

**COROMANDEL TOWNHOME ASSOCIATION
BOARD OF DIRECTORS MEETING
May 14, 2024**

A meeting of the Board of Directors of the Coromandel Townhome Association was held via video conference on Tuesday, May 14, 2024, in accordance with the By-Laws.

Board Members Present: Barry Cherney, President
Philip Fine, Treasurer
Richard Lauter, Secretary

Also Present: Steven Perna, Property Manager, Braeside Community Mgmt.
Morgan Rae Smith, Asst. Property Manager, Braeside Community Mgmt.

CALL TO ORDER

President, Barry Cherney, called the meeting to order at 6:30 p.m. Roll call was taken as noted above and a quorum was present.

APPROVAL OF MINUTES

The Board reviewed the January 16, 2024 meeting minutes.

Upon motion made by Philip Fine, seconded by Richard Lauter and unanimously carried, the Board of Directors of the Coromandel Townhome Association

RESOLVED to approve the January 16, 2024 Townhome Board meeting minutes.

PRESIDENT'S REPORT

President, Barry Cherney, welcomed all to the meeting. He said that the community is looking great and the grass is looking greener than ever. He provided an update about the paver project on ring road. The ant/wasp spray will be done on Friday. Barry provided an update on the parking areas within the Townhome pods and stated that they are for townhome residents and their guests, not Condo or Manor homeowners. Residents can also park on the street during the day but not overnight.

TREASURER'S REPORT

Treasurer, Philip Fine, reported that as of April 30, 2024, the total cash in operating is approximately \$56,000 and approximately \$170,000 in reserves. Overall, the Association is in good shape as most major projects were completed last year.

MANAGEMENT REPORT

2023 Draft Financial Compilation

The Draft Financial Compilation has been provided by Cantey Associates.

Upon motion by Richard Lauter, seconded by Philip Fine and unanimously carried, the Board of Directors of Coromandel Townhome Association

RESOLVED to approve the 2023 draft financial compilation as presented by Cantey Associates.

Window Washing

Three proposals for window washing were submitted to the Board for review: Pane Bros, Progressive Window Cleaning Inc and Sparkle Window and Gutter Cleaning. It was noted that Pane Bros has serviced the Townhome Association for the last several years and residents have been pleased with their work.

Upon motion by Philip Fine, seconded by Richard Lauter and unanimously carried, the Board of Directors of Coromandel Townhome Association

RESOLVED to approve the window washing proposal from Pane Bro. for the dollar amount not to exceed \$5,360.00.

Exterior Appearance (Rental Units) (Unit Screens)

A letter was presented by Management to be sent to the Townhome owners regarding exterior repairs. The Board approved the letter as presented to be sent out to all owners.

Landscape Items (TH entryway areas)

The landscape walk for the Townhomes is scheduled for Wednesday, May 22 with Brightview, weather permitting. Townhome entryway areas will be looked at for warranty items and minimal additions. After review and per Umbrella approval, some items may be Umbrella responsibility.

Waukegan Road Construction

The construction on Waukegan Road is expected to continue through September. The work will be done from Lake Cook through Half Day Rd. The grass on the berm that has been torn up will be replaced.

Ring Road Updates

Pavers at the entrance and in front of the clubhouse will be removed and asphalt will be put in its place towards the end of June. The Ring Road Committee vetted various engineers and chose Spies and Associates.

RESIDENT OPEN FORUM

The Board opened the meeting for homeowner comments and/or concerns at 6:47 p.m.

EXECUTIVE SESSION

An executive session was not needed for the Townhome Board of Directors.

ADJOURNMENT

Upon motion by Philip Fine, seconded by Barry Cherney and unanimously carried, the Board of Directors of Coromandel Townhome Association

RESOLVED to adjourn the meeting at 7:28 p.m.

The next Townhome Board of Directors meeting is scheduled for Tuesday, July 16, 2024 at 6:30pm.

Respectfully submitted,

Board Secretary / Date