

Coromandel Umbrella Association
Regular Meeting 3-30-22

The regular meeting of the Board of Directors of the Coromandel Umbrella Association was held on Wednesday, March 30, 2022 via Zoom.

Board Members Present:

Laura Gerber, President
Ed Mendelson, Vice President
Thomas Schmiedigen, Treasurer
Philip Fine, Secretary,
Alan Polikoff, Director

Board Members absent: Steve Katz
One Board member's spot is vacant

Also Present: Steven Perna, Property Manager, Braeside Condo Management, and Morgan Rae Smith Assistant Property Manager

I. Call to order

Laura Gerber, President, called the meeting to order at 6:30 pm. A quorum was present.

II. Approval of Board Minutes of 1-32-2022 and 2-18-2022

Corrections to the minutes were made as follows: All officers should be designated in the 1-31-2022 minutes and 2-18-2021 minutes, and Braeside should be known as Braeside Community Management. Motion to Approve both sets of minutes with corrections was made by Mr. Mendelson and seconded by Mr. Schmiedigen. The motion passed unanimously.

III, Treasurer's Report

Expenses went up due to snow removal. Reserves have increased and the reserves are stable. Snow removal will be cost about \$ 200,000. per year.

II. Management Report

a 2021 Financial Compilation Official

Motion to approve a 3-year contract with NYBORG & CO. to do the financial compilation for the umbrella board was moved by Mr. Polikoff and seconded by Mr. Mendelson for \$3000.00 per year. The motion passed four to 1 with Mr. Fine voting against it.

b. Sidewalk Concrete Repair/Replacements

Some work was started last year but the weather turned bad and not all the work could be done. The contractor was paid \$20,000. for work done. Over the winter more work was needed to be done. New items had been added. M& J Asphalt Paving Co. 's new proposal to do the old work and new work is for \$34987.00. This includes the \$11000.00 for repairs already approved. A motion was made by Mr. Fine to approve the proposal of M& J Asphalt Paving Co. for \$34987.00 contingent upon that company providing satisfactory emails that this proposal include the \$11000.00 for work previously authorized but not yet done. The Motion was seconded by Mr. Mendelson. The Motion passed unanimously.

c. Clubhouse Stairway Entrance Replacement

A discussion took place about repairing railings to the Clubhouse entrance including doing away with the front stairs. There was a discussion regarding getting estimates to replace the front steps. Mr. Perna was going to get estimates regarding these railings and doing away with the steps in front of the building.

d. Ring Road Paver Replacements

There were 2 bids regarding replacing the Ring Road pavers. Kaplan Paving appeared to be the more reasonable bid. A discussion occurred about fixing up Ring Road and about doing away with the pavers. A community survey regarding pavers will be prepared and the board would discuss the issue later.

e. Irrigation Engineering Proposal & Ayala Proposal.

There was a discussion about water main breaks and how tough it is to get engineering studies to study irrigation problems. Mr. Perna was still going to continue to try to get engineering reports.

f. Manor Home Sign Proposals

A discussion occurred regarding signs for the manor homes and possibly getting signs for the entire property. Bids will be gotten regarding signage for the entire property. A Survey on signage, pavers and the front steps will be sent out.

g. Manor Home Core Testing Proposals

The manor homes have a problem with the asphalt getting waterlogged. Motion by Mr. Fine to approve the Midland Standard proposal for \$2620 to study core samples. Mr. Polikoff seconded this motion. The Motion passed unanimously. This proposal will help diagnose problems the manor homes are having with the asphalt.

h. Landscape/ Snow Removal Updates

The Spring walk was put off by weather.

i. Window treatment Survey Update

A survey was done. Too many people currently were against changing the window treatment in the survey.

J. jacuzzi Repairs Update The jacuzzi is almost fully repaired and the indoor pool should be opened the following week.

k. Clubhouse Party Room Discussion

A discussion was had about opening the clubhouse party room for parties.

June 1 was discussed as a start date to open this room. However, this issue should come up at the next Board Meeting in May and health considerations can be evaluated at this time. Vaccination would be a pre-requisite to use the room. No decisions were made to open the room on that date. Pricing on a new tv and ping pong table for use in the clubhouse were also discussed.

L. North Parking Lot Shed Discussion

There were complaints about the messy area in the north Shed. Brightview will clean up their equipment in that area. This will be discussed at the next Board meeting.

M. February 2022 Financials

This was previously discussed **earlier in the agenda in the Treasurer's report.**

N. Homeowners' forum

Various issues were discussed by homeowners. One issue that **was brought up was to alternate the placement of swans on the ponds,**

O. Resignations

Mr. Schmiedigen resigned as Treasurer of the Umbrella Board and as a board member effective at the end of this meeting.

Mr. Mendelson resigned as Vice President of the Umbrella Board and as a board member effective at the end of this meeting.

Ms. Gerber resigned as President of the Umbrella Board and as a board member effective at the end of this meeting

IV. Adjournment

The meeting was adjourned by motion of Mr. Mendelson with a second by Mr. Schmiedigen. The motion passed unanimously. The meeting was adjourned around 8:38 p.m.

Submitted by Philip Fine Secretary