

**COROMANDEL TOWNHOME ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
August 8, 2022**

The regular meeting of the Board of Directors of the Coromandel Townhome Association was held via video conference on Monday, August 8, 2022 in accordance with the By-Laws.

Board Members Present: David Loughnane, President
Philip Fine, Vice President / Secretary
Alan Polikoff, Treasurer

Also Present: Steven Perna, Property Manager, Braeside Condo Mgt.
Morgan Smith, Assistant Property Manager
Lisa Geniesse, Recording Secretary, Desktop Express INC
Homeowners

CALL TO ORDER

The meeting was called to order at 6:30 p.m. by David Loughnane, Board President.

ROLL CALL

Roll call was taken and a quorum of the Board was established.

APPROVAL OF THE MINUTES

The Board reviewed the minutes from the June 13, 2022 meeting.

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

RESOLVED to approve the minutes from the June 13, 2022 meeting as presented.

TREASURER'S REPORT

Treasurer, Alan Polikoff reported that as of June 30, 2022, the total amount in the Operating account is \$25,024.19, the total Reserves account is \$346,109.38 and the total Expense amount was under budget at \$2,005.15.

Final 2021 Financial Compilation – Completed. The Board discussed the compilation.

Reserve Study Proposals – The Board discussed having another reserve study completed in 2023 and reviewed three (3) proposals.

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

RESOLVED to approve to discuss further at the next meeting.

MANAGEMENT REPORT

The management report was reviewed as presented.

UPDATES & DISCUSSION

Window Washing Discussion – The Board discussed options for window washing.

Townhome Exterminating Discussion – Management and the Board discussed spraying for wasps in 2023 and encouraged residents to contact Management if they see any signs of hives.

Roof Vent Repair Updates – The roof contractor has started installing the roof vents and all should be completed soon pending weather.

Insurance Renewal – Expires August 16, 2022. Management received two (2) proposals for the Board to review. The Board discussed meeting with the two (2) companies to ask questions about the policies.

Tuckpointing Proposals/Discussion – Management wants to set up a meeting with the companies that sent in proposals with the Board to discuss questions.

Driveway Crack Filling/Sealcoating Proposals – The Board discussed options for crack filling/sealcoating. The Board decided to proceed with crack filling before sealcoating the driveways.

Xfinity/Comcast Agreement Update – Management updated the Board with revenue share.

Upon motion by David Loughnane, seconded by Alan Polikoff and unanimously carried, the Board of Directors of Coromandel Townhome Association

RESOLVED to approve the updated revenue share with Xfinity that expires in November 2023.

Inspection Report Updates – the roof inspections will be done in spring 2023.

BOARD REPORT & DISCUSSION

Window Treatments – David updated the Board about the window treatments. The proposal that was put together was acceptable and the law firm stated the Board should send out a proxy vote. An attorney needs to finalize the verbiage of the proxy.

Law Firm – David met with one law firm and tried to meet with the other law firm. David did receive some free advice for the window treatment vote which is stated above.

Management – David requested that homeowners give all honest feedback, good and bad when it comes to Management.

Landscaping – David reported that there have been some issues with Brightview and some homeowners brought up looking into other vendors for landscaping.

OPEN FORUM

The Board opened the meeting for homeowner comments and /or concerns.

EXECUTIVE SESSION

The open meeting was recessed at 8:21 p.m. to hold an Executive Session. All Board members present at the start of the meeting were still present as well as Management. Purpose of the Executive Session was to discuss homeowner inquires. The Board reconvened the open meeting at 9:35 p.m.

ADJOURNMENT

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

RESOLVED to adjourn the meeting at 9:39 p.m.

Respectfully submitted,

Lisa Geniesse
Reporting Secretary
Desktop Express, Inc.

Board Secretary / Date