in the amount of \$5,200.

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

RESOLVED to approve stump grinding in the amount of \$1,530.

Entryway Upgrades – Management is waiting for proposals to be received.

Manor Home Tax Re-Assessment Proposal

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

RESOLVED to approve Mayster & Chaimson for tax re-assessment.

Property Entrance Camera – Management updated the Board that the entryway camera is up and running.

Insurance Renewal

Upon motion made by Philip Fine, seconded by Stuart Packer and unanimously carried, the Board of Directors of the Coromandel Umbrella Association

RESOLVED to approve American Family insurance renewal.

Decs and By-Laws Update –

motion made by Frank Glickman, seconded by Barry Cherney and carried with a 6-0-1 vote, the Board of Directors of the Coromandel Umbrella Association

RESOLVED to approve the updated Decs and By-Laws from the association attorney.

Fitness Room Equipment

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

RESOLVED to approve the new fitness equipment in the amount of \$16,505.60.

Outdoor Pool Heater Replacement Proposal – Management has asked the vendor for warranty information as well as reaching out for two other proposals.

OPEN FORUM

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

ADJOURNMENT

Upon motion by Stuart Packer, seconded by Thomas Schmiedigen and unanimously carried, the Board of Directors of the Coromandel Umbrella Association

RESOLVED to adjourn the meeting at 8:07 p.m.

Respectfully submitted,

Lisa Geniesse
Recording Secretary
Desktop Express, Inc.

Board Secretary / Date