

**COROMANDEL TOWNHOME ASSOCIATION
BOARD OF DIRECTORS MEETING
October 12, 2022**

A meeting of the Board of Directors of the Coromandel Townhome Association was held via video conference on Wednesday, October 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 Mgmt.
Morgan Rae Smith, Assistant Property Manager, Braeside Condo Mgmt.
Lisa Geniesse, Recording Secretary, Desktop Express
Homeowners

CALL TO ORDER

President David Loughnane 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 September 12, 2022 meeting minutes.

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

RESOLVED to approve the September 12, 2022 meeting minutes as amended.

TREASURER'S REPORT

Treasurer, Alan Polikoff reported that as of September 30, 2022, the total operating cash was \$26,839.07 and the total cash reserves were \$329,228.36. The expenses for September 1-30, 2022 exceeded the budget by \$14,641.25 and the expenses year to date exceed budget by \$6,960.96.

2023 Proposed Budget – Management reported that there is a 2.34% increase in the association fees. If the Board approves the budget to send to homeowners, there will be a meeting on November 15, 2022 to be open to homeowners' questions and/or comments.

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

RESOLVED to approve to send the 2023 proposed budget to homeowners for review prior to formal adoption.

Reserve Study – J. Hersey will be out on the property this week to start the survey. Once they are complete with the 10-year study information, it will be sent to the Board to review.

MANAGEMENT REPORT

Window Treatment Survey – The Board reviewed the survey to send to all townhome owners. The Board asked Management to add a line to the survey before sending out to homeowners.

2022 Election – The Board reviewed the documents for the 2022 election occurring on November 15, 2022.

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

RESOLVED to approve the 2022 election documents from management.

Tuckpointing – Jim Landaker recommended the Board work to proceed to caulk/seal the entire chimney stack for all 17 buildings. The Board reviewed three (3) proposals received by management.

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

RESOLVED to approve the Alpha Construction & Restoration proposal to seal chimneys as need in the amount of \$6,800.

Landscaping/Snow Removal Updates – Jim Landaker, Neil Krupp and Barry Cherney gave an update to the Board on changes since the last board meeting.

OPEN FORUM

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

ADJOURNMENT

Upon motion made by Alan Polikoff and seconded by Philip Fine, the meeting was adjourned at 7:42 p.m.

Respectfully submitted,

Lisa Geniesse
Reporting Secretary
Desktop Express, Inc.

Board Secretary / Date