

**COROMANDEL UMBRELLA ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
August 1, 2023**

A meeting of the Board of Directors of the Coromandel Umbrella Association was held via video conference on Tuesday, August 1, 2023 in accordance with the By-Laws.

**Board Members Present:** Philip Fine, President  
Frank Glickman, Vice President  
Sylvia Dresser, Secretary  
Howard Katz, Treasurer  
Barry Cherney, Director  
Stuart Packer, Director

**Board Members Absent:** 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 minutes from the May 30, 2023 and June 6, 2023 meetings. One change was requested to the May 30, 2023 minutes to state the transferring of funds is from Operating to Reserves and to remove the mention of road project and snow removal from the motion about funds transfer from the June 6, 2023 minutes.

Upon motion made by Stuart Packer, seconded by Howard Katz and unanimously carried, the Board of Directors of the Coromandel Umbrella Association

**RESOLVED** to approve the minutes from the May 30, 2023 and June 6, 2023 meetings as amended.

**TREASURER'S REPORT**

Treasurer, Howard Katz reported that as of June 30, 2023 there was a total of \$480,257 in the Reserves account and a total of \$59,915 in Expenses. The budgeted amount of \$72,608, was over by \$22,307 mainly for landscape and insurance expenses.

2022 Final Audit – Frank Glickman gave an update to the Board on the final audit. Management wanted to let the homeowners know that they can request the audit report via email from management.

**MANAGEMENT REPORT**

Ring Road Replacement Project and Pavers – Management and the Board gave an update on the project and engineers that were recommended. The Board discussed the Ring Road Committee volunteers.

Upon motion made by Philip Fine, seconded by Barry Cherney and unanimously carried, the Board of Directors of the Coromandel Umbrella Association

**RESOLVED** to approve the following individuals for the committee:

- Philip Fine
- Barry Cherney
- Frank Glickman
- Alan Polikoff
- Jim Landaker

### Committee Reports

**Irrigation committee** – Sylvia gave an update to the Board on the irrigation system. There were main breaks that had to be repaired. Sylvia asked that homeowners please reach out to management when there are signs of main breaks or issues with the irrigation system.

**Landscape oversight/beautification** – Barry Cherney gave an update on the landscape oversight/beautification committee. Neil Krupp also gave an update to the Board about a meeting with Brightview.

**Beautification Committee Applications** – The Board received multiple applications from volunteers looking to be on the Beautification Committee; nine (9) from the condominiums, three (3) from the townhomes and two (2) from the manor homes.

Upon motion made by Philip Fine, seconded by Barry Cherney and unanimously carried, the Board of Directors of the Coromandel Umbrella Association

**RESOLVED** to approve to appoint all applicants to the Beautification Committee.

The committee members are: Shelly Fisher, Alison Baker, Frank Packer, Beryl Cherney, Chris Landaker, Arlene Fine, Leigha Kinnear, Judy Wolf, Susan Thompson, Paula Tumas, Suzanne Katz, Phyllis Fineberg, Kim Paschal, Judy Halpern, Cynthia Mallin.

Landscape Updates – The Board asked management for more bids for services in 2024.

Upon motion made by Stuart Packer, seconded by Barry Cherney and unanimously carried, the Board of Directors of the Coromandel Umbrella Association

**RESOLVED** to approve 10 trees to be removed this year for the amount of \$4,590.

Fitness Room A/C Repair or Replacement – Management and the Board discussed possible repair or replacement of the fitness room air conditioner.

Decs and By-Laws Update – Frank Glickman gave an update on the Declarations and By-Laws.

Fitness Room Equipment – Management is waiting for the new equipment to be delivered, which should be within the next few weeks.

**OPEN FORUM**

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

**ADJOURNMENT**

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

**RESOLVED** to adjourn the meeting at 7:30 p.m.

Respectfully submitted,

*Lisa Geniesse*  
Recording Secretary  
Desktop Express, Inc.

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Board Secretary / Date