

**COROMANDEL CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS MEETING  
August 23, 2022**

A meeting of the Board of Directors of the Coromandel Condominium Association was held via video conference on Tuesday, August 23, 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.  
Lisa Geniesse, Recording Secretary, Desktop Express  
Homeowners

**CALL TO ORDER**

President Howard Katz called the meeting to order at 6:31 p.m. Roll call was taken as noted above and a quorum was present.

**APPROVAL OF MINUTES**

The Board reviewed the June 8, 2022 meeting minutes.

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

**RESOLVED** to approve the June 8, 2022 meeting minutes as presented.

Upon motion by Sylvia Dresser, seconded by Howard Katz and with a vote of 4-1-0 carried as listed:

Yes - Howard Katz, Thomas Schmiedigen, Sylvia Dresser and David Buffen  
No – Frank Glickman

The Board of Directors of the Coromandel Condominium Association

**RESOLVED** to approve to destroy the recordings of meetings after 90 days. Recordings will also be destroyed retroactively.

**TREASURER'S REPORT**

Treasurer, Thomas Schmiedigen reported that as of July 31, 2022, there were cash reserves of \$3,907,856 with \$1,007,089 being added since April 30, 2022. The increase of \$899,550 was due to unit owners that paid their special assessment in a lump sum. The total will be decreasing since the payments due for the roof project will need to be paid.

In July, Reserve expenses were a total of \$65,485 of which \$20,000 was for plumbing, \$41,887 for HVAC and roof patching for slightly under \$2,000. The July Operating expenses were a total

of \$149,186 of which \$11,400 was for electricity, \$1,006 for legal and \$2,300 for plumbing. Questions were asked and discussed regarding the accrued accounts payables.

2021 Draft Audit – The Board and Management discussed putting together a zoom meeting for the Board and Chris Nyborg, who performed the audit, to review any issues or questions so that she can finalize the audit.

## **MANAGEMENT REPORT**

Roof Project – Management updated the Board on the roofing project - where the work is going next and projections on completion.

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

**RESOLVED** to approve M&C proposal to replace the drains in the roofs in the amount of \$26,160.

2022 Window Replacements – Management updated the Board on the status of the project.

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

**RESOLVED** to approve the Lakeside proposal to replace 60 windows in the amount of \$37,170.

RCL Garage Moisture Proposal – The Board reviewed a revised proposal to consider for the garage moisture penetration repair project.

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 RCL Engineering Group proposal to start moisture study phase one through three at a cost of up to \$27,200.

Elevator Maintenance Contract Proposal – The Board and Management discussed the proposed contract, TK services to date and the MAX program to be considered. The additional cost of the MAX program was deemed not worth the extra expense as it would provide no real benefits to the Condominium Association.

The Main Drain Rodding proposal from MC Plumbing was brought up for approval.

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 invoice from MC Plumbing in the amount of \$20,480.

## **GENERAL DISCUSSION/UPDATES**

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

Clubhouse/Pools/Jacuzzi – Everything is working. Once the outdoor pool is closed for the season, there will be some repairs to the tile.

Landscape/Snow Updates – Management updated the Board on the status of the Umbrella Boards' progress to choose a contractor.

**OPEN FORUM**

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

**ADJOURNMENT**

Upon motion made by Howard Katz and seconded by Thomas Schmiedigen, the meeting was adjourned at 8:04 p.m.

Respectfully submitted,

*Lisa Geniesse*  
Reporting Secretary  
Desktop Express, Inc.

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Board Secretary / Date