

**COROMANDEL CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS MEETING  
October 13, 2022**

A meeting of the Board of Directors of the Coromandel Condominium Association was held via video conference on Thursday, October 13, 2022 in accordance with the By-Laws.

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

**Also Present:** Steven Perna, Property Manager, Braeside Condo Mgmt.  
Morgan Rae Smith, Assistant Property Manager, Braeside Condo Mgmt.  
Susan Jeffrey, Recording Secretary, Desktop Express  
Homeowners

**CALL TO ORDER**

President Howard Katz called the meeting to order at 6:32 p.m. Roll call was taken as noted above and a quorum was present.

**APPROVAL OF MINUTES**

The Board reviewed the September 21, 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 September 21, 2022 meeting minutes as presented.

**TREASURER'S REPORT**

Treasurer Thomas Schmiedigen reported that as of September 30, 2022, the total cash reserves were \$3,904,245. Added to the reserves was \$30,234. Expenses had an interest payment of \$2,259 and roofing of \$1,300. Operating expenses totaled \$145,180. The largest expense items were all four (4) utilities \$29,444, elevator expenses \$11,776, insurance premiums \$10,339 and a contribution toward the Umbrella budget \$64,910.

2023 Budget Proposal – Management and members of the Board reviewed and discussed the 2023 proposed Budget. There will be a 2% increase in HOA, which includes the Condo and Umbrella that Homeowners contribute to. It was agreed to move forward to mail and email the proposed 2023 budget to homeowners for review so that it can be adopted at the annual meeting on November 15, 2022. Management will also include additional documentation that contains a breakdown of comparison of monthly assessments 2022-2023 per unit and a summary sheet. This documentation will be presented to the Board for review prior to sending to Homeowners.

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

**RESOLVED** to approve emailing and mailing the 2023 proposed Budget to Homeowners for review so that it can be adopted at the annual meeting on November 15, 2022.

## **MANAGEMENT REPORT**

Elevator Maintenance Contract – The Board and Management discussed the updated elevator contract received on October 13, 2022.

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

**RESOLVED** to approve the 60-month elevator contract submitted by TK Elevator on October 13, 2022 for the Platinum Service at a cost of \$3,745 per month to be billed quarterly.

RCL Garage Moisture Proposal – Frank Glickman advised that RCL inspected the garage and that the report of their findings will be provided soon.

## **GENERAL DISCUSSION/UPDATES**

Garbage & Recycling – Management reminded everyone to please be conscientious when throwing trash in the garbage and recycling bins as maintenance is spending a lot of time cleaning up trash left outside of the bins which can invite rodents, insects and additional costs, which then led into a conversation about imposing fines on Homeowners that do not follow the rules for disposing of trash.

Roof Replacement Project – Management provided an update on the roofing project stating that a total of five (5) buildings will be completed in 2022, and that the remaining five (5) buildings will be completed in 2023.

Clubhouse/Pool/Jacuzzi – Management advised the Board that the outdoor pool was closed, the indoor pool and jacuzzi are running fine, but the party room is still unavailable. Anyone entering the clubhouse, including the pool/Jacuzzi, must be vaccinated.

Landscape/Snow Updates – In the absence of the Landscape Committee, Management advised that the Landscape Committee recommends Brightview as the vendor of choice, but this proposal will need to be presented to the Umbrella Board for review and approval.

Declaration and By-Law Update – Michael Kim, our attorney, has submitted a redlined copy of the Declaration and By Laws, which includes updates that are necessary to comply with the current laws. The redlined copy has been distributed to the Board. Residents are welcome to submit comments. It was previously discussed to create a committee to assist in the revision of all governing documents and currently there are seven (7) volunteers.

2022 Annual Election – It was announced that Frank Glickman, Vice President submitted his resignation and then not long afterward rescinded this resignation. Management advised the Board that the law states that once a resignation is submitted the person is off the Board. If that person then changes their mind, they would need to be appointed back to the Board in an open meeting and then have to run for re-election in at the next Annual Meeting. Management

advised that Mr. Glickman had submitted his documentation to run for the Board prior to the deadline.

Upon motion by David Buffen, seconded by Thomas Schmiedigen, with Sylvia Dresser abstaining, the Board of Directors of the Coromandel Condominium Association

**RESOLVED** to approve the re-appointment of Frank Glickman to the Board of Directors.

[Secretary's note: after the meeting, the letter from counsel advising on this situation was re-examined; Frank Glickman's resignation was stated to be effective on November 15, 2022, and therefore this resolution was unnecessary and void.]

Currently there are three (3) positions open; one (1) position with a 1-year term and two (2) positions with a two (2) year term. There are four (4) candidates running.

Upon motion by Sylvia Dresser, seconded by David Buffen and unanimously carried, the Board of Directors of the Coromandel Condominium Association

**RESOLVED** to approve the 2022 election materials to be sent out to residents as amended.

Management also advised the Board that a Candidate Forum will take place Tuesday, November 1, 2022 at 6:00 p.m. Further details will be provided.

Swans – Management stated that an autopsy is being performed on the deceased swans which could take months but will provide the Board an update once the report is received.

### **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 David Buffen, the meeting was adjourned at 7:32 p.m.

Respectfully submitted,

*Susan Jeffrey*  
Reporting Secretary  
Desktop Express, Inc.

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Board Secretary / Date