

**COROMANDEL TOWNHOMEASSOCIATION
MEETING OF THEBOARD OF DIRECTORS
September 12, 2022**

The regular meeting of the Board of Directors of the Coromandel Townhome Association was held via video conference on Monday, September 12, 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
Paula Stochl, 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

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

RESOLVE to approve the minutes from the August 8, 2022 meeting as amended:

- Page 2 – under Window Treatments – second sentence after the word acceptable add – to the law firm.
- Page 2 – under Law Firm – first line after David add – Phil and Alan.

TREASURER'S REPORT

Treasurer, Alan Polikoff reported that as of August 31, 2022, the total amount in the Operating account is \$33,797.18, the total Reserves account is \$347,311.49 and the total Expense amount was under budget at \$6,504.75. Year to date, the Association is under budget by \$7,680.29.

Reserve Study Proposals

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

RESOLVE to approve the proposal from J. Hershey to perform a reserve study with a 10 year projection at a cost of \$3,750.00.

2023 Budget Update

Steven Perna has advised that he submitted the first draft of the 2023 budget to the Umbrella Board. This should be returned to the Board in October to approve and then adopted at the Annual Meeting in November.

MANAGEMENT REPORT

The management report was reviewed as presented.

UPDATES & DISCUSSION

Window Treatments

A motion was made by David Loughnane to put before the entire townhome association the proposed change in the amendment to the declaration regarding window treatments, with the language that was provided by the attorney and ask owners to vote either in favor or not. There was no second to this motion. Motion fails.

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

RESOLVE that a survey to all of the owners in the townhome association be taken as to their opinion with respect to the proper language for the window treatment amendment. This would be a survey, not a ballot, and ask that it be returned within 2 weeks. Steven Perna will put this survey together and provide it to the Board for their review before it is sent to the owners.

2022 Election

The election will be held on November 15, 2022. Alan Polikoff's position is up this year. David Loughnane asked that next time more notice be given when a date change is made. Steven Perna will send out the candidate forms and ask for a response by October 10.

Tuckpointing & Power Washing

Jim Landaker and Barry Cherney have been doing a great job working on these two issues.

Jim Landaker and Barry Cherney gave the following update on tuckpointing:

- They walked with the contractor and found the buildings to be in good shape
- There is organic growth on the brick that needs to be cleaned
- Large pruning on the property should be completed so that the building cleaning can be easier
- Lighting, cables, dishes, etc need to be removed from the building
- This work should be done in the spring
- Sample area was done, and it looks great
- This is a bigger project than expected and should be a capital expenditure
- The project will be monitored – one step at a time
- David asked that Jim and Barry advise what exactly needs to be done on the property before this work can begin and send it to him. This would include chimney work, pruning, cedar trim staining, etc

The Board thanked Jim Landaker and Barry Cherney for all their hard work.

Driveway Crack Filling/Sealcoating

Steven Perna advised that this work has been completed. Jim Landaker feels that they did a great job.

Shared Sewer/Strom Line Rodding

Morgan Smith advised that everything is on schedule for Thursday and Friday.

Landscaping/Snow Removal Updates

Neil Krupp thanked Barry, Jim, Kelly, Morgan and Steven for all their help with this.

After viewing seven (7) proposals and talking with vendors, it has been narrowed down to two (2) vendors – BrightView and Apex. These two vendors were asked to complete a pricing template and return by the end of today. Both were received. The committee will meet this week to review these, check referrals and follow up with both companies and send their recommendation to the Board.

The Board said that the committee did a great job.

Law Firm

The three (3) Board members will be meeting with another law firm on Friday and will report back.

OPEN FORUM

The Board opened the meeting for homeowner comments and/or concerns at 8:21 p.m.

EXECUTIVE SESSION

The open meeting was recessed at 8:25 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 inquiries. The Board reconvened the open meeting at 8:54 p.m.

A motion was made by David Loughnane to reimburse account #1 the full amount of \$10,700.00 for repairs. No second. Motion fails.

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

RESOLVE to reimburse account #1 the amount of \$8,900.00 for repairs.

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

RESOLVE that because of the confusion for account #2, the cost of \$149.00 for the plumbing issue will be split between the homeowner and the Association.

Upon motion by Philip Fine, seconded by Alan Polikoff and carried, with David Loughnane abstaining, the Board of Directors of Coromandel Townhome Association

RESOLVE that the outside rodding cost of \$243.00 for account #3 is the homeowner responsibility.

ADJOURNMENT

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

RESOLVE to adjourn the meeting at 8:57 p.m.

Respectfully submitted,

Paula Stochl
Reporting Secretary
Desktop Express, Inc.

Board Secretary / Date