

**COROMANDEL UMBRELLA CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
August 31, 2022**

A meeting of the Board of Directors of the Coromandel Umbrella Condominium Association was held via video conference on Wednesday, August 31, 2022 in accordance with the By-Laws.

Board Members Present: Philip Fine, President
Steven Katz, Vice President
Sylvia Dresser, Secretary
Howard Katz, Treasurer
Frank Glickman, Director
Alan Polikoff, Director
Thomas Schmiedigen, Director

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

CALL TO ORDER

President Philip Fine called the open 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 July 28, 2022 and the August 10, 2022 meeting minutes.

Upon motion by Alan Polikoff, seconded by Howard Katz and unanimously carried, the Board of Directors of the Coromandel Umbrella Condominium Association

RESOLVED to approve the July 28, 2022 and the August 10, 2022 meeting minutes as presented.

TREASURER'S REPORT

Treasurer Howard Katz reported that as of July 31, 2022, the Operating account held \$20,226 and Reserves \$433,294. July expenses were \$65,093, with the budget set at \$78,751, therefore under budget by \$13,659 which Treasurer Katz said resulted from not paying all the anticipated landscaping charges that month.

MANAGEMENT REPORT

2023 Budget – Management explained that September 1st kicks off budgeting preparations, with the Umbrella Association being reviewed first. An initial draft budget should be available to the Board in approximately ten (10) days. The Board was asked to prioritize any major projects they are anticipating so they can be included in the budget.

2022 Financial Compilation – Management advised that Accounting is working on a \$9,000 item that has not been reconciled. Once that is corrected a draft of the report will be available.

Landscape/Snow Removal Contract – Neil Krupp outlined the process that the Ad Hoc Review Committee has used to narrow the field from six (6) vendors to three (3) candidates. The Committee will be meeting with each candidate separately on September 7th to discuss proposals and ask questions. Because each proposal was submitted in a different format, it has been difficult to make a cost comparison, so the Committee will ask each vendor to complete a standardized template for easy comparison.

Irrigation System Map Proposal

Upon motion by Sylvia Dresser, seconded by Frank Glickman and unanimously carried, the Board of Directors of the Coromandel Umbrella Condominium Association

RESOLVED to approve the Lighthouse proposal for mapping of the irrigation system at a cost not to exceed \$2,300.00.

Ms. Dresser also commented that it would be good to resurrect the Irrigation Committee and for them to interface with the Landscape Committee. She also volunteered to be the Board liaison for this.

Fire Department Request – The Deerfield Fire Department has outlined their plans for the renovated landscaping of the area between the Fire Department property and Coromandel and asked if the Umbrella Association would like to contribute to the cost of the landscaping. The Board confirmed that this request is being denied and asked that it be removed from future agendas.

2022 Election – The Board discussed the discrepancy between the Declaration, which calls for a one (1) year term for the Manor Homes representative, and the By-Laws, which states two (2) years.

Updates & Discussion

- Party Room - Discussion on opening the party room was tabled until the September 28th meeting.
- Outdoor Pool - Management advised that they would keep the pool open as long as weather allows and once the pool is closed, they have various maintenance items that need to be addressed.
- Long Term Planning – Management will schedule a workshop to discuss plans for the coming five (5) years.

HOMEOWNER FORUM

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

ADJOURNMENT

Upon motion by Sylvia Dresser, seconded by Philip Fine and unanimously carried, the Board of Directors of the Coromandel Umbrella Condominium Association

RESOLVED to adjourn the meeting at 8:04 p.m.

Respectfully submitted,
Valerie Hecht

Recording Secretary
Desktop Express, Inc.

Board Secretary / Date