

**COROMANDEL CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
June 8, 2022**

A meeting of the Board of Directors of the Coromandel Condominium Association was held via video conference on Tuesday, June 8, 2022 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 Mgmt.
Morgan Rae Smith, Assistant Property Manager, Braeside Condo Mgmt.
Valerie Hecht, Recording Secretary, Desktop Express
Homeowners

CALL TO ORDER

President Howard Katz 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 March 21, 2022 meeting minutes.

Upon motion by Thomas Schmiedigen, seconded by Sylvia Dresser and unanimously carried, the Board of Directors of the Coromandel Condominium Association

RESOLVED to approve the March 21, 2022 meeting minutes as presented.

The Board reviewed the May 11, 2022 Special Meeting minutes. The percentage of owners participating and the length of terms for the two (2) new Board members were corrected.

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

RESOLVED to approve the May 11, 2022 Special Meeting minutes as corrected.

TREASURER'S REPORT

Treasurer Thomas Schmiedigen reported that for the month of April, there were cash reserves of \$2,900,765 and every month the Association adds more than \$30,000 to the Reserves. In April Reserve expenses were kept at a minimum of \$21,570, of which \$19,064 was for roof repairs and \$2,500 for elevator issues. Treasurer Schmiedigen further advised that in April the Operating expenses were \$105,524 and he provided a summary of those charges. Questions were asked and discussed regarding the accrued accounts payables. Management offered to schedule a meeting with Amy Gale, head of Braeside accounting.

The 2021 Audit is awaiting the finalization of the signature cards. President Katz advised that these will be ready on Friday, June 10th.

MANAGEMENT REPORT

Roof Project – Management updated the Board on the roofing project covering which buildings will be done next and how the work and staging will effect the parking areas.

Association Insurance – Management advised that they would have updated renewal proposals soon and provide them to the Board. Sylvia Dresser asked Management for a record of claims filed against the Association.

2022 Window Replacements – RFPs were sent to three (3) suppliers and Management has received two (2) responses. Management will obtain clarification on why the two (2) responses have different window sizes quoted. Further discussion was tabled until this is clarified.

371 Garage Door Replacement

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

RESOLVED to approve the Raynor Door Company proposal for replacement of the 371-garage door at a cost of \$10,724.00.

RCL Garage Moisture Proposal – The study cost is \$12,200; the Board requested an estimate of what the entire project will cost.

Power Washing Proposals – The Board reviewed the three (3) proposals for power washing of patios.

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

RESOLVE to approve the National Soft Wash proposal for power washing of patios at a cost of \$9,000.00.

Painting of Garbage Rooms – Tabled.

Window Washing – Tabled.

Rodding of Main Drain – The Board reviewed two (2) proposals and directed Management to ask MC Plumbing for a more competitive quote.

Fire Alarm System Replacements – The Board reviewed two (2) proposals.

Upon motion by David Buffen, seconded by Howard Katz and unanimously carried, the Board of Directors of the Coromandel Condominium Association

RESOLVED to approve the Contact proposal for replacement of the fire alarm system at a cost of \$24,500.00.

GENERAL DISCUSSION/UPDATES

RTU Updates – Management updated the Board on the status of the roof top air conditioning units project.

Landscape & Pavers – The entryway landscaping is looking better and the ground cover filling in. The paver repairs will start soon, and Management will eblast everyone with the details.

Tuckpointing & Balcony/Patio Repairs – This project is delayed due to material issues. If anyone has loose boards, they should contact the Management office for repairs. Tuckpointing was approved on some buildings four (4) months ago.

Elevator & Common Area Carpet Cleaning – Awaiting proposal from Cleaning Fanatics.

Clubhouse/Pool/Jacuzzi – Everything is working. Platinum Pool manages all for \$150.00/week.

Shed north of the clubhouse – Has been all cleaned out and painting has been completed.

OPEN FORUM

The Board opened the floor to participating homeowners for comments and/or questions.

EXECUTIVE SESSION

The Board recessed the open meeting at 8:47 p.m. to hold an Executive Session. All Board members present at the start of the meeting were still present as well as the Management team. Purpose of the Executive Session was to discuss personnel issues.

ADJOURNMENT

There being no further business to discuss, the meeting was adjourned at 9:20 pm.

Respectfully submitted,

Valerie Hecht
Reporting Secretary
Desktop Express, Inc.

Board Secretary / Date