

**COROMANDEL UMBRELLA ASSOCIATION
BOARD OF DIRECTORS MEETING
September 28, 2022**

A meeting of the Board of Directors of the Coromandel Umbrella Association was held via video conference on Wednesday, September 28, 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
Lisa Geniesse, 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 August 31, 2022 meeting minutes.

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

RESOLVED to approve the August 31, 2022 meeting minutes as presented.

TREASURER'S REPORT

Treasurer Howard Katz reported that as of August 31, 2022, the Operating account held \$19,823 and Reserves \$450,647. August expenses were \$86,153, with the budget set at \$77,560, therefore over budget by \$8,593 which Treasurer Katz said resulted from landscaping, tree care, legal fees and exterior maintenance.

MANAGEMENT REPORT

2023 Budget – The Board and Management discussed holding a special meeting to approve the budget so that it can be distributed to all homeowners to review. The Board would like to have some time before the meeting date to review the budget.

2022 Financial Compilation – Management gave an update to the Board in regard to the Financial Compilation.

Umbrella Decs and By-laws – Mike Kim is working to update the Declarations and By-Laws in accordance with current law and once it is done, the homeowners and Board will be able to review the document prior to approval.

Landscape/Snow Removal Contract – The Landscape committee updated the Board about narrowing down the bids received for services beginning in the spring of 2023 to two (2) companies, Brightview and Apex. The committee is recommending Brightview be chosen by the Board for the Landscape and Snow Removal Contract. In regard to designing and installing the enhancements to the front entrance, the committee is thinking of contracting out to another vendor instead of Brightview since they do not have a landscape architect on staff.

Irrigation System – Management updated the Board on the most recent main breaks and mapping of the irrigation system from Lighthouse.

G&I Electric Proposal – The Board discussed the install of new electrical feeds for the bollards.

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

RESOLVED to approve the G&I Electric proposal in the amount of \$5,250.

Management Office Floor Replacement – The Board reviewed two (2) proposals for replacement of the manufactured flooring. The Board asked Management to reach out for at least one (1) more proposal from a flooring company.

Candidate statements for all those interested in running for Coromandel Boards are due in the office by October 10 for our November elections.

Clubhouse and Party Room – Management discussed with the Board the option of opening back up the party room to homeowners.

Upon motion by Steven Katz, seconded by Howard Katz and carried with a 6-1-0 vote, the Board of Directors of the Coromandel Umbrella Association

RESOLVED to approve to open the party room for reservations for weekends and evenings.

A motion was made by Philip Fine and seconded by Howard Katz to stop requiring everyone entering the clubhouse to show proof of a covid-19 vaccination. Upon a vote of the Board, the motion failed 2-5-0.

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

RESOLVED to rescind the first motion pertaining to the party room.

Long Term Planning – Management reminded the Board to think about some of the items for future projects/planning: repairs/replacement of the ring road, and repairs/alterations to sports courts.

ADJOURNMENT

Upon motion by Alan Polikoff, seconded by Thomas Schmiedigen and unanimously carried, the Board of Directors of the Coromandel Umbrella Association

RESOLVED to adjourn the meeting at 8:30 p.m.

Respectfully submitted,

Lisa Geniesse
Recording Secretary
Desktop Express, Inc.

Board Secretary / Date