

**COROMANDEL CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
September 21, 2022**

A meeting of the Board of Directors of the Coromandel Condominium Association was held via video conference on Wednesday, September 22, 2022 in accordance with the By-Laws.

Board Members Present: Howard Katz, President
Frank Glickman, Vice President
Thomas Schmiedigen, Treasurer
Sylvia Dresser, Secretary

Board Member Absent: 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 6:30 p.m. Roll call was taken as noted above and a quorum was present.

APPROVAL OF MINUTES

The Board reviewed the August 23, 2022 meeting minutes.

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

RESOLVED to approve the August 23, 2022 meeting minutes as presented.

TREASURER'S REPORT

Treasurer Thomas Schmiedigen reported that as of August 31, 2022, the total cash reserves were \$3,874,863 and there was a total of \$33,263 for reserve expenses which was less than half of the expenses from July. The three main expenses were \$13,140 for HVAC replacements, \$5,218 for plumbing/boilers/etc. and \$8,530 for roof repairs not associated with the special assessment roofing project.

2023 Budget – Management and members of the Board have been looking through the draft budget and evaluating each line item.

2021 Draft Audit – The Board and Management discussed the final draft audit.

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 2021 final Audit of Financial Statements.

The final audit will be posted on the Coromandel web page.

MANAGEMENT REPORT

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

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

RCL Garage Moisture Proposal – Frank Glickman gave an update of garage walk through for the moisture in the garage with RCL representative Maggie.

Common Area Square Footage Proposal – The Board discussed the proposal received from RCL for calculating the common area square footage in each condo building.

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

RESOLVED to approve the proposal in the amount of \$1,000.

Elevator Maintenance Contract Proposal – The Board and Management reviewed and discussed the contract.

Tuck Pointing Engineering Discussion – Management will get proposals for the Board to review.

2022 Annual Election Information – Two (2) positions are up for election. Management asked the Board if the candidate submission forms can be sent out to all homeowners.

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

RESOLVED to approve sending the candidate submission forms to all homeowners.

GENERAL DISCUSSION/UPDATES

Office Communication – Frank Glickman made a statement for the homeowners to be respectful to management and allow them to proceed with managing the community.

Umbrella Relationship – One board member discussed a situation that happened with a homeowner.

Clubhouse/Pools/Jacuzzi – The Umbrella Board will be making the decision of when they are closing the outdoor pool for the season. There will be repairs to the outdoor pool once it is closed.

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

Declaration and Bylaw Update

A discussion was held about updating of the Declarations and Bylaws, which are currently under review for compliance with the current law. There also needs to be a review of the documents for adherence to current practice, and other possible changes.

Long Term Planning

Financial planning for upcoming projects in the next few years include finishing the roof replacements, repairs in the garages where needed, tuckpointing where needed, repairing balconies as needed. After these projects, cosmetic projects can be undertaken.

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 7:56 p.m.

Respectfully submitted,

Lisa Geniesse
Reporting Secretary
Desktop Express, Inc.

Board Secretary / Date