

**COROMANDEL CONDOMINIUM ASSOCIATION  
SPECIAL BOARD OF DIRECTORS MEETING  
March 8, 2022**

A special meeting of the Board of Directors of the Coromandel Condominium Association was held via video conference on Tuesday, March 8, 2022 in accordance with the By-Laws.

**Board Members Present:** Ed Mendelson, President  
Laura Gerber, Vice President  
Thomas Schmiedigen, Treasurer  
Stefanie Naglebach, Director  
Frank Glickman, Director

**Also Present:** Steven Perna, Property Manager, Braeside Condo Mgt.  
Morgan Smith, Assistant Property Manager  
Maggie Pinkous, RCL  
Homeowners

**CALL TO ORDER**

The special meeting was called to order at 6:30 p.m. Roll call was taken as noted above and a quorum present. It was noted the purpose of tonight's meeting was to discuss and make a determination on the roof project.

**ROOF PROJECT**

Maggie Pinkous with RCL Engineering was introduced. Ms. Pinkous explained that seven (7) contractors were interviewed, four (4) bids received of which three (3) final contractors were chosen and interviewed.

It is the consensus of the Board to approve Pro-Tech Roofing for the following reasons:

- They were the lowest bidder
- They have material available now
- Committed to an April 1, 2022 start date; weather contingent
- Bid includes 2" of thermal insulation on top of the existing insulation
- Removal and reinstallation of the HVAC units is included
- The HVAC units will be tested prior to being disconnected to verify they are working
- The new membrane will be secured by 2-2½" rock (ballast) on top to keep the membrane weighted down
- Cost of materials is locked in
- Worst building will be done first
- Estimated 5-10 days per building, contingent on weather
- Hope to complete the project this year
- Projected cost is between \$2.6 and \$3.0 million.

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

**RESOLVED** to approve moving forward with the Pro-Tech Roofing contract for the roofing project.

**HOMEOWNER FORUM**

The meeting was opened to owners participating to address questions they had on the project.

**ADJOURNMENT**

There being no further business to discuss, the meeting was adjourned at 8:57 p.m.

Respectfully submitted,

Robin Pelsis  
Reporting Secretary  
Desktop Express, Inc.

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Board Secretary / Date