

**COROMANDEL CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS MEETING  
May 23, 2023**

A meeting of the Board of Directors of the Coromandel Condominium Association was held via video conference on Tuesday, May 23, 2023 in accordance with the By-Laws.

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

**Board Members Absent:** Thomas Schmiedigen, Treasurer

**Also Present:** Steven Perna, Property Manager, Braeside Condo Mgt.  
Morgan Smith, Assistant Property Manager  
Lisa Geniesse, Recording Secretary, Desktop Express INC  
Homeowners

**CALL TO ORDER**

The meeting was called to order at 6:34 p.m. Roll call was taken as noted above and a quorum was present.

**APPROVAL OF MINUTES**

The Board reviewed the minutes from the March 21, 2023 meeting. An amendment was made to remove the arrival time of a late arriving board member.

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

**RESOLVED** to approve the minutes from the March 21, 2023 meeting as amended.

**TREASURER'S REPORT**

President, Howard Katz reported that as of April 30, 2023, there were cash reserves of \$3,614,437.00. Expenses amounted to \$132,870 with a budget of \$134,317, providing a surplus of \$1,487. To date, the Association is under budget by \$4,823.

Compilation/Audit – Management and the Board discussed meeting with Cantey about the Compilation/Audit report before approving the report.

**MANAGEMENT REPORT**

Roof Project Updates – Management stated that the roof project is going well and is ahead of the timetable for finishing the project with the nice weather.

RCL Garage Water Penetration Project – Management and Frank Glickman gave an update to the Board. Information is still being collected to define the project and the project costs.

Insurance Renewal/Replacement Update – Insurance is up at the end of June. MMA Marsh/Hanover and The Pachis Agency will be sending bids to the Board for review. The bid will officially be approved at the July meeting.

2023-2026 Tax Re-Assessment Proposal

Upon motion made by Howard Katz, seconded by David Buffen and unanimously carried, the Board of Directors of the Coromandel Condominium Association

**RESOLVED** to approve the Mayster & Chaimson tax reassessment proposal.

Front Entry Way Beams Discussion – Management gave an update for the front entry way beams. Two different ways of remediating the damage to the beams was discussed.

Elevator Carpet/Mat Replacements – Management gave an update on the elevator pads. The new pads will arrive and be installed soon.

2023 Window Replacements

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

**RESOLVED** to approve the Lakeside Glass proposal in the amount of \$52,790.

Window Washing – Tabled for one more proposal.

Landscape Updates – Umbrella meeting is next Tuesday, and management has received all the proposals from the vendor to discuss with the Umbrella Board.

Dryer Vent Cleaning Proposal

Upon motion made by David Buffen, seconded by Howard Katz and unanimously carried, the Board of Directors of the Coromandel Condominium Association

**RESOLVED** to approve the Mister Natural proposal in the amount of \$142 per main and \$52 per unit.

**HOMEOWNER FORUM**

The Board opened the meeting for homeowners’ questions and/or concerns.

**ADJOURNMENT**

Upon motion made by David Buffen, seconded by Howard Katz and unanimously carried, the Board of Directors of the Coromandel Condominium Association

**RESOLVED** to adjourn the open meeting at 7:52 p.m. with no further business to discuss.

Respectfully submitted,

*Lisa Geniesse*  
Recording Secretary  
Desktop Express, Inc.

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Board Secretary / Date