



COROMANDEL

Coromandel Community Associations

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Minutes

November 22, 2021 – Townhome Association Annual Members Meeting

The Annual Members Meeting of the Townhome Association pursuant to Article IV of the Townhome Bylaws was held on November 22, 2021. In attendance were all existing board members (Mike Horvitz, David Loughnane, and Alan Polikoff), along with Property Manager Steven Perna, Assistant Manager, Morgan Rae Smith, and multiple residents. The meeting was called to order by President Alan Polikoff at 6:00 p.m.

A motion was made by Mike Horvitz for the approval of The Townhome annual budget for 2022 that had been provided to all residents and this motion was seconded by David Loughnane. This motion was approved unanimously.

A motion was made by Mike Horvitz and seconded by David Loughnane to approve The Minutes of the Special Board of Directors Meeting held on November 18, 2021 as amended. The motion was approved unanimously. The amendment added the following to the first sentence of the 2nd paragraph of the Minutes as originally submitted (amended language is underlined): “The stated purpose of the Special Meeting pursuant to Townhome Bylaws Article 5.05 was to pass a resolution regarding “Secret Ballot Rules.”

A motion was made by Mike Horvitz and seconded by David Loughnane to approve The Minutes of the Annual Members Meeting of November 23, 2020. This motion was approved unanimously.

The ballots and proxies for the 2021 Board of Directors election were tallied by the accounting personnel of Braeside Management and it was determined there was a quorum with 50% of owners having responded.

The results of the 2021 election were that Philip Fine and David Loughnane were each elected to the Board of Directors for a two year term.

Mike Horvitz congratulated the winners and expressed his wish that all Board members will work together for the benefit of the community.

In the owner’s forum, Richard Lauter expressed thanks for Mike Horvitz for his time and efforts, and all added their agreement on this.

There were no other owner comments.

The Annual Meeting was adjourned by unanimous agreement at 6:19 p.m.

The Annual Meeting of the Townhome Board of Directors called for in Article 5.03 of the Bylaws is to be held on November 30, 2021 at 6:00 p.m.

Submitted by Townhome Board Secretary, David Loughnane